

**BOARD OF FINANCE
TOWN OF BRANFORD, BRANFORD, CONNECTICUT 06405**

JOSEPH W. MOONEY, CHAIRMAN
VICTOR J. CASSELLA
ROBERT IMPERATO
CHARLES F. SHELTON, JR.
JEFFREY E. VAILETTE
LORRAINE K. YOUNG



EX-OFFICIO
JAMES B. COSGROVE,
First Selectman
CLERK
LISA E. ARPIN, CCTC
Town Clerk

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2018 AUG 31 P 2:35
TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

**BOARD OF FINANCE
REGULAR MEETING MINUTES August 27, 2018**

The meeting was called to order by Chairman Joseph Mooney at 7:30 p.m. at Branford Fire Headquarters, 45 North Main Street. Board of Finance members present were: Robert Imperato, Charles Shelton, Jeffrey Vailette and Lorraine Young. Victor Cassella was absent. Also in attendance were First Selectman Jamie Cosgrove, Finance Director Jim Finch and Town Clerk Lisa Arpin. RTM reps in attendance were Robin Comey, Don Conklin, Dennis Flanigan and Ray Ingraham.

1. Mr. Shelton made a motion to approve the June 25 2018 meeting minutes, seconded by Mr. Vailette. The vote was unanimous.
2. There were no citizen communications.
3. The Board heard a presentation by Rob DeLuca and Mike LePore from GYL Financial Synergies and Hightower Advisors with regard to the performance of the Town's volunteer fire pension fund for the quarter ended June 30, 2018. The beginning market value at its 12/1/15 inception was \$55,973, with a quarter ending market value of \$1,011,045. The value on 8/24/18 was \$1,117,000. There is an access of cash as of 8/23/18 of \$103,616 which represents 9.3% of the portfolio. Recommend rebalancing of cash down to the policy target level of 2.5% with the majority invested in the fixed income component and international equities. Mr. Vailette moved to approve the rebalancing, seconded by Ms. Young. Vote was unanimous. (See "Reallocation of Assets 8/23/18" handout provided by Mr. Finch at the meeting.
4. Mr. DeLuca and Mr. LePore also addressed the Board with an update on the performance of the Town's police pension fund for the quarter ended June 30, 2018. The beginning market value at its 4/1/03 inception was \$8,311,293, with a quarter-ending market value of \$23,676,949. The value on 8/23/18 was \$24,997,000. A rebalancing of the cash level down from 4.8% to 3% (\$750,000) deployed to the fixed income portfolio and the international equity portfolio was recommended. Mr. Imperato made the motion to approve the rebalancing, seconded by Mr. Vailette, with a unanimous vote from the Board. (See handout "Reallocation of Assets 8/23/18" with one change to recommended cash balance from \$624,924 to \$750,000.)

5. Mr. DeLuca and Mr. LePore gave an update with regard to the performance of the Town's Other Post-Employment Benefits (OPEB) for the quarter ended June 30, 2018. The beginning market value at 7/1/11 inception was \$4,030,671 with a quarter-ending market value of \$15,264,333. The value on 8/23/18 was \$16,461,000. There is a recommended rebalance of assets as the cash balance at 8/24/18 was at \$1,105,000 or 6.7% of the portfolio vs. 2% target policy. The proposal is to invest approximately \$775,000 in cash – \$370,000 into fixed income and approximately \$310,000 into international equities. Mr. Imperato made the motion to approve the recommended rebalance, seconded by Ms. Young. The vote was unanimous. (See attached meeting handout for further details on the rebalancing.)
6. Police Chief Kevin Halloran accompanied by Commissioner Richard Goodwin introduced new Deputy Police Chief Jonathan Mulhern. Chief Halloran presented the following budget transfer request for FY2018 on behalf of the Board of Police Commissioners:

From:	10142010-518200	Sick	(\$12,378)
	10142010-555300	Communications	(541)
	10142010-566650	Safety Supplies	(1,458)
		Total	(\$14,377)
To:	10142010-519030	Accumulated Sick	\$12,378
	10142010-544340	Radio Communications	541
	10142010-579250	Equipment	1,458
		Total	\$14,377

Mr. Imperato made the motion, seconded by Mr. Vailette. The vote was unanimous.

RESOLVED: That the Board of Finance recommends to the RTM the transfer of \$14,377 as requested by the Board of Police Commissioners.

7. The Board heard a presentation from Dagmar Ridgway the Senior Center Director for the following budget transfer request for FY2018:

From:	10144020-566100	Office Supplies	(\$1,246)
To:	10144020-579250	Equipment	1,246
From:	10144020-544300	Purchased Services & Repairs	(\$3,000)
To:	10144020-579300	Furniture & Fixtures	3,000

Mr. Vailette made the motion, seconded by Mr. Imperato. The vote was unanimous.

RESOLVED: That the Board of Finance recommends to the RTM the transfer of \$4,246 as requested by the Senior Center.

8. The Board heard a presentation from Finance Director Jim Finch on behalf of ERACE/Branford Adult Education for the following budget transfers:

FY2018

From:	25448100-579250	Equipment	(\$2,618)
To:	25448100-512000	Salaries—Non-Certified	2,580
	25448100-520000	Benefits	38

FY2019

From:	25448100-533500	Purchased Services	(\$2,577)
	25448100-555400	Advertising, Printing, Binding	3,000
	25448100-579250	Equipment	<u>3,000</u>
		Total	(\$8,577)
To:	25448100-512000	Salaries—Non-Certified	\$6,975
	25448100-520000	Benefits	102
	25448100-566100	Office Supplies	500
	25448100-588200	Memberships, Conferences & Meetings	<u>1,000</u>
		Total	\$8,577

Mr. Imperato made the motion, seconded by Mr. Valette. The vote was unanimous.

RESOLVED: That the Board of Finance recommends to the RTM the transfer of \$8,577 as requested by ERACE/Branford Adult Education.

9. The Board heard a presentation from Roberta Gill-Brooks, Tax Collector for the following budget transfer for FY2018:

From:	10141070-555320	Postage	(\$1,330)
To:	10141070-588285	Tax Bill Processing	1,330

Mr. Valette made the motion, seconded by Ms. Young. The vote was unanimous.

RESOLVED: That the Board of Finance recommends to the RTM the transfer of \$1,330 as requested by the Tax Collector.

10. To consider a request from the James Blackstone Memorial Library Board of Trustees to appoint an ex-officio member of the Board of Finance to sit on the Library Board.

Chairman Mooney asked Jeff Valette to fill this ex-officio position. Mr. Shelton made the motion, seconded by Mr. Imperato. The vote was unanimous.

11. The Board heard a presentation from Chief Tom Mahoney, assisted by Assistant Chief/Fire Marshal Shaun Heffernan and Commissioner Madeline Clem on behalf of the Board of Fire Commissioners for the following FY2018 budget transfers:

From:	10142040-517000	Regular Wages & Salaries	(\$48,000)
	10142040-517530	Utility Personnel	(2,723)
	10142040-517670	Medic 2 Shifts	(22,000)
	10142040-518010	Overtime-Public Events	(13,500)
	10142040-518050	Vacation	(2,000)
	10142040-518150	Holiday Pay	(16,000)
	10142040-518500	Special Detail	(1,000)
	10142040-519000	Vol. Officer Stipend	(2,240)
	10142040-519050	Stipends	(12,300)
	10142040-533300	Professional Development	(2,000)
	10142040-533520	Ambulance Billing	(8,900)
	10142040-533530	Employment Testing	(15,497)
	10142040-533600	Fire Prevention/Investigations	(2,118)
	10142040-544130	Other Fuel	(3,500)
	10142040-544170	Hydrants	(48,000)
	10142040-544300	Purch. Serv. Repairs/Maint.	(8,903)
	10142040-544410	Building Rental	(1000)
	10142040-555300	Communications	(6,000)
	10142040-555320	Postage	(400)
	10142040-566650	Safety Supplies	(662)
	10142040-566900	Other Supplies	(2,400)
	10142040-578000	Equipment Replacement	(1,800)
	10142040-578010	Vol. Fire Equipment Replacement	(378)
	10142040-588050	CMED	(460)
	10149040-588802	Contingency Transfer	(39,425)
		Total	(\$261,206)
To:	10142040-517600	Asst. Chief – Fire Marshal	\$2,400
	10142040-518000	Overtime	156,223
	10142040-518200	Sick	78,325
	10142040-519010	Stewards	378
	10142040-519025	Education Incentive	7,651
	10142040-526100	Uniform/Clothing Allowance	2,118
	10142040-566600	Medical Supplies	8,306
	10142040-579300	Furniture & Fixtures	662
	10142040-588030	Misc. Volunteer Fire Expenses	2,240
	10142040-599102	Transfer to Fund 203	2,903
		Total	\$261,206

Prior to the request for a motion to approve the Fire transfer, Mr. Finch reported the FY2018 Contingency balance with approval of tonight's items would be \$459,421, and the FY2019 Contingency balance would be \$994,856.

Mr. Imperato made the motion, seconded by Mr. Valette. The vote was unanimous.

RESOLVED: That the Board of Finance recommends to the RTM the transfer of \$261,206 as requested by the Board of Fire Commissioners.

12. Chairman Mooney congratulated Fire Chief Tom Mahoney on receiving the award of the Staffing for Adequate Fire and Emergency Response (SAFER) federal grant. Chief Mahoney augmented his previous presentations to the Board with an update on the plan to hire eight more firefighters with a start date of 1/1/19. The following transfer is to fulfill the Town's obligation pursuant to the SAFER grant.

From:	10149040-588802	Contingency	(\$279,630)
To:	10142040-517000	Regular Wages & Salaries	\$205,380
	10142040-518050	Vacation	19,300
	10142040-518200	Sick Pay	12,850
	10142040-518150	Holiday Pay	16,100
	10142040-519050	Stipends	20,000
	10142040-526100	Uniform/Clothing Allowance	6,000
		Total	\$279,630

Following a Q&A discussion, Mr. Imperato made the motion, seconded by Mr. Valette. The vote was unanimous.

RESOLVED: That the Board of Finance recommends to the RTM the transfer of \$279,630 as requested by the Fire Chief.

13. The Board heard a presentation from Jim Finch, Finance Director for various departmental budget transfers as part of the FY2018 closeout process:

Cable TV

From:		
10149040-588802	Contingency	(\$250)
To:		
10141080-533605	Subcontracting	250

Public Works

From:		
10143010-517000	Regular Wages	(\$18,325)
To:		
10143010-519030	Accumulated Sick	18,325

Human Resources

From:		
10141200-517000	Wages and Salaries	(\$38,515)
To:		
10141200-518250	Seasonal and Part-time Help	38,200
10141200-518200	Overtime	315
	Total	\$38,515

Tax Appeals and Other Legal

From:		
10149040-588802	Contingency	(\$177,000)
10141090-529420	Expenses & Claims	(13,000)
	Total	(190,000)
To:		
10141090-533550	Legal	\$168,000
10141090-533660	Tax Appeals	22,000
	Total	\$190,000

Debt Service

From:		
10147020-588960	Bond Payments Interest	(\$228,500)
To:		
10147020-589500	Interest General Purpose	\$75,050
10147020-589520	Interest Schools	140,050
10147020-589540	Interest Sewers	13,400
	Total	\$228,500

Finance and Board of Finance

From:		
10141040-518000	Overtime	(\$1,000)
10141040-588200	Membership Conference Meetings	(1,000)
10141040-566100	Office Supplies	(2,000)
10141030-533270	Audit (Board of Finance)	(2,830)
	Total	(\$6,830)
To:		
10141030-533260	Actuarial Service (Board of Finance)	\$5,980
10141030-555400	Advertising (Board of Finance)	150
10141040-544300	Equipment Leased	50
10141040-579250	Equipment	650
	Total	\$6,830

Mr. Valette made the motion to approve all transfers in item #13, seconded by Mr. Imperato. The vote was unanimous.

RESOLVED: That the Board of Finance recommends to the RTM miscellaneous transfers in item #13 as requested by the Director of Finance.

14. The Board heard a presentation from Jim Finch, Finance Director on a proposed resolution repealing bond authorizations for certain projects. Mr. Finch gave a synopsis of the attached 2013 Town Capital Projects and 2015 BOE Capital Projects memo and fielded questions from the Board. Chairman Mooney read the following resolution:

RESOLVED: That the Board of Finance recommends to the RTM a resolution repealing bond authorization for certain projects.

Section 1. The Town of Branford at Representative Town Meeting has approved the following Projects to be undertaken and financed by the issuance of Bonds, for which an authorized but unissued bond authorization remains:

Project	RTM Resolution	Authorized	Bonds Issued	Authorized but Unissued	Status
Town Capital Improvements (2013)	7/10/2013	\$1,020,000	\$760,000	\$260,000	Project Complete or Other Sources
Bd. of Education Capital Projects (2015-2016)	9/14/2016	\$1,625,000	\$1,573,894	\$51,106	Project Complete or Other Sources
Restroom Trailer	3/8/2017	\$100,000	\$30,000	\$70,000	Project Complete or Other Sources
Indian Neck Firehouse	3/14/2018	\$1,500,000	\$ - 0 -	\$1,500,000	Other Sources

Section 2. It is hereby found and determined that the Projects identified in Section 1 and are hereby complete or will be funded from other sources. Bonds or notes will not be required to be issued for such purpose.

Section 3. NOW, THEREFORE, it is hereby ordered that the bond authorizations are no longer required, and any remaining unissued bonds, notes or other obligations of the Town authorized to be issued pursuant to the authorizing resolutions, are hereby repealed and withdrawn.

Mr. Imperato made the motion to approve the Resolution, seconded by Mr. Valette, and the vote of approval was unanimous.

15. Chairman Mooney read the request from the Finance Director to reduce existing debt authorizations and offset some of the reductions through a general fund transfer relating to item 14 above, as follows:

Debt Reduction \$181,106 for various capital improvements

From		
10147010 589110	Principal Schools	(\$181,106)
To:		
10150000 599133	Transfer Out – BOE Facilities Fund	\$51,106
10150000 599121	Transfer Out – Municipal Facilities Fund	130,000
	Total	\$181,106

Corresponding Fund Transfers

From		
72090000 490040 14354	Bond Proceeds – Counseling Center Windows	(\$2,000)
72090000 490040 14357	Bond Proceeds – PD Pitched Roof Replacement	(1,000)
72090000 490040 14358	Bond Proceeds – PD Exterior Stucco Repairs	(28,265)
72090000 490040 14361	Bond Proceeds – Town Hall Boiler Replacement	(16,000)
72090000 490040 14364	Bond Proceeds – Town Hall Generator Replace	(1,000)
72090000 490040 14366	Bond Proceeds – TS Overhead Door Replace	(6,735)
72090000 490040 14369	Bond Proceeds – VNA Building Roof Replace	(5,000)
72090000 490040 17322	Bond Proceeds – Restroom Trailer	(70,000)
To:		
72090000 490010 14354	Transfer In – Counseling Center Windows	\$2,000
72090000 490010 14357	Transfer In – PD Pitched Roof Replacement	1,000
72090000 490010 14358	Transfer In – PD Exterior Stucco Repairs	28,265

Corresponding Fund Transfers

72090000 490010 14361	Transfer In – Town Hall Boiler Replacement	16,000
72090000 490010 14364	Transfer In – Town Hall Generator Replace	1,000
72090000 490010 14366	Transfer In – TS Overhead Door Replacement	6,735
72090000 490010 14369	Transfer In – VNA Building Roof Replacement	5,000
72090000 490010 17322	Transfer In – Restroom Trailer	\$70,000

From		
72590000 490040 15415	Bond Proceeds – BHS Track & Field	(\$51,106)
To:		
72590000 490010 15415	Transfer In – BHS Track & Field	\$51,106

Mr. Vailette made the motion to approve the transfers in item 15, seconded by Mr. Imperato. The vote was unanimous.

RESOLVED: That the Board of Finance recommends to the RTM the transfer of debt authorizations and offset some of the reductions through a general fund transfer as requested by the Finance Director.

16. To consider a request from the First Selectman to fund the purchase of the Zuwalick Tabor Drive property.

Chairman Mooney read the attached letters from First Selectman Jamie Cosgrove and Finance Director Jim Finch. Due to a potential conflict of interest Chairman Mooney recused himself from voting, but facilitated the discussion. First Selectman Cosgrove gave an overview of the 14.5 acre parcel referencing Section 73-3 of the Branford Town Code on land acquisition. He also referenced an appraisal report by Joseph F. Perrelli, Real Estate Appraiser and Consultant dated 6/14/2017 (distributed to the Board); market value of \$245,000. Documents also pre-distributed to the Board were: A positive 8-24 referral letter from the Town Planner dated 10/31/2017, minutes from the 10/19/2017 P&Z meeting and an evaluation/recommendation from Select Committee on Open Space Acquisition dated 4/17/2018.

Chairman Mooney read the Resolution:

RESOLVED: The Board of Finance recommends to the RTM an appropriation of \$250,000 in the Land Acquisition Fund. This appropriation will be funded through a transfer from the general fund.

Mr. Imperato made the motion to approve the Resolution, seconded by Mr. Shelton. Ms. Young was opposed; Chairman Mooney abstained. The vote was 3 to 1. The motion carries.

17. With no further business to come before the Board, the meeting was adjourned at 9:00 p.m. my motion from Mr. Shelton, seconded by Mr. Vailette. Vote unanimous.

Dated this 31st day August, 2018



Lisa E. Arpin, CCTC
Clerk, Board of Finance

**Town of Branford Fire
 Reallocation of Assets
 August 23, 2018**

Investment	Market Value*	% of Assets	Current Policy	Recommended Balance	Amount to /buy
Fixed Income	\$361,078	32.3%	35.0%	\$391,090	\$30,012
High Yield	\$76,616	6.9%	7.5%	\$83,805	\$7,189
Fixed Income acct TOTAL	\$437,694	39.2%	42.5%	\$474,895	\$37,201
Cash**	\$0	0.0%	0.0%	\$0	\$0
EAFE iShares	\$122,754	11.0%	12.5%	\$139,675	\$16,921
Emerging iShares	\$77,774	7.0%	8.5%	\$94,979	\$17,205
Russell 2000 iShares	\$63,165	5.7%	5.5%	\$61,457	(\$1,708)
S&P Midcap 400	\$60,981	5.5%	5.5%	\$61,457	\$476
S&P 500 iShares	\$155,351	13.9%	14.5%	\$162,023	\$6,672
iShares Dow Jones US Real Estate	\$37,351	3.3%	3.25%	\$36,315	(\$1,035)
Alerian MLP	\$58,714	5.3%	5.25%	\$58,663	(\$50)
Equity acct TOTAL	\$576,089	51.6%	55.0%	\$614,570	\$38,480
Cash	\$103,616	9.3%	2.5%	\$27,935	(\$75,681)
Cash acct TOTAL	\$103,616	9.3%	2.5%	\$27,935	(\$75,681)
	\$1,117,400	100.0%	100.0%	\$1,117,400	\$0

*Portfolio Values obtained from People's United Bank and are as of 8/22/2018 close of business.

**Cash account received contribution in the amount of \$87,000 on 7/20/2018.

Approved by _____ Date _____

Item #3

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BRANFORD TOWN CLERK

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BRANFORD TOWN CLERK

Item #4

Town of Branford Police Reallocation of Assets August 23, 2018					
Investment	Market Value*	% of Assets	Current Policy	Recommended Balance	Amount to Sell/buy
Fixed Income	\$8,522,522	34.1%	35.0%	\$8,748,931	\$226,409
High Yield	\$1,829,597	7.3%	7.5%	\$1,874,771	\$45,174
Fixed Income acct TOTAL	\$10,352,119	41.4%	42.5%	\$10,623,702	\$271,583
Cash	\$129,763	0.5%	0.0%	\$0	(\$129,763)
EAFE ishares	\$2,803,852	11.2%	12.5%	\$3,124,618	\$320,767
Emerging ishares	\$1,896,097	7.6%	8.5%	\$2,124,740	\$228,644
Russell 2000 ishares	\$1,423,191	5.7%	5.5%	\$1,374,832	(\$48,359)
S&P Midcap 400	\$1,371,463	5.5%	5.5%	\$1,374,832	\$3,369
S&P 500 ishares	\$3,627,537	14.5%	14.5%	\$3,624,557	(\$2,980)
iShares Dow Jones US Real Estate	\$841,375	3.4%	3.25%	\$812,401	(\$28,975)
Alerian MLP	\$1,342,834	5.4%	5.25%	\$1,312,340	(\$30,494)
Equity acct TOTAL	\$13,436,110	53.8%	55.0%	\$13,748,320	\$312,210
Cash**	\$1,208,717	4.8%	2.5%	\$624,924	(\$583,793)
Cash acct TOTAL	\$1,208,717	4.8%	2.5%	\$624,924	(\$583,793)
	\$24,996,945	100.0%	100.0%	\$24,996,945	(\$0)

* Portfolio Values obtained from People's United Bank and are as of 8/22/2018 close of business.

** Cash account received contribution in the amount of \$975,000 on 7/18/2018.

Approved by _____ Date _____

**Town of Branford OPEB Trust
 Reallocation of Assets
 August 23, 2018**

Investment	Market Value*	% of Assets	Current Policy	Recommended Balance	Amount to /buy
Fixed Income	\$5,392,201	32.8%	35.0%	\$5,761,395	\$369,194
Cash	\$18,571	0.1%	0.0%	\$0	(\$18,571)
Spdr Barclays Capital HY Bond	\$1,227,296	7.5%	8.0%	\$1,316,890	\$89,594
High Yield Total	\$1,245,867	7.6%	8.0%	\$1,316,890	\$71,023
Cash**	\$1,104,869	6.7%	2.0%	\$329,223	(\$775,646)
iShares Dow Jones US Real Estate	\$497,473	3.0%	3.0%	\$493,834	(\$3,639)
iShares MSCI EAFE	\$1,464,577	8.9%	10.0%	\$1,646,113	\$181,536
iShares MSCI Emerging Markets	\$858,146	5.2%	6.0%	\$987,668	\$129,521
iShares S&P 500	\$2,414,795	14.7%	15.0%	\$2,469,169	\$54,375
iShares Russell 2000	\$1,190,450	7.2%	7.0%	\$1,152,279	(\$38,171)
iShares S&P Midcap 400	\$1,460,465	8.9%	9.0%	\$1,481,502	\$21,037
Alerian MLP	\$832,287	5.1%	5.0%	\$823,056	(\$9,231)
Equity Total	\$9,823,061	59.7%	57.0%	\$9,382,844	(\$440,217)
	\$16,461,129	100.0%	100.0%	\$16,461,129	\$0

*Market Values for Fidelity accounts are as of 8/22/2018 market close.

**Cash account received contribution in the amount of \$795,000 on 7/18/2018.

Approved by _____ Date _____

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BRANFORD TOWN CLERK

Item #5

OFFICE OF THE TREASURER
BRANFORD, CONNECTICUT

ITEM #13
ITEM #14
ITEM #15

1019 MAIN STREET
POST OFFICE BOX 150
BRANFORD, CT 06405



TEL: (203) 488-8394
FAX: (203) 315-3736
www.branford-ct.gov

Date: August 24, 2018
To: Joseph Mooney
Board of Finance
From: James P. Finch
Finance Director
Re: Transfers to deauthorize bonding requirements.

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2018 AUG 24 P 12:51
TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

I attach for your review and consideration a resolution from bond counsel to reduce existing debt authorizations. Additionally, I have a request to offset some of the reductions through a general fund transfer. I have outlined the transfer request below and will provide additional back up for discussion at the meeting.

Debt Reduction \$181,106 for various capital improvements

As the board may recall the budget contemplated a pay-down against the outstanding bond anticipation notes, however, since that ship has sailed due to delays in the state budget adoption I ask the Board consider using budgeted debt service funds to offset the need to borrow for the projects on the attached page.

From		
10147010 589110	Principal Schools	181,106
To:		
10150000 599133	Transfer Out - BOE Facilities Fund	51,106
10150000 599121	Transfer Out - Municipal Facilities Fund	130,000
	Total	181,106

Corresponding Fund Transfers

From		
72090000 490040 14354	Bond Proceeds – Counseling Center Windows	2,000
72090000 490040 14357	Bond Proceeds – PD Pitched Roof Replacement	1,000
72090000 490040 14358	Bond Proceeds – PD Exterior Stucco Repairs	28,265
72090000 490040 14361	Bond Proceeds – Town Hall Boiler Replacement	16,000
72090000 490040 14364	Bond Proceeds – Town Hall Generator Replace	1,000
72090000 490040 14366	Bond Proceeds – TS Overhead Door Replace	6,735
72090000 490040 14369	Bond Proceeds – VNA Building Roof Replace	5,000
72090000 490040 17322	Bond Proceeds – Restroom Trailer	70,000
To:		
72090000 490010 14354	Transfer In – Counseling Center Windows	2,000
72090000 490010 14357	Transfer In – PD Pitched Roof Replacement	1,000
72090000 490010 14358	Transfer In – PD Exterior Stucco Repairs	28,265
72090000 490010 14361	Transfer In – Town Hall Boiler Replacement	16,000
72090000 490010 14364	Transfer In – Town Hall Generator Replace	1,000
72090000 490010 14366	Transfer In – TS Overhead Door Replacement	6,735
72090000 490010 14369	Transfer In – VNA Building Roof Replacement	5,000
72090000 490010 17322	Transfer In – Restroom Trailer	70,000

From		
72590000 490040 15415	Bond Proceeds – BHS Track & Field	51,106
To:		
72590000 490010 15415	Transfer In – BHS Track & Field	51,106

Indian Neck Firehouse

The Firehouse transfer was approved by the Board at a previous meeting.

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**RESOLUTION REPEALING BOND
AUTHORIZATIONS FOR CERTAIN PROJECTS**

2018 AUG 24 P 12: 51

TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

Section 1. The Town of Branford at Representative Town Meeting has approved the following Projects to be undertaken and financed by the issuance of Bonds, for which an authorized but unissued bond authorization remains:

Project	Representative Town Meeting Resolution	Authorized	Bonds Issued	Authorized but Unissued	Status
Town Capital Improvements (2013)	7/10/13	\$1,020,000	\$760,000	\$260,000	Project Complete Or Other Sources
Board of Education Capital Projects (2015-2016)	9/14/16	\$1,625,000	\$1,573,894	\$51,106	Project Complete Or Other Sources
Restroom Trailer	3/8/17	\$100,000	\$30,000	\$70,000	Project Complete Or Other Sources
Indian Neck Firehouse	3/14/18	\$1,500,000	\$ - 0 -	\$1,500,000	Other Sources

Section 2. It is hereby found and determined that the Projects identified in Section 1 and are hereby complete or will be funded from other sources. Bond's or notes will not be required to be issued for such purposes.

Section 3. NOW, THEREFORE, it is hereby ordered that the bond authorizations are no longer required, and any remaining unissued bonds, notes or other obligations of the Town authorized to be issued pursuant to the authorizing resolutions, are hereby repealed and withdrawn.

2013 Town Capital Projects

<u>Project</u>	<u>Project</u>	<u>Authorized</u>	<u>Issued</u>	<u>Balance</u>
Counseling Center - Window Replacement	14354	35,000	33,000	2,000
Police Department - Pitched Roof Replacement	14357	26,000	25,000	1,000
Police Department - Exterior Stucco Repairs	14358	73,265	45,000	28,265
Town Hall - Boiler Replacement	14361	106,000	90,000	16,000
Town Hall - Generator Installation	14364	51,000	50,000	1,000
Transfer Station - Overhead Door Replacements	14366	156,735	150,000	6,735
VNA Building - Roof Replacement	14369	15,000	10,000	5,000
				60,000
Community Center - Heating System Replacement		190,000		190,000
Issuance Costs Added		10,000		10,000
				200,000
Total				260,000
<u>BOF Action</u>				
Deauthorize Projects and Fund From GF				60,000
<u>Project</u>				
Restroom Trailer	17322	100,000	30,000	70,000
<u>BOF Action</u>				
Deauthorize Projects and Fund From GF				70,000
<u>Project</u>				
2015 BOE Capital Projects		1,625,000	1,573,894	51,106
<u>BOF Action</u>				
Deauthorize Projects and Fund From GF				51,106
<u>Summary</u>				
Total Deauthorizations				381,106
Total GF Transfer Out				181,106

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 BRAINFORD, CONNECTICUT



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

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BRANFORD, CONNECTICUT

October 31, 2017

James B. Cosgrove
First Selectman
Town of Branford
1019 Main Street
Branford, Connecticut 06405

Dennis T. Flanigan
Moderator, Representative Town Meeting
Town of Branford
1019 Main Street
Branford, Connecticut 06405

Re: Proposed purchase of a 14.5 acre parcel at the end of Tabor Drive

Dear Messrs. Cosgrove and Flanigan,

At the Planning & Zoning Commission meeting held on Thursday, October 19, 2017 the Commission voted to send a positive report in response to the CGS 8-24 referral for the proposed purchase of a 14.5 acre parcel at the end of Tabor Drive.

Sincerely,

Harry A. Smith, AICP
Town Planner

Pc: Janice Plaziak, P.E. (Town Engineer)
Shaun Heffernan (Fire Marshal)

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TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

7. Robert Dingus Sr.(D-O Construction)-Applicant
Jason Blyth- Owner
62A Alps Road
Special Exception- Detached Garage
Application #17-10.4
A/R 10/5/17 & PH set for 11/2/17

8. Solar City Corp. (c/o Robinson & Cole LLP.)
Attorney Kenneth Baldwin-Applicant
Town of Branford-Owner
48-86 Tabor Drive
Site Plan Modification for a Solar-based electrical generating
Facility to provide power to Town of Branford facilities
Application #17-10.5
A/R 10/5/17, Tabled to 10/19/17

R. Stoecker explained this is a Site Plan Modification. The Applicant consulted with Eversource and found that a modification to the Site Plan was needed. This will add five(5) new utility poles that will connect to an existing pole located just west of the parking lot. The Inland Wetlands Dept. has reviewed it and they have no issues with it.

J. Lust made a motion to approve the application with the one condition listed in the Staff Report. J. Chadwick seconded the motion which passed unanimously.

NEW BUSINESS:

1. Charles Mandel (Thomas A. Stevens & Associates, Inc.)-Applicant
David D'Atri-Owner
4 Three Elms Road
Special Exception & Coastal Site Plan
Application #17-10.6
A/R Public Hearing to be set

The Commission A/R and set the PH for 11/16/17

OTHER BUSINESS:

1. C.G.S. Section 8-24 Referral - Solar Based Electrical Generating Facility at 48-86 Tabor Drive.

H. Smith explained this item was previously approved by the Planning & Zoning Commission and because it is a utility it requires an 8-24 Referral

J. Chadwick made a positive 8-24 Report for the Solar Based Electrical Generating Facility at 48-86 Tabor Drive. J. Vaiuso seconded the motion which passed unanimously.

2. C.G.S. Section 8-24 Referral - Solar Based Electrical Generating Facility at 100 Tabor Drive (Landfill).

H. Smith explained this item was previously approved by the Planning & Zoning Commission and because it is a utility it requires an 8-24 Referral.

M. Palluzzi made a positive 8-24 Referral for the Solar Based Electrical Generating Facility located at 100 Tabor Drive. J. Chadwick seconded the motion which passed unanimously.

3. C.G.S. Section 8-24 Referral for the proposed purchase of a 14.5 acre parcel at the end of Tabor Drive, Map/Block/Lot-(F09/006/00012)

Jaime Cosgrove explained the property owner expressed interest in selling this parcel to the town. He feels it would be beneficial for the town to own the property. He has spoken with Town Staff and Legal Counsel and they agree it would be in the best interest of the Town to own this property.

Bill Horne-spoke as the Chair of Open Space Acquisition—He explained in 2005 the committee reviewed the parcel map. This parcel was considered one that could be considered by the Town.

J. Chadwick made a positive 8-24 Referral for the proposed purchase of a 14.5 acre parcel at the end of Tabor Drive. J. Vaiuso seconded the motion which passed unanimously.

4. Bond Establishment for 40 Laurel Hill Road

H. Smith noted this lot is challenging. There are wetlands in the rear. There is a Conservation Easement. There are uncompleted items. There is a contracted buyer. The Zoning Enforcement Officer proposed a bond to be established to cover the cost of the unfinished items in the amount of \$16,407.60.

John Torello-(Architect) and Rich DeAntonio(property owner) were present. They agreed that there were many problems with this site. Rich Dentonio feels the bond is too high. He asked the Commission to accept a Surety bond instead of a cash bond. Attorney Aniskovich agreed that the Surety Bond would be acceptable.

J. Chadwick made a motion to approve a Surety Bond in the amount of \$16,407.60. J. Lust seconded the motion which passed unanimously.

5. Planner's Report—None

The meeting adjourned at 11:10 p.m.



**Branford Select Committee on
Open Space Acquisition**

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TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

To: First Selectman James Cosgrove
From: Bill Horne, Chair, Select Committee on Open Space Acquisition
Re: Recommendation regarding the Town's acquisition of the ZuWalick Tabor Drive property (SCOSA number 43, Map/Block/Lot # F09-000-006-00012)
Date: April 17, 2018

Dear Jamie,

At your request, the Select Committee on Open Space Acquisition has prepared the following evaluation and recommendation regarding the ZuWalick Tabor Drive property.

The property is 14.5 acres and abuts the west side of the recently closed landfill (now named Ecology Park). An older landfill occupies the southern half of the property as well as small portions of the Ecology Park parcel and another privately owned parcel on the west side. The northern half of the ZuWalick property was an old field that has now filled in with trees and woody shrubs, a large percentage of which are invasive species. About two acres of the old field lies within the 2017 FEMA flood zone (elevation 12 ft or less), a portion of which is elevation 6 ft or less and probably would be subject to tidal flooding but for the old tide gate on Sybil Creek behind Lenny's that prevents tidal flushing upstream of Rt. 146. The committee previously identified the property as having potential value as open space based on its current undeveloped state, size and proximity to other already protected open space.

The Committee noted the following points:

- The property is zoned residential (R-3, minimum lot size = 15,000 sq ft = 0.34 acres).
- The presence of the old landfill at the south end of the property.
- The location of a portion of the property in the FEMA flood zone. It was noted that this part of the property would have been flooded during the 2011 and 2012 hurricanes, when the storm surges reached an elevation of about 10 ft. Although it currently floods only when there is a storm surge strong enough to overtop Rt. 146 at Limewood Ave and where Sybil Creek crosses the road, vulnerability will increase as sea level rises.
- The south and east sides of the property abut more than 130 acres of contiguous open space (Ecology Park and other Town and land trust properties in the upper Sybil Creek watershed).

- Maintaining the current undeveloped state of the property would provide a buffer to Ecology Park and protect the view from Ecology Park looking west.
- Acquisition of the property by the town would create a buffer area between the old landfill and current residential development to the north and west, and also offer some protection to the Town from potential future liability if the property were to be developed for residential use.

Based on the reasons described above, the Select Committee on Open Space Acquisition recommends that the Town acquire the ZuWalick Tabor Drive property.