

TOWN OF SOMERS

BOARD OF FINANCE

REGULAR MEETING

MONDAY, AUGUST 13, 2007

I. CALL TO ORDER

The regular meeting was called to order at 7:06 p.m. by Secretary Tom Mazzoli acting as Chairman in the absence of James Persano. Present were Tom Mazzoli, George Warner, Marilyn Provonost and Michael Parker. Also attending: First Selectman David Pinney, Selectman Kathy Devlin, Treasurer Ed Sullivan, and Housing Authority Chairman Len Slaga.

II. CORRESPONDENCE

Tom Mazzoli read a thank you note sent to the Board of Finance by the Somers Playground Committee.

III. HOUSING AUTHORITY PILOT CANCELLATION

Len Slaga discussed the Housing Authority's payment in lieu of taxes (PILOT) waiver request. He distributed to the audience a letter and information that had previously been mailed to the BOF.

Currently, the Housing Authority makes an annual payment to the Town based on 10% of the "profits" from the Woodcrest project, i.e. rent minus utilities cost. In recent years this amount has been between \$10,000 and \$13,500. The Woodcrest project is comprised of 54 units built in the 1970's providing low income housing to residents 62 and older.

A recent Capital Needs Study found that \$1.5 million is needed to renovate the project to an acceptable standard. According to Mr. Slaga, there has never been enough money to do all of the necessary upkeep on the units. Unfortunately renovation funds from outside sources are unavailable.

However, through the hard work of the Selectmen and Mr. Slaga, \$11.8 million has been obtained to upgrade the old units, doubling their size, and to build 34 new apartments. Within five years, with additional outside funding, the Housing Authority plans to have 154 units of affordable housing for elderly and disabled people in Somers.

Waiver of the PILOT would enable the Housing Authority to hire a part-time Community Services Coordinator. This person would help the residents obtain the services they need. As the project grows the position could grow to full time.

Mike Parker asked why the Housing Authority doesn't ask the Town for the money to fund this position. He expressed a concern that if the PILOT for the Housing Authority is waived a precedent may be set whereby the State may expect a waiver of the PILOT for the prisons. He said he would rather collect the PILOT and then give the money back to the Housing Authority.

Kathy Devlin explained that this would change the relationship of the Town to the Housing Authority. Currently, the Housing Authority is a separate entity from the Town and is run like a business. David Pinney continued stating that if the Town were more engaged with Woodcrest, the Housing Authority would have to come to the Town for the \$1.5 million to renovate. This expense would be much more than the waiver of the PILOT.

Ed Sullivan pointed out that the PILOT is currently \$13,500 per year but will increase to \$30,000 per year as the project size is increased.

George Warner added that the Town provided the 20 acres of land for the project. On part of that land there was a sand and gravel pit. The Town can no longer use the pit, and so in addition to losing the income from the PILOT the Town will have the expense of purchasing sand and gravel.

Len Slaga stated that because of where the new construction will be, the Town will continue to have access to most of the sand and gravel at the site. He said the supply should last about ten years.

Jan Warnock, a Somers resident, expressed her belief that the people who built the Town should be able to continue to live here. She supports the PILOT waiver. Tom Mazzoli also voiced his approval of the waiver.

George Warner thanked Len Slaga for his presentation and also thanked the others who provided input. A vote on the waiver will be deferred until the next meeting when the other members of the board have returned.

IV. BOARD OF EDUCATION UPDATE

There was no update.

V. SELECTMEN'S UPDATE

David Pinney stated that the Selectmen have chosen Joe Tolisano to represent them on the committee to appoint the new Financial Director / Treasurer. There will be three members on the committee. He offered to forward the Financial Director's and Director of Public Works' job descriptions from twelve other towns to the BOF members. These descriptions will be a referral source when formulating the job descriptions of the new Directors.

There is a new opening for a position of Executive Assistant to the Selectman and Town operations manager. This person will be in charge of the Town's Human Resources functions and would facilitate a centralized budget project.

The centralized budget is a new concept that will enable a monthly review of the budgets of each department.

Connie Correnzo, the current assistant to the Selectman, will focus her attentions on Social Services for the following year.

The three Whittaker lots are on the market. The bid process is soliciting sealed bids that are due August 22, 2007; a minimum bid \$130,000. At this time very few bid packets have been picked up.

The Request for Qualifications (RFQ's) of developers interested in the Mill project are also due on August 22, 2007. The developer will be chosen before winter.

Reverse 911 was installed last week. The money that was appropriated by the Town for this project will now be reimbursed by Grant monies. The generator in the High School will be installed by the end of the month.

VI. MINUTES APPROVAL JULY 16, 2007

Mike Parker made a motion to accept the minutes of July 16, 2007. The motion was seconded by Tom Mazzoli and unanimously voted to approve.

VII. MINUTES CORRECTIONS

There were no minutes corrections.

VIII. BILLS, TRANSFERS AND APPROPRIATIONS

A motion was made by Mike Parker, seconded by Tom Mazzoli and unanimously voted to approve the following bills, transfers and appropriations:

By the Selectmen for transfers of \$0.43 from Board Secretary (10-10-504.4) to Land Use Clerk (10-10-504.7), \$8354.00 from Health Insurance (10-10-511.1) to Pension Actuary (10-10-512.2), \$58.04 from Office Supply (10-10-520.1) to Copy Machine

(10-10-521.1), \$39.11 from Office Supply (10-10-520.1) to Other (10-10-523.1), \$246.37 from Office Supply (10-10-520.1) to Mileage (10-10-527.1), \$1250.46 from Electricity (10-10-560.1) to Telephone (10-10-561.1), \$204.00 from Legal Services

(10-10-600.1) to Legal Personnel (10-10-600.3).

By the Town Clerk for transfers of \$0.26 from Supplies () to Clerk Salary

(10-12-501.0), \$0.41 from Supplies (10-12-520.1) to Assistant Clerk Salary

(10-12-502.1),

By the Tax Collector for transfers of \$0.07 from Part-time Assistance (10-13-508.2) to Collector Salary (10-13-501.0), \$622.91 from Health Insurance (10-10-511.1) to Printing and Supplies (10-13-520.1), \$15.98 from Advertising (10-13-516.1) to Postage

(10-13-533.1).

By Building a transfer of \$26.58 from Supplies (10-16-520.1) to Postage (10-16-533.1).

By Planning for transfers of \$0.06 from Supplies (10-25-520.1) to Planner Salary

(10-25-501.0), \$275.63 from Copier (10-25-521.1) to Planner Clerical (10-25-503.1), \$433.71 from Open Space (10-25-518.2) to Advertising (10-25-516.1), \$150.04 from Legal (10-25-600.4) to Postage (10-25-533.1), \$300.65 from Legal (10-25-600.4) to Cell Phone (10-25-561.2), \$1370.00 from Legal (10-25-600.4) to Engineering

(10-25-546.1), \$2,000.00 from 10-Year Plan (10-25-586.1) to Engineering

(10-25-546.1), \$9,612.75 from Streetlights (10-10-586.1) to Engineering (10-25-546.1).

By Zoning for transfers of \$620.00 from Printing (10-26-547.1) to Advertising

(10-26-516.1), \$64.18 from Clerical (10-26-503.1) to Advertising (10-26-516.1), \$334.93 from Copier (10-26-521.1) to Postage (10-26-533.1), \$567.50 from Enforcement Officer (10-26-509.1) to Legal (10-26-600.2).

By the Zoning Board of Appeals for transfers of \$231.38 from Enforcement Officer

(10-26-509.1) to Clerical (10-27-503.1), \$1,345.65 from Enforcement Officer

(10-26-509.1) to Advertising (10-27-516.1), \$1,830.00 from Enforcement Officer

(10-26-509.1) to Legal (10.27.600.6).

By the Fire Marshal for transfers of \$459.00 from Fire Investigator (20-10-502.3) to Fire Systems (20-10-525.1), \$326.00 from Equipment & Supplies (20-10-520.1) to Fire Systems (20-10-525.1), \$43.00 from Postage (20-10-533.1) to Fire Systems

(20-10-525.1).

By the Fire Department for transfers of \$4,180.00 from Full-time Salaries (20-16-508.1) to Overtime (20-16-503.3), \$423.22 from the Fire Marshal (20-10-501.3) to Overtime (20-16-503.3), \$2,100.00 from Part-time Salaries (20-16-508.2) to Volunteer Stipends (20-16-509.5), \$286.00 from Supplies (20-16-520.1) to Volunteer Stipends (20-16-509.5), \$250.00 from Supplies (20-16-520.1) to Building Maintenance (20-16-531.1), \$430.00 from Copier (20-16-521.1) to Building Maintenance (20-16-531.1), \$560.00 from Equipment Repair (20-16-521.2) to Building Maintenance (20-16-531.1), \$660.00 from New Equipment (20-16-530.5) to Building Maintenance (20-16-531.1), \$2,150.25 from Training (20-16-5681) to Building Maintenance (20-16-531.1), \$859.37 from Fire Marshal (20-10-501.3) to Building Maintenance (20-16-531.1), \$1,159.15 from Gasoline Allowance (20-16-575.1) to Vehicle Maintenance (20-16-531.5), \$1,138.30 from Health & Safety (20-16-562.1) to Vehicle Fuel (20-16-531.3), \$6990.45 from Water (20-16-562.1) to Vehicle Fuel (20-16-531.8), \$150.00 from Laundry (20-16-566.1) to Dues & Seminars (20-16-534.1), \$1,000.00 from Volunteer Pension (20-16-766.1) to Heat (20-16-559.1), \$1,632.49 from Electricity (20-16-560.1) to

Heat (20-16-559.1), \$383.32 from Pagers (20-16-563.1) to Heat (20-16-559.1), \$325.68 from Pagers (20-16-563.1) to Telephone (20-16-561.1), \$600.00 from TN Maintenance (20-16-578.2) to Equipment Maintenance (20-16-571.1), \$103.99 from Radios (20-16-579.1) to Equipment Maintenance (20-16-571.1), \$30.79 from Radios (20-16-579.1) to Radio Maintenance (20-16-573.1).

By the Police for transfers of \$9.66 from Copy Machine (20-17-521.1) to Vehicle Maintenance (20-17-531.5), \$327.48 from State Police (20-17-539.1) to Vehicle Fuel (20-17-531.8), \$1.57 from Copy Machine (20-17-521.1) to Postage (20-17-533.1).

By the Highway Department for transfers of \$8,939.62 from Salaries (30-18-508.1) to Overtime Salaries (30-18-506.1), \$4,573.00 from Salaries (30-18-508.1) to Temporary Salaries (30-18-509.1), \$2,989.18 from Vehicle Maintenance (30-18-531.5) to Temporary Salaries (30-18-509.1), \$11,857.71 from Tipping Fees (30-34-589.3) to Vehicle Fuel (30-18-531.8), \$3,051.00 from Garage & Equipment (30-18-587.1) to Vehicle Fuel (30-18-531.8), \$957.00 from Heat (30-18-559.1) to Vehicle Fuel

(30-18-531.8), \$814.40 from Heat (30-18-559.1) to Electricity (30-18-560.1), \$383.91 from Drug Testing (30-18-536.1) to Water (30-18-562.1).

By Parks for transfers of \$143.23 from Summer Maintenance (30-19-503.1) to Recreational Equipment (30-19-521.3), \$1,580.78 from Electricity (30-19-560.1) to Heat (30-19-559.1), \$91.91 from Electricity (30-19-560.1) to Water (30-19-562.1)

By the Transfer Station for transfers of \$0.49 from Vehicle Fuel (30-34-531.8) to Operator (30-34-502.1), \$49.25 from Heat (30-34-559.1) to Electricity (30-34-560.1), \$23.70 from Vehicle Fuel (30-34-531.8) to Maintenance (30-34-589.6).

By the Ambulance transfers of \$5,458.00 from Insurance (10-10-511.1) to Volunteer Stipends (41-24-509.5), \$689.73 from Medical Supplies (41-24-520.3) to Vehicle Maintenance (41-24-531.5), \$108.33 from New Equipment (41-24-530.5) to Oxygen (41-24-532.3), \$143.61 from Radio Maintenance (41-24-573.1) to Blood Borne Pathogens (41-24-605.1).

By Social Services for a transfer of \$229.50 from Board Secretary (10-10-504.4) to Senior Temporary (41-20-508.7).

By the Recreation Department for transfers of \$2,197.06 from Insurance (10-10-511.1) to Coordinator (51-22-509.1), \$0.40 from Postage (51-22-533.1) to Supplies

(51-22-520.1).

By the Library for transfers of \$176.42 from Children's Librarian (50-21-502.2) to Heat (50-21-559.1), \$1,073.58 from Books (50-21-520.2) to Electricity (50-21-560.1), \$787.19 from Part-time Librarians (50-21-508.2) to Electricity (50-21-560.1), \$291.27 from Services (50-21-611.1) to Electricity (50-21-560.1), \$100.08 from Services

(50-21-611.1) to Automated Services (50-21-609.1).

By Senior Services for transfers of \$570.98 from Health Insurance (10-10-511.1) to Municipal Agent (51-30-502.1), \$742.50 from Health Insurance (10-10-511.1) to Elderly Bus Drivers (51-30-508.3), \$381.94 from Health Insurance (10-10-511.1) to Elderly Bus Expense (51-30-610.1).

By Conservation for transfers of \$115.32 from Legal (90-36-600.3) to Clerical

(90-36-503.1), \$342.09 from Conservation Projects (90-36-652.1) to Advertising (90-36-516.1).

By Recreation Self Support for a Reimbursement Appropriation of \$5,500.03 to Recreation Self Support (90-98-770.1).

By Camp for Reimbursement Appropriations of \$38.75 to Camp Salaries (90-98-508.8), \$726.41 to Camp Expense (90-98-770.3).

By State Licenses for a Reimbursement Appropriation of \$2,063.66 to State License Expense (90-99-765.1).

By Police Outside Services for a Reimbursement Appropriation of \$71,781.74 to Police Services (90-99-767.1) and is subject to approval at a Town Meeting.

By the Sanitarian for a Reimbursement Appropriation of \$1,315.00 to Food Inspector (40-19-508.2).

By the Sanitarian for a transfer of \$7.50 from Copier (40-19-521.1) to Clerical Water (40-19-508.4).

By the WPCA for a Reimbursement Appropriation of \$4,779.73 to Food Inspector (40-19-508.2).

By the Fire Department for an Additional Reimbursement Appropriation of \$44,250.00 to 68-10-385.3 (Radio Grant Fire Department) and is subject to approval at a Town Meeting. The \$44,250 appropriation is 95% reimbursable from the Federal Grant leaving 5% as a net appropriation from General Fund Surplus.

IX. ADJOURNMENT

A motion to adjourn was made by Mike Parker and seconded by Tom Mazzoli the meeting at 8:45 p.m., the motion carried by unanimous vote.

Respectfully submitted,

Jeanne Reed, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING