

**BOARD OF SELECTMEN  
MEETING MINUTES  
MONDAY, DECEMBER 16, 2019  
8:30 A.M. – TOWN HALL**

First Selectman Matthew Hoey called the meeting to order at 8:35 a.m.

Present: Board Members: Matthew Hoey, Charles Havrda, Susan Renner,  
Louis Federici and Sandra Ruoff

Town Officials: Human Resources Director Mitch Goldblatt,  
Finance Director Maryjane Malavasi,  
Environmental Planner Kevin Magee, Golf Course  
Chair Brittany Mirles, Land Acquisition  
Commission Member Gary MacElhiney and Clerk  
Traci Brinkman

Media: Mike Graziano, taping for GCTV

**1. Pledge of Allegiance**

Mr. Havrda led the pledge.

**2. Public Forum (limited to 3 minutes on agenda items)**

None

**3. Approve minutes of:**

**3.1 December 2, 2019 – Regular Meeting**

Mr. Federici noted a clarification to the third sentence in Section 3. It should state that in the past this site had been used as a dump and there were concerns about disturbing the soil.

He also noted a clarification under item 6.2, it should state that there was a bankruptcy by the original developer, not a bankruptcy on the land.

Ms. Renner said the minutes should reflect the amount of the Connecticut Water Company check that was given to the Food Bank. It totaled \$1,500.

**4. Finance Director (Maryjane Malavasi):**

**4.1 Receive monthly finance report from Finance Director.**

Revenues

Ms. Malavasi said revenues are right on track. All the departments are doing well. She added that the Medicare payment to the fire department is still one month behind.

Mr. Hoey noted that Youth and Family Services is a little below.

Ms. Malavasi said it is dependent on need and usage and that can go up and down depending.

Mr. Hoey noted that Interest Income in Finance is stronger than they thought.

#### Expenditures

Ms. Malavasi said the golf course might appear higher, but that is due to tournament expenditures in there. She noted that during the capital project workshop they discussed about \$11,000 of fire rating work that needed to be done in the clubhouse. It was noted that this item is next on the agenda.

#### Medical

Ms. Malavasi said claims in November appear low. She noted that the draw is usually on a Thursday and because of the Thanksgiving holiday that got pushed to December 1. Mr. Hoey said even when you factor the amount in that got booked to December they are still low and on track for a healthy surplus.

### **5. Guilford Lakes Golf Course:**

#### **5.1 Discuss and take possible action to contract with Onofrio's Total Construction for Fire Rating Basement work in the amount of \$10,150.**

Golf Course Commission Chair Brittany Mirles explained that the Fire Department has requested they perform some fire rating work in the clubhouse basement. They will be fire rating the walls, ceiling, installing two fire rated doors and replacing patches of missing insulation to make it 90-minute fire rated.

Mr. Havrda said last budget cycle the board discussed the need to address the financial issues at the golf course and there are still no answers or a clear path forward a year later. He added that he does not support additional money being spent until there is some type of resolution on the total operation.

Ms. Mirles explained that they have a financing subcommittee for the golf course to come up with possible solutions. They have been working on cutting costs with staffing and generating more revenue with tournaments. She added that the recent tournament fundraiser made \$5,000 and they are planning two more for next year.

Ms. Ruoff said they did establish this committee to come up with solutions and closing the course is the lowest possible choice. Event if it is put with a different town agency or management firm, this work would still need to be done so they are not throwing this money away.

Ms. Renner asked about the timing and if this committee would have any concrete information on what they are planning on doing by budget time next month.

Ms. Mirles said they have already acted on some things.

Ms. Renner said while she agrees with Mr. Havrda she is comfortable supporting the \$10,000 if she could see a concrete plan. It is not a big project and probably wouldn't take long to complete so if they had a plan by budget time she would support the expenditure.

Mr. Hoey said in addition, the commission is no longer going forward with a golf pro. He added that they could hold off on this and give them another month or two to come back with more information.

Mr. Federici said the golf course has been a long-standing problem. He is inclined to support this because it is a safety improvement. Even if something were to happen with the course the building will still be there and they will get some value for this.

Mr. Hoey noted that when this golf course was built, it was falsely stated that the course would make money. Similar to other recreational opportunities in the Town, the revenues do not outweigh the costs to provide them. They may get to a point where the commission can cut as much as they can and that is all they can do. Then they will all have to decide if it is enough.

Mr. Havrda said it would also be helpful to see statistics on the number of people using the course and residents versus non-residents.

*Motion: Upon a motion made by Ms. Renner and seconded by Mr. Havrda, the board voted unanimously to table action on the Fire Rating Basement work at the golf course until more definitive plan for the golf course is received from the committee.*

*Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None*

## **6. Appointments and Resignations:**

### **6.1 Discuss and take possible action on reappointment of Tree Warden for the Town of Guilford in accordance with Section 23-58 of Connecticut General Statutes.**

*Motion: Upon a motion made by Ms. Renner and seconded by Ms. Ruoff, the board voted unanimously to reappoint Kevin Magee as the Tree Warden for the Town of Guilford in accordance with Section 23-58 of Connecticut General Statutes.*

*Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None*

**6.2 Consider and take possible action to appoint Todd Fanicullo as an alternate to the Public Works Commission to fill a vacancy for a term to expire May 31, 2020.**

*Motion:* Upon a motion made by Ms. Renner and seconded by Mr. Hoey, the board voted unanimously to appoint Todd Fanicullo as an alternate to the Public Works Commission to fill a vacancy for a term to expire May 31, 2020.

*Vote:* In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None

**6.3 Discuss and take possible action to appoint Ava Suntoke as an alternate to the Conservation Commission to fill a vacancy for a term to expire February 28, 2022.**

The clerk noted that an additional application came in so it has been requested to table this item.

*Motion:* Upon a motion made by Ms. Ruoff and seconded by Mr. Havrda, the board voted unanimously to table the appointment of Ava Suntoke as an alternate to the Conservation Commission.

*Vote:* In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None

**6.4 Act on recommendation to appoint Jennifer Murphy as an alternate to the Youth and Family Services Board to fill a vacancy for a term to expire September 30, 2022.**

*Motion:* Upon a motion made by Ms. Renner and seconded by Mr. Havrda, the board voted unanimously to appoint Jennifer Murphy as an alternate to the Youth and Family Services Board to fill a vacancy for a term to expire September 30, 2022.

*Vote:* In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None

**6.5 Act on recommendation to move Peter Beauvais from alternate to regular member on the Harbor Management Commission to fill a vacancy for a term to expire July 31, 2020.**

*Motion:* Upon a motion made by Mr. Federici and seconded by Ms. Ruoff, the board voted unanimously to move Peter Beauvais from alternate to regular member on the Harbor Management Commission to fill a vacancy for a term to expire July 31, 2020.

Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None

**6.6 Act on recommendation to appoint Bonnie Burns as an alternate to the Harbor Management Commission to fill a vacancy for a term to expire July 31, 2022.**

Motion: Upon a motion made by Ms. Renner and seconded by Mr. Havrda, the board voted unanimously to appoint Bonnie Burns as an alternate to the Harbor Management Commission to fill a vacancy for a term to expire July 31, 2022.

Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None

**6.7 Act on recommendation to move Tim Sullivan from alternate to regular member on the Public Works Commission to fill a vacancy for a term to expire May 31, 2020.**

Motion: Upon a motion made by Ms. Renner and seconded by Ms. Ruoff, the board voted unanimously to move Tim Sullivan from alternate to regular member on the Public Works Commission to fill a vacancy for a term to expire May 31, 2020.

Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None

**6.8 Act on recommendation to reappoint Peter Rader to the Standing Building Committee for a term to expire June 17, 2022.**

Motion: Upon a motion made by Ms. Ruoff and seconded by Mr. Havrda, the board voted unanimously to reappoint Peter Rader to the Standing Building Committee for a term to expire June 17, 2022.

Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None

**6.9 Act on appointment of Joseph Anastasio as an alternate to the Harbor Management Commission to fill a vacancy for a term to expire July 31, 2022.**

Motion: Upon a motion made by Mr. Havrda and seconded by Ms. Ruoff, the board voted unanimously to appoint Joseph Anastasio as an alternate to the Harbor Management Commission to fill a vacancy for a term to expire July 31, 2022.

Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None

**7. Requests for Use of Town Property:**

**7.1 Act on request from The Big Sleep Out to use the Green April 25-26, 2020 for its Big Sleep Out Event.**

**7.2 Act on request from the SARAH Foundation to place a sign on the Green advertising its Stand Up for SARAH Comedy Night taking place January 10, 2020. (Sign Placement 12/27-1/10)**

*Motion: Upon a motion made by Mr. Havrda and seconded by Mr. Federici, the board voted unanimously to approve the Requests for Use of Town Property as outlined in items 7.1-7.2.*

*Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None*

**8. Committee Reports**

Ms. Ruoff said the affordable housing negotiations are taking a little longer so hopefully they will have something next month. They will still be holding the public information meeting on January 13 at the Library.

Mr. Federici said with regard to the fee subcommittee they are still waiting to hear from fire. Mr. Magee added that all of the Town Hall South Departments are evaluating their fees.

**9. Correspondence**

**9.1 Building Report**

**9.2 Public Works Report**

Received without comment.

**10. Old Business**

Ms. Renner said she is interested to know where things are with regard to the Energy Performance Contract.

Mr. Hoey said they are working on closing out the streetlight purchase and Cliff Gurnham is still facing some punch list items on the Board of Education side. He added that they are continuing to work with the town's consultants ECG to determine if they are meeting the benchmarks.

**11. New Business**

*Motion: Upon a motion made by Ms. Renner and seconded by Ms. Ruoff, the board voted unanimously to add to the agenda an executive session to discuss and take possible action on potential property purchase.*

*Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None*

*Motion: Upon a motion made by Mr. Havrda and seconded by Mr. Federici, the board voted unanimously to enter into executive session at 9:13 a.m. to discuss a potential property purchase and invited Environmental Planner Kevin Magee and Land Acquisition Commission Member Gary MacElhiney.*

*Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None*

*Motion: Upon a motion made by Ms. Ruoff and seconded by Ms. Renner, the board voted unanimously to return to public session at 9:45 a.m.*

*Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None*

*Motion: Upon a motion made by Mr. Federici and seconded by Mr. Havrda, the board voted unanimously to authorize the Land Acquisition Commission to enter into an agreement for an appraisal for an undisclosed property.*

*Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None*

**12. Public Forum (limited to 3 minutes regarding any issue)**

Mr. MacElhiney of 411 Nortontown Road said he is not a golfer, but having sat on the Board of Selectmen he thinks they can all agree that the town provides a lot of services at a loss and they need to evaluate the golf course in that context.

*Motion: Upon a motion made by Ms. Renner and seconded by Ms. Ruoff, the board voted unanimously to adjourn the meeting at 9:47 a.m.*

*Vote: In Favor: Hoey, Havrda, Renner, Federici and Ruoff  
Opposed: None  
Abstaining: None*

Respectfully submitted,

*Traci K. Brinkman*  
Clerk  
Board of Selectmen