

**Bolton Board of Selectmen
Special Meeting
7:00PM, Tuesday, December 19, 2017
Notch Road Municipal Center – Room 9
Minutes**

The Board of Selectmen held a special Meeting on December 19, 2017, at the Notch Road Municipal Center, with the First Selectman, Sandra Pierog presiding. In attendance were: Selectmen Michael Eremita, Robert Morra and Nicole Sullivan; and members of the public.

1. **Call to Order:** S. Pierog called the meeting to order 7:00PM.
2. **Public Comment:** S. Pierog noted that there are two items on the agenda. She asked that public comment be restricted to tax deferral only until the beginning of the next subject. She then opened up for comment.

Pam Sawyer spoke first citing her experience with the Connecticut State Legislature stating that for this tax program, section A.2., seventy five thousand dollars per year or fifty thousand dollars per year for single as gross income level, in the past, when a fixed number was placed in statute it came back to bite them. It had to be revisited within five years or it wasn't revisited and it would be a problem for many people. She recommended tying something to this number, perhaps the poverty level associated with the state of CT or partial inflation and/or putting a sunset after five years that forces the board to revisit.

3. **Consider and Act on Tax Deferral Program for the Elderly Ordinance:**

S. Pierog suggested a tie to income levels to the low income limits as set by HUD which for a family of two would be fifty four thousand four hundred dollars as of the year 2017 for the eighty percent of the median income limits. Median household income for a family of eight is eighty nine thousand seven hundred dollars for 2017. As HUD changes it, the Board would refer back to it. Most people in the age categories here are a family of two, three or four members.

M. Eremita stated that tying this to HUD income levels for person and family is acceptable. Since this is something people will have to apply for every year, there is no reason the board can't revisit the numbers every year also.

S. Pierog reflected on the eight nearby towns in similar situations, the largest being Hebron, Connecticut with twenty three participants. Each town adjusted the percentages annually.

R. Morra commented that there was question regarding if excess acreage is included, section 8.4.a. and it is not. It only includes the house and the house lot.

S. Pierog added that she would like the residency requirement in Section A,3 to be changed to two years instead of the current language of five. N. Sullivan suggested tying the interest rate numbers to federal interest rates. S. Pierog stated that this is something that can be reviewed after two years in November 2019. She suggested adding to Section G "Beginning December 15, 2019 and every year thereafter, the Board of Selectmen shall review and approve the applicable income levels."

M. Eremita made a motion to approve the tax program with the language as changed S. Pierog seconded.

S. Pierog repeated the motion on the floor - to approve the ordinance as proposed with adjustments to section a.3 with the change from 5 years to 2 years and the additional language for Section G.

Vote 4:0:0

4. Consider and Act on Board of Selectmen Vacancy:

S. Pierog opened the subject by stating the board received a resignation letter from elected official Elizabeth Krueger. In accordance with Connecticut General Statute Section 9-222 the board has 30 days to fill the vacancy following which the town clerk will notify selected officers of the same political party elected at the same election. Those elected officials then have sixty days from the date of resignation to appoint, after that there is the opportunity for a special election. She then opened to public comment.

Paula Meyers 57 Country Club Road commented first asking two things of the board. First being that the voters have a right to choose who the selectmen are, second that both candidates won the vote equally. She referenced M. Eremita's comments regarding the cost of a special election. She continued to say that the voters of Bolton don't consider the politics, they vote for what is best for the town and invest in what is best for friends and neighbors.

M. Eremita commented regarding the insults he felt were directed at him at the last meeting.

A. Teller 23 Elizabeth Road followed up with M. Eremita's comments suggesting that they were taken out of context. He suggested that M. Eremita follow through with his words of the losing candidate being a fine addition to the board. He asked that if they cannot all agree on a candidate that they can all work with, then they open the opportunity for a special election so the decision can be returned to the voters.

R. Morra suggested that in the past, when there is a vacancy, the same party would fill the seat. If this were sent to a special election, it would be costly for the town. Speaking for himself and M. Eremita, he asked that the board get together and compromise on an unaffiliated candidate. Someone whom the board feels would be an asset to the community. Asked his other board members to agree so they can show the community that they are looking out for the over interest of the town.

Barbara Amodio Volpi Road spoke up stating that the candidate does not necessarily have to be unaffiliated. She asked that they consider the next best candidate.

Pete Bradley 22 Norma's Way found it troubling to see board members personalizing things. He asked that they do not let their anger towards comments affect the town. He suggested that taking the next person in line from a vote count is a reasonable solution. He stated that having someone on the board that they can all work with is important so things can be achieved affectively. The political party of the candidate should not matter as much as the town of Bolton.

Richard Tuthill Bolton Center Road asked what the reasoning would be for discussing and deciding amongst themselves and what the process would be.

R. Morra suggested that the board would bring forward several names for an open discussion. He agreed that the process would be unique but suggested that it would bring in the best candidate. He does not want to see two parties getting pinned against each other.

Karen Bergin South Road brought up the fact that running for office takes a toll on the candidate and their family. She stated that the losing candidate was someone who has already been willing to do that. She said she is more comfortable with the people deciding than with the four board members choosing. She said that the purpose of an election is to see who is willing to take the risk and do the work, they already have someone who has done that and that is the

person that the board should be supporting. The losing candidate was someone who already put in the work and demonstrated her interest, she is the nonpartisan option.

Jackie Steele Williams Road asked when this process will take place but S. Pierog asked to hold off on answering until later in the meeting..

John Toomey 44 Hebron Road agreed with everyone that was saying the people of Bolton have already spoken on who should fill the vacancy. When there is a rookie candidate running against an incumbent and comes within only two votes, the people have spoken.

N. Sullivan weighed in stating that she has been listening to what the public has been saying. She stated that she was sorry M. Eremita felt personally attacked at the last meeting. She stated that the candidate in question had not made any of the comments he felt insulted by so it was bold to say he would not vote for a Democrat based on broad statements made by different persons. She stated that she appreciated the compromise that M. Eremita and R. Morra put forward; however, it was not a compromise because it was an attempt to bring a candidate forward that hasn't been chosen by the voters. The candidate that won the election knew she would not stay on the board, she had ample opportunity to withdraw.

N. Sullivan made a motion to nominate Kim Miller for the board. S. Pierog seconded.

R. Morra responded by saying that he had nothing against the candidate in question but it was the Republican candidate who won to the point where she was going to be seated. He said that by putting the Democratic candidate on the board, it would disenfranchise all those who voted for the Republican.

N. Sullivan agreed that if this had been six months from now, the board suggesting new candidates would suffice, however the winner of the seat resigned two weeks from the election, after being sworn in and without attending a meeting..

R. Morra held firm on his position stating that the proper way to go about this was his suggestion to bring forth a compromise candidate.

S. Pierog called for a vote on the nomination of Kim Miller to fill the vacancy. Vote 2:2:0, Pierog and Sullivan voted in the affirmative, Eremita and Morra voted in the negative..

Pete Bradley, Norma's Way stated that it seemed like the argument was going nowhere. He asked if the board had any thoughts on how to resolve this and work together. He said that the election results should mean something and asked if a special election was really necessary to answer that question. He asked that they recognize that the voters have spoken.

S. Pierog reminded that the board has until January 2nd to take positive action. Going back and forth with R. Morra, S. Pierog gave an example from the town of Somers who tried to avoid a special election which ended up being very costly for the town. In the end, the losing candidate took the case to court and ended up being seated for the last fifteen years. She asked who his proposed candidate was for a compromise which R. Morra said he did not have one.

Bruno Simonetti Brian Drive stated that upon first hearing about the coin flip, he thought it was unique and good to show bipartisan fairness between the two parties. He stated that it's difficult for someone to put themselves out there and willingly want to do this job. He said that if they're willing to put in the work, they should be given the work. In the past, he has had to twist arms to get people to join and the process for this should be cut and dry. He applauded R. Morra for his attempt at compromise but asked that they get on the same page.

Leslie Shea Green Hill Drive spoke up about her run against B. Simonetti and being beat by four votes. She asked that they hold a special election.

Kim Welch Vernon Road said that she is embarrassed of the fact that they aren't able to let democracy rule. She said it's difficult to explain to her two young voters the situation.

R. Morra moved to table to subject until the regularly scheduled January meeting. N. Sullivan Seconded. Vote 4:0:0.

5. Adjournment

S. Pierog adjourned the meeting at 8:30PM.

Respectfully submitted,


Kelly Martin, Recording Secretary

Please see minutes of subsequent meetings for approval of these minutes and any corrections hereto.

**Board of Selectmen
January 2, 2018 Meeting Minutes**

The Board of Selectmen held its regular meeting on January 2, 2018, at the Town Hall with the First Selectman Sandra Pierog presiding. Also in attendance were: Selectmen Michael Eremita, Robert Morra and Nicole Sullivan; Administrative Officer Joyce Stille; and approximately 30 members of the public.

1. Call to Order.

S. Pierog called the meeting to order at 7:00 p.m.

2. Public Comment.

None.

3. Approval of Minutes:

A. December 5, 2017 Public Hearing.

A motion was made by R. Morra, seconded by M. Eremita, to approve the minutes as presented. Motion unanimously passed.

B. December 5, 2017 Meeting.

A motion was made by R. Morra, seconded by N. Sullivan to approve the minutes with the following corrections: throughout minutes Elizabeth S. "Kruegar" should be "Krueger". Number 9, last sentence- R. "hardy" should be "Hardy". Motion unanimously passed.

C. December 19, 2017 Special Meeting.

A motion was made by R. Morra, seconded by N. Sullivan, to postpone approval of the minutes until the board has a chance to review them. Motion unanimously passed.

4. Correspondence: S.Pierog Resignation from Heritage Farm Commission.

A motion was made by R. Morra, seconded by N. Sullivan, to accept the resignation from S. Pierog from the Bolton Heritage Farm Commission and, thanked S. Pierog for her time and commitment to the commission over the years. Motion unanimously passed.

5. Unfinished Business: Consider and Act on Board of Selectmen Vacancy.

S. Pierog opened the floor for discussion. E. Steele, Williams Road, stated that he believes the replacement should be a consensus candidate and it would be undemocratic to not let the voters make the decision.

R. Morra made a motion to appoint Tom Fiorentino to fill the vacancy on the Board of Selectmen. Mr. Fiorentino is currently on the Board of Assessment Appeals and has served on the board for 15 years. R. Morra shared that Mr. Fiorentino is unaffiliated but has been supported over the years by both the Democratic and Republican parties. He stated that Mr. Fiorentino has considerable knowledge and background in town government.

Mr. Eremita seconded the motion stating that Mr. Fiorentino would be an asset.

S. Pierog said that she had previously stated that any candidate needed to attend the meeting to permit discussion between the board and the proposed candidate. Since Mr. Fiorentino was not present, she could not support the motion. She also commented that the voters elected three women to the board.

N. Sullivan stated that she had not met Mr. Fiorentino and believed that the current board should support the candidate that had run for the Board of Selectmen by honoring the voters' choice. Otherwise, Selectmen should put it back to the voters to decide. She added her concerns about the process and Ms. Krueger's intentions when she ran and was elected to the Board of Selectmen, not First Selectman. M. Eremita stated that Ms. Krueger had run for the Board of Selectmen in good faith. No dishonesty existed. He added that the process that is laid out in the charter and statutes is the process that is being followed.

S. Pierog agreed that she did not really know Mr. Fiorentino.

R. Morra stated that Mr. Fiorentino had to work and was unable to attend the meeting but that he had a proven record in Bolton.

Peter Bradley, Norma's Way, expressed his concerns since half the board did not know Mr. Fiorentino.

Trish Brudz, Hanover Farms Road, asked if Mr. Fiorentino could serve on the Board of Assessment Appeals and Board of Selectmen.

R. Morra stated that he could serve on both.

Barbara Amodio, Volpi Road, asked why not Kim Miller for the vacancy?

R. Morra responded that Mr. Fiorentino is a compromise to fill the position.

N. Sullivan responded that by statute it does not need to be a republican.

Mr. Morra stated that Mr. Fiorentino ran on the democratic ticket for years. When not supported by them in this election, the republicans endorsed him and his affiliation became unaffiliated.

Mary Terhune, School Road, stated her support for Ms. Miller since the Town is traditionally not faced with a situation where votes are tied and the coin toss is the only reason she is not on the board.

Mr. Morra responded that representation should include all sides not just democrats.

N. Sullivan stated Ms. Miller was unaffiliated prior.

Paula Meyers, Country Club, asked if she was unaffiliated, would she be a possible candidate?

P. Bradley noted that Mr. Fiorentino, unaffiliated, was not acceptable and no democrat including Ms. Miller was acceptable. He questioned the logic of Mr. Fiorentino over Ms. Miller.

Cheryl Udin, Keeney Drive, added that the position now vacant had been held by a woman.

M. Eremita responded that gender had not been part of the decision to put forward Mr. Fiorentino.

R. Morra stated that the decision to put forward Mr. Fiorentino was not gender related. It was tied to the candidate and his record. Further, he asked that debate be between Board of Selectmen members only.

Adam Teller, Elizabeth Road, shared that there should be respect for all people who run for office. Residents voice opinions at the polls, making Ms. Miller the only person who should fill the vacancy. He was not sure why or how Mr. Fiorentino was chosen to fill the vacancy. He

shared his concerns about the process and supported sending filling the vacancy back to the voters if the Selectmen could not agree.

Karen Bergin, South Road, added that the public should be a part of the process and, only a couple of people should not appoint the individual.

John Treat, Bolton Center Road, asked if there was any other candidate.

S. Pierog responded that at the last meeting, motion to appoint a candidate failed.

A motion was made by N. Sullivan, seconded by S. Pierog, to move the question. Motion unanimously passed.

S. Pierog called for a vote on Mr. Fiorentino filling the vacancy on the Board of Selectmen.

Motion failed with Mr. Morra and Mr. Eremita voting yes and, S. Pierog and N. Sullivan voting no. No other candidate at this time. S Pierog will send a letter to the Town Clerk stating that the Board of Selectmen did not fill the vacancy. The Town Clerk will notify the three republican Town Officers (Catherine Peterson, Robert Morra and Michael Eremita) that they now have 60 days from the resignation to fill the vacancy. A petition for a special election may also occur.

6. New Business:

A. Consider and Act on Deputy First Selectman.

Any action was postponed.

B. Charter Oak Greenway Shared Use Path and Path Extension.

S. Pierog shared information on the DOT informational meeting held on December 6th.

Information is posted on the Town's website including the questionnaire.

J. Stille added that the construction project was in winter shut down although they will continue to do tasks as weather permits. Tom Manning, School Road, suggested that a study committee be formed to look at better access for cyclists to use roads such as Bolton Center Road. This may include jersey barriers, striping and signage.

R. Morra responded that the Trails Committee works on items such as this but Bolton Center Road being a state road is not directly something the Town could change.

Gwen Marrion, Maple Valley Road, asked the Trails Committee be kept informed of trail related items in between the committee's meetings.

Matthew Cooley, Vernon, shared his concerns about safely being able to get off and on trails. Not many safe access points exist.

Ernie Pierog added that there were not any bicycle supply or repair shops close to us at all.

J. Stille stated that this is a niche for economic development that has been noted and suggested for both Route 6 and 44.

C. Lower Bolton Lake Status Report.

S. Pierog shared that she and J. Stille had met with Shelly Jewel, President of Friends of Bolton Lake, Lake Commissioner Kim Welch and Representative Robin Green to review the substantial lake work completed to date, continued monitoring, Towns ongoing commitment and joint cooperative efforts.

D. FY18 Budget.

J. Stille shared that current year’s budget is 43.88% expensed. The impact of the recent storms and cold weather will begin to appear in next month’s budget summary. For tax collection, personal property and real estate taxes collected through November 30, 2017 is at 99.94% of the 98% listed in the budget.

E. FY19 Budget.

J. Stille shared the schedule of budget workshops with one change. The January 16th workshop has been cancelled and the Highway Department will be part of the February 13th workshop.

F. Consider and Act on Budget Transfers and/or Appropriation Requests.

A motion was made by R. Morra, seconded by M. Eremita, to approve the transfer of \$4,500.00 from the Tax Collector’s other payroll line item to the Fringe Benefits unemployment line item. This is to cover unemployment claims which exceed the budget. Due to a vacancy in the part time Tax Collector shared position, funds are available in the other payroll line item. Motion unanimously passed.

G. Consider and Act on Federal Fiscal Year 2017 State Homeland Security Grand Funding Resolution.

A motion was made by M. Eremita, seconded by R. Morra, to approve the following resolution:

RESOLVED, that the Town of Bolton Board of Selectmen may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Sandra Pierog, as First Selectman of Town of Bolton Board of Selectmen is authorized and directed to execute and deliver any and all documents on behalf of the Town of Bolton and to do and perform all acts and things which she deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

Motion unanimously passed.

7. Ongoing Business:

A. Subcommittee Reports.

None. S. Pierog reminded the board about the upcoming 3 board meetings, January 22nd on insurance and January 31st on Columbia outreach.

B. Properties and Facilities.

None.

C. Revenue Sources.

J. Stille shared information on state reductions/hold backs versus our tax revenue including the one mil increase. Just considering these items, the Town is still at \$43,906 positive position. This does not take into account any other revenues or unanticipated additional appropriations

that may occur.

8. First Selectman's Report:

A. Tax Deferral Program for the Elderly Ordinance.

S. Pierog reported that due to the holidays, we have not finalized our consultation with the Town Attorney as to if another public hearing is necessary.

B. Other Updates.

S. Pierog shared that Ray Hardy had moved one of the bobcat traps to the Warner's Swamp area.

9. Administrative Officer's Report:

A. Moody's Report.

J. Stille shared that as a result of the conference call and information provided to Moody's, the Town of Bolton has maintained its bond credit rating. Moody's cited the Town as benefitting from a stable financial position supported by formal policies, conservative budgeting and willingness to raise taxes.

B. Nathan Hale Greenway.

J. Stille reported that the consultants, BSC Group, will hold informational meetings on thier work to date on January 18th in Coventry and January 25th in Bolton. Information will be posted on the Town's website and in the Bolton Bulletin. In addition, she reported that the property boundaries had been posted in Bolton and Coventry as part of this project.

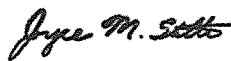
10. Appointments.

A motion was made by R. Morra, seconded by M. Eremita, to reappoint Richard Hayes Jr. to the Bolton Lakes Water Pollution Control Authority. Term is to 12/31/20. Motion unanimously passed.

11. Adjournment.

A motion was made by R. Morra, seconded by M. Eremita, to adjourn. The meeting ended at 8:14 p.m. Motion unanimously passed.

Respectfully submitted,



Joyce M. Stille
Administrative Officer

Please see minutes of subsequent meetings for corrections to these minutes and any corrections hereto.

The Board of Selectmen held a budget workshop on January 23, 2018 at the Notch Road Municipal Center with First Selectman Sandra Pierog presiding. Also in attendance were: Selectmen Michael Eremita, Robert Morra and Nicole Sullivan; Administrative Officer Joyce Stille; and Board of Finance member Richard Tuthill. John Butrymovich, Buildings and Grounds Supervisor was present for discussion on the Town Buildings Operations Budget. Carrie Concatelli, Director of Senior and Social Services, was present for discussion on the Senior Services and Public Health Budgets.

1. **Call to Order.**

The workshop began at 7:08 p.m.

2. **Discussion on FY19 Budget:**

Building and Grounds Department

J. Butrymovich explained all of the Town Building Operations Budget line items. Key points were:

- Heating Fuel – based on CNG estimates since we do not have even a year’s history. Prior years were \$100,000 plus. Last year was less due to mild winter and stopping fuel deliveries in January/February due to natural gas.
- Postage-rate increase.
- Electricity – 6.9% distribution rate increase. Also includes pay down on energy efficiency upgrades.
- Telephone – security/fire alarm monitoring systems now require two hard lines (not cellular).
- Capitol priorities – Town Hall painting and Herrick Park doors.

The group also discussed a proposal to stain the Bolton Heritage Farm house for \$7,880.

Senior Services and Public Health

C. Concatelli started with the Public Health Budget. The contracts line item covers the health district and VNA fees. The group then discussed the Senior Services Budget. The part-time payroll was reduced to reflect the current and projected service use. Challenges include increased social services needs and reductions in state/federal programs. Currently looking at possibility or shared regional approach for drivers.

Other Budgets

The group reviewed the following budgets with highlights noted:

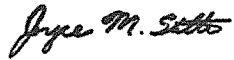
1. Administration: primarily payroll increases, Board of Selectmen and Administrative Officer voted in June/July.
2. Professional/Technical services: portion of increase is for mandatory full revaluation; details of professional/technical services line item reviewed; and MS-4 regulations compliance.
3. Finance Department: payroll increase.
4. Auditing: contract increase.
5. Assessor: primarily payroll increase.
6. Tax Collector: only payroll changes, replacement staff person starts at lower rate.

7. Data Processing: largest increase in contracts – covers finance, technology, permitting, tax and assessor software as well as smaller other items.
8. Town Clerk: Payroll changes and small increases on contracts and professional/business training.

3. Adjournment.

The workshop ended at 8:45 p.m.

Respectfully submitted,



Joyce M. Stille
Administrative Officer

Please see minutes of subsequent meetings for corrections to these minutes and any corrections hereto.

The Board of Selectmen held a budget workshop on January 30, 2018 at the Town Hall with First Selectman Sandra Pierog presiding. Also in attendance were: Selectmen Michael Eremita, Robert Morra and Nicole Sullivan; Administrative Officer Joyce Stille; and Board of Finance member Richard Tuthill. Fire Chief Bruce Dixon, Deputy Chief Peter Morra, Interim Fire Marshal Jim Rupert, Fire Commissioner Robert Langton, and Fire Commission Chair Cheryl Udin were present for discussion on the Fire Commission and Fire Marshal Budgets. Library Director Elizabeth Thornton and Library Board members Polly Silva and Rebecca Holliman were present for the discussion on the Library Budget.

1. Call to Order.

The workshop began at 7:03 p.m.

2. Discussion on FY19 Budget:

Fire Commission and Fire Marshal.

Chief Dixon discussed the Fire Department Budget first. The proficiency fund includes a 3% increase. The other major increase listed in 2 line items is for mileage reimbursement (IRS rate 54.5 cents per mile) for EMT and fire fighter training. Mileage is currently listed in the Administration Budget for all. The group also discussed capital needs which included some type of permanent stairway to the department’s second level storage and the need for a building addition or location offsite.

For the Fire Marshal Budget, all increases are related to the replacement of the retired Fire Marshal. The goal is to develop a plan by the end of June for the replacement of the Fire Marshal. J. Rupert shared that approximately 100 places require inspection but not all 100 yearly. He added that he believed the salary for the Fire Marshal’s position in similar neighboring Towns ranged from \$17,000 to \$25,000. J. Stille reviewed three options for permanently filling the position: hire a part-time person, either retired or works for another town; share the position with another Town (contract for services); or permanently utilize existing staff. The group agreed that improving and maintaining a higher level of services was necessary.

Library

E. Thornton reviewed the Library Budget and many services offered. The payroll line items increase due to wage increases. The majority of the contracts line items increase due to wage increases. The majority of the contracts line items is for the Bibliomation contract. The equipment line item will be used towards additional shelving. State funding of programs including transportation for book sharing between libraries is a concern. Statistics on the library were also shared.

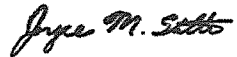
Other Budgets

- 9. Insurance: for our property and liability with CIRMA, we are in a 3% rate stabilization program; self-insurance covers our deductible.
- 10. Probate: based on Manchester quote.
- 11. Elections: based on 7 voting events during the year.
- 12. Board of Finance: no change.
- 13. Public Building Commission: no change.

20. Police: includes funding at 100% for 2 troopers and full benefit increase.
Discussion included looking at coverage options for the Town.

3. Adjournment.

Respectfully submitted,

A handwritten signature in black ink that reads "Joyce M. Stille". The signature is written in a cursive style with a prominent initial "J".

Joyce M. Stille
Administrative Officer

Please see minutes of subsequent meetings for corrections to these minutes and any corrections hereto.

The workshop ended at 8:45 p.m.

G.D.

FY18	1/31/2018	Budget	Expense YTD	Balance	Encumbrance	Unexpended	% Expensed	FY17	FY16	FY15
4107	DEPARTMENT: Administration - 4107	\$282,713.00	\$158,089.70	\$124,623.30	\$555.00	\$124,068.30	56.12%	54.52%	58.29%	57.97%
4115	DEPARTMENT: Prof and Tech Svcs - 4115	\$278,450.00	\$70,274.09	\$208,175.91	\$18,394.69	\$189,781.22	31.84%	28.98%	34.40%	33.28%
4117	DEPARTMENT: Financial Administration - 4117	\$220,712.00	\$114,453.59	\$106,258.41	\$0.00	\$106,258.41	51.86%	51.11%	52.41%	60.12%
4125	DEPARTMENT: Auditing - 4125	\$23,000.00	\$0.00	\$23,000.00	\$0.00	\$23,000.00	0.00%	21.74%	16.67%	0.00%
4131	DEPARTMENT: Assessor - 4131	\$77,026.00	\$40,113.60	\$36,912.40	\$0.00	\$36,912.40	52.08%	51.30%	51.44%	54.37%
4135	DEPARTMENT: Tax Collector - 4135	\$91,684.00	\$45,424.27	\$46,259.73	\$1,019.24	\$45,240.49	50.66%	52.05%	57.77%	59.20%
4143	DEPARTMENT: Data Processing - 4143	\$109,851.00	\$58,145.00	\$51,706.00	\$380.00	\$51,326.00	53.28%	47.08%	53.96%	34.96%
4147	DEPARTMENT: Town Clerk - 4147	\$113,472.00	\$61,932.96	\$51,539.04	\$2,950.00	\$48,589.04	57.18%	53.77%	57.65%	56.86%
4157	DEPARTMENT: Property Insurance - 4157	\$131,088.00	\$81,517.81	\$49,570.19	\$0.00	\$49,570.19	62.19%	65.87%	60.73%	61.74%
4161	DEPARTMENT: Probate - 4161	\$5,280.00	\$0.00	\$5,280.00	\$0.00	\$5,280.00	0.00%	98.95%	94.60%	0.00%
4197	DEPARTMENT: Elections - 4197	\$39,107.00	\$12,950.41	\$26,156.59	\$0.00	\$26,156.59	33.12%	35.55%	30.26%	49.09%
4199	DEPARTMENT: Board of Finance - 4199	\$2,200.00	\$310.00	\$1,890.00	\$0.00	\$1,890.00	14.09%	20.45%	14.55%	15.11%
4399	DEPARTMENT: Public Building Commission - 4399	\$540.00	\$0.00	\$540.00	\$0.00	\$540.00	0.00%	12.04%	0.00%	0.00%
4505	DEPARTMENT: Parks/Town Building Ops - 4505	\$677,637.00	\$308,203.20	\$369,433.80	\$3,546.39	\$365,887.41	46.01%	44.16%	41.68%	48.02%
4201	DEPARTMENT: Police - 4201	\$365,293.00	\$1,211.82	\$364,081.18	\$0.00	\$364,081.18	0.33%	0.30%	0.76%	1.15%
4203	DEPARTMENT: Fire - 4203	\$179,032.00	\$62,304.36	\$116,727.64	\$45,496.10	\$71,231.54	60.21%	59.60%	56.91%	55.62%
4215	DEPARTMENT: Animal Control - 4215	\$3,500.00	\$3,000.00	\$500.00	\$0.00	\$500.00	85.71%	80.00%	0.00%	0.00%
4219	DEPARTMENT: Fire Marshal - 4219	\$14,724.00	\$5,346.73	\$9,377.27	\$0.00	\$9,377.27	36.31%	56.17%	52.41%	57.75%
4303	DEPARTMENT: Highways and Streets - 4303	\$991,064.00	\$496,221.44	\$494,842.56	\$82,459.27	\$412,383.29	58.39%	62.37%	63.37%	55.80%
4401	DEPARTMENT: Public Health Admin - 4401	\$33,240.00	\$13,842.18	\$19,397.82	\$0.00	\$19,397.82	41.64%	59.26%	58.28%	58.56%
4427	DEPARTMENT: Seniors / Social Services - 4427	\$160,977.00	\$78,597.53	\$82,379.47	\$4,946.08	\$77,433.39	51.90%	46.48%	59.45%	43.10%
1801	DEPARTMENT: Conservation - 1801	\$1,575.00	\$845.00	\$730.00	\$0.00	\$730.00	53.65%	45.13%	49.21%	50.46%
4503	DEPARTMENT: Recreation - 4503	\$33,185.00	\$0.00	\$33,185.00	\$0.00	\$33,185.00	0.00%	0.00%	0.00%	0.00%
4501	DEPARTMENT: Library - 4501	\$285,561.00	\$162,924.18	\$122,636.82	\$15,703.84	\$106,932.98	62.55%	63.09%	63.59%	65.97%
4151	DEPARTMENT: Land Use - 4151	\$270,408.00	\$132,867.16	\$137,540.84	\$5,625.00	\$131,915.84	51.22%	53.55%	52.13%	47.72%
4153	DEPARTMENT: Planning & Zoning - 4153	\$6,580.00	\$1,063.37	\$5,516.63	\$0.00	\$5,516.63	16.16%	15.78%	21.02%	17.48%
4155	DEPARTMENT: Zoning Board of Appeals - 4155	\$1,440.00	\$384.91	\$1,055.09	\$0.00	\$1,055.09	26.73%	4.51%	4.51%	0.00%
4163	DEPARTMENT: Inlands/Wetlands - 4163	\$2,235.00	\$736.16	\$1,498.84	\$0.00	\$1,498.84	32.94%	22.75%	18.19%	35.99%
4601	DEPARTMENT: Open Space - 4601	\$645.00	\$0.00	\$645.00	\$0.00	\$645.00	0.00%	0.00%	0.00%	29.46%
4603	DEPARTMENT: Economic Development - 4603	\$2,000.00	\$350.00	\$1,650.00	\$0.00	\$1,650.00	17.50%	32.00%	11.75%	18.75%
5100	DEPARTMENT: Fringe Benefits - 5100	\$836,429.00	\$487,843.90	\$348,585.10	\$0.00	\$348,585.10	58.32%	53.33%	52.96%	57.05%
4317	DEPARTMENT: Waste Collection - 4317	\$478,714.00	\$253,543.05	\$225,170.95	\$0.00	\$225,170.95	52.96%	49.84%	51.06%	51.66%
Totals		\$5,719,362.00	\$2,652,496.42	\$3,066,865.58	\$181,075.61	\$2,885,789.97	49.54%	49.67%	50.49%	50.14%

TAX COLLECTOR
12.30.2017

ESTIMATED FOR FISCAL YEAR 2018	ADOPTED	REVISED	COLLECTIONS YTD	REFUNDS	RETURNED CHECKS	Transfers	NET COLLECTION 12.30.2017	% COLLECTION FY 18 BUDGET
CURRENT YR. LEVY*	\$ 15,129,904.00	\$ 15,129,904.00	\$ 15,174,209.28	\$ (13,441.32)	\$ (19,454.23)	\$ 3,885.00	\$ 15,145,198.73	100.10%
MOTOR VEHICLE	\$ 1,262,803.00	\$ 1,538,971.00	\$ 1,180,386.73	\$ -	\$ (416.52)	\$ 722.98	\$ 1,180,693.19	76.72%
SUPP. MV LEVY	\$ 152,880.00	\$ 205,980.00	\$ 5,667.66	\$ -	\$ -	\$ -	\$ 5,667.66	2.75%
SUB TOTAL	\$ 16,545,587.00	\$ 16,874,855.00	\$ 16,360,263.67	\$ (13,441.32)	\$ (19,870.75)	\$ 4,607.98	\$ 16,331,559.58	96.78%
PRIOR YEARS	\$ 85,000.00	\$ 85,000.00	\$ 112,528.76	\$ (5,290.30)	\$ (1,000.00)	\$ (4,607.98)	\$ 101,630.48	119.57%
INTEREST & FEES	\$ 60,000.00	\$ 60,000.00	\$ 54,022.15	\$ -	\$ (80.75)	\$ -	\$ 53,941.40	89.90%
TOTAL	\$ 16,690,587.00	\$ 17,019,855.00	\$ 16,526,814.58	\$ (18,731.62)	\$ (20,951.50)	\$ -	\$ 16,487,131.46	96.87%

*Unlike previous years, this year's current year tax collection does not include Motor Vehicles

PREVIOUS YEAR CURRENT YR LEVY COLLECTED			
7.31.2016	8.31.2016	9.30.2016	12.31.2016
89.63%	99.35%	100.11%	100.90%
11.30.2016	10.31.2016	11.30.2016	100.72%
100.48%	100.48%	100.72%	100.90%
7.31.2017	8.31.2017	9.30.2017	12.31.2017
87.21%	98.97%	99.31%	99.94%
11.30.2017	10.31.2017	11.30.2017	100.10%
100.10%	99.79%	99.94%	100.10%
1.31.2017	2.29.2017	3.31.2017	6.30.2017
101.09%	100.21%	100.44%	100.74%
100.59%	100.59%	100.65%	100.74%
1.31.2018	2.28.2018	3.31.2018	6.30.2018
5.31.2018	4.30.2018	5.31.2018	6.30.2018
100.74%	100.74%	100.74%	100.74%

PROPOSED LEGISLATION ON A BUYER’S FEE ON THE CONVEYANCE OF REAL PROPERTY

The Town (through the First Selectman) was contacted by Amy Paterson, Executive Director of the Connecticut Land Conservation Council, to see if it would be interested in participating in a pilot program regarding real estate conveyance fees. For years there have been attempts to enact legislation that would increase the real property conveyance taxes collected by municipalities. The increase would remain in the Town in a separate account for the purpose of purchase, preservation and stewardship of open space. To date, there was not sufficient support to pass the proposed legislation because not all cities and towns wanted to participate. In response, a new act is being proposed which would permit the listed pilot Towns to decide on an individual basis to impose a conveyance fee. The details are in the attached draft.

Staff has reviewed the act and offers the following information:

- ❖ Legislative clarification is needed as to the \$150,000; it is intended that the additional buyer’s fee does not apply to the first \$150,000 of the transaction, only the excess amount (Amy agreed that this clarification was necessary).
- ❖ Clarification – should be “up to 1%” instead of “not more than 1%”. (Amy concurred).
- ❖ The act would allow for a broader use of the fund as determined by the Board of Selectmen than the current Open Space Fund (primarily subdivision open space fees) and would be a separate account.
- ❖ Fees collected go beyond the traditional open space uses, and could be used for water resources and farmland. For Bolton, this could create funding for lake management including treatments, forest management; and /or recreation facilities development.
- ❖ No additional state reporting is anticipated. The account becomes part of the annual audit.
- ❖ For future applicable grant applications, the funds could serve as the Town’s required match. Therefore, available funds are usually regarded by the grantors as a higher priority status than an application stating match to be determined.
- ❖ Possible concern is the potential impact on real estate sales over \$150,000 in Bolton. A table of Estimates of Buyer’s Fee Based on 2017 Actual Real Estate Sales is attached. It identifies the fee at different percentages up to 1%.
- ❖ Current conveyance tax is usually seller’s responsibility. This fee is proposed to be the buyer’s responsibility
- ❖ For Bolton, enactment would be by resolution.
- ❖ Agreeing to be a pilot Town now does not obligate the Board of Selectmen to ever enact the buyer’s fee (conveyance fee). It only permits the Town to impose the fee if it wishes. The Town could make future adjustments to the fee percentage (or eliminate it) if it desires. If Bolton is not a pilot Town and later wants to impose the fee, it would require legislative action.

To date, one community, Lyme, has agreed to be a pilot Town. To participate, the Bolton Board of Selectmen needs to act on being a pilot Town by Friday, February 16. Over the years, Bolton has served as a pilot Town on several occasions and the experience has been positive. Based on the information and data, recommendation is to be a pilot Town.

DRAFT

As of 1/19/18

AN ACT PERMITTING MUNICIPALITIES TO IMPOSE A BUYER'S FEE ON THE CONVEYANCE OF REAL PROPERTY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

(a) That the general statutes be amended to permit the municipalities of [insert name of individual towns] to (1) impose a buyer's fee on the conveyance of real property occurring on or after July 1, 2018, at the rate of not more than one per cent of the consideration paid by the buyer in excess of one hundred fifty thousand dollars, and (2) retain and keep such fee in a separate account for the purpose of the purchase, preservation and stewardship of open space, including water resources, farmland, and, at the discretion of the governing body, for repayment of existing or future municipal bonds obtained for funding the purposes enumerated in this section.

(b) Conveyances resulting in the preservation in perpetuity of open space land, forest or farm land shall be exempt from any fee imposed pursuant to the provisions of subsection (a) of this section.

(c) The fee imposed by subsection (a) of this section shall not apply to any deeds, transfers or conveyances enumerated in subsection (a) of section 12-498 of the general statutes.

Statement of Purpose:

To permit the municipalities of [insert name of towns] to impose a conveyance fee on certain real property sales in order to generate funds for the purchase, preservation and stewardship of open space, including water resources, farmland, and the repayment of municipal bonds obtained for this purpose.

Estimates of Buyer's Fee Based on 2017 Actual Real Estate Sales

CAF

Month	Selling Price	Conveyance	Buyer's	Buyer's	Buyer's	Buyer's
2017		Fee	Fee	Fee	Fee	Fee
		0.25%	0.10%	0.25%	0.50%	1%
January	\$ 224,900.00	\$ 562.25	74.90	187.25	374.50	749.00
	\$ 755,000.00	\$ 1,887.50	605.00	1,512.50	3,025.00	6,050.00
	\$ 75,000.00	\$ 187.50				
	\$ 255,000.00	\$ 637.50	105.00	262.50	525.00	1,050.00
	\$ 126,000.00	\$ 315.00				
	\$ 375,000.00	\$ 937.55	225.00	562.50	1,125.00	2,250.00
February	\$ 255,000.00	\$ 637.50	105.00	262.50	525.00	1,050.00
March	\$ 390,000.00	\$ 975.00	240.00	600.00	1,200.00	2,400.00
	\$ 200,000.00	\$ 500.00	50.00	125.00	250.00	500.00
	\$ 66,160.00	\$ 165.40				
	\$ 155,000.00	\$ 387.50	5.00	12.50	25.00	50.00
April	\$ 470,000.00	\$ 1,175.00	320.00	800.00	1,600.00	3,200.00
*	\$ 137,000.00	\$ -				
	\$ 145,000.00	\$ 362.50				
	\$ 150,000.00	\$ 375.00	0.00	0.00	0.00	0.00
	\$ 442,000.00	\$ 1,105.00	292.00	730.00	1,460.00	2,920.00
	\$ 170,000.00	\$ 425.00	20.00	50.00	100.00	200.00
May	\$ 26,400.00	\$ 660.00				
	\$ 185,000.00	\$ 462.50	35.00	87.50	175.00	350.00
*	\$ 109,000.00	\$ -				
	\$ 180,000.00	\$ 450.00	30.00	75.00	150.00	300.00
	\$ 95,000.00	\$ 237.50				
June	\$ 195,000.00	\$ 487.50	45.00	112.50	225.00	450.00
	\$ 334,000.00	\$ 835.00	184.00	460.00	920.00	1,840.00
	\$ 555,000.00	\$ 1,387.50	405.00	1,012.50	2,025.00	4,050.00
	\$ 278,000.00	\$ 695.00	128.00	320.00	640.00	1,280.00
	\$ 545,000.00	\$ 1,362.50	395.00	987.50	1,975.00	3,950.00
	\$ 275,000.00	\$ 687.50	125.00	312.50	625.00	1,250.00
	\$ 405,800.00	\$ 1,014.50	255.80	639.50	1,279.00	2,558.00
	\$ 345,000.00	\$ 862.50	195.00	487.50	975.00	1,950.00
	\$ 225,000.00	\$ 562.50	75.00	187.50	375.00	750.00
	\$ 315,000.00	\$ 787.50	165.00	412.50	825.00	1,650.00
	\$ 315,000.00	\$ 787.50	165.00	412.50	825.00	1,650.00
July	\$ 185,000.00	\$ 462.50	35.00	87.50	175.00	350.00
	\$ 161,000.00	\$ 402.50	11.00	27.50	55.00	110.00
	\$ 192,000.00	\$ 480.00	42.00	105.00	210.00	420.00
	\$ 232,000.00	\$ 580.00	82.00	205.00	410.00	820.00
	\$ 258,888.00	\$ 647.22	108.89	272.22	544.44	1,088.88
	\$ 59,900.00	\$ 149.75				

August	\$ 260,000.00	\$ 650.00	110.00	275.00	550.00	1,100.00
	\$ 232,000.00	\$ 580.00	82.00	205.00	410.00	820.00
	\$ 169,900.00	\$ 424.75	19.90	49.75	99.50	199.00
*	\$ 135,000.00	\$ -				
	\$ 73,500.00	\$ 183.75				
	\$ 243,000.00	\$ 607.50	93.00	232.50	465.00	930.00
	\$ 489,000.00	\$ 1,222.50	339.00	847.50	1,695.00	3,390.00
	\$ 445,000.00	\$ 1,112.50	295.00	737.50	1,475.00	2,950.00
	\$ 305,000.00	\$ 762.50	155.00	387.50	775.00	1,550.00
September	\$ 195,000.00	\$ 487.50	45.00	112.50	225.00	450.00
	\$ 135,000.00	\$ 337.50				
	\$ 450,000.00	\$ 1,125.00	300.00	750.00	1,500.00	3,000.00
	\$ 225,000.00	\$ 562.50	75.00	187.50	375.00	750.00
	\$ 310,000.00	\$ 775.50	160.00	400.00	800.00	1,600.00
	\$ 180,000.00	\$ 450.00	30.00	75.00	150.00	300.00
	\$ 293,000.00	\$ 732.50	143.00	357.50	715.00	1,430.00
*	\$ 440,000.00	\$ -	290.00	725.00	1,450.00	2,900.00
	\$ 339,000.00	\$ 847.50	189.00	472.50	945.00	1,890.00
	\$ 130,000.00	\$ 325.00				
	\$ 235,000.00	\$ 587.50	85.00	212.50	425.00	850.00
October	\$ 370,000.00	\$ 925.00	220.00	550.00	1,100.00	2,200.00
	\$ 248,000.00	\$ 620.00	98.00	245.00	490.00	980.00
	\$ 244,900.00	\$ 612.25	94.90	237.25	474.50	949.00
	\$ 405,000.00	\$ 1,012.50	255.00	637.50	1,275.00	2,550.00
	\$ 172,000.00	\$ 430.00	22.00	55.00	110.00	220.00
	\$ 290,000.00	\$ 725.00	140.00	350.00	700.00	1,400.00
	\$ 329,000.00	\$ 822.50	179.00	447.50	895.00	1,790.00
November	\$ 30,000.00	\$ 75.00				
	\$ 318,000.00	\$ 795.00	168.00	420.00	840.00	1,680.00
	\$ 340,000.00	\$ 850.00	190.00	475.00	950.00	1,900.00
	\$ 319,900.00	\$ 799.75	169.90	424.75	849.50	1,699.00
	\$ 630,000.00	\$ 1,575.00	480.00	1,200.00	2,400.00	4,800.00
	\$ 325,000.00	\$ 812.50	175.00	437.50	875.00	1,750.00
	\$ 217,000.00	\$ 542.50	67.00	167.50	335.00	670.00
	\$ 285,000.00	\$ 712.50	135.00	337.50	675.00	1,350.00
	\$ 215,000.00	\$ 537.50	65.00	162.50	325.00	650.00
December	\$ 322,800.00	\$ 807.00	172.80	432.00	864.00	1,728.00
	\$ 300,000.00	\$ 750.00	150.00	375.00	750.00	1,500.00
	\$ 537,900.00	\$ 1,344.75	387.90	969.75	1,939.50	3,879.00
	\$ 79,000.00	\$ 197.50				
	\$ 171,236.36	\$ 428.09	21.24	53.09	106.18	212.36
TOTALS	\$ 21,297,184.36	\$ 51,785.01	\$ 10,125.22	\$ 25,313.06	\$ 50,626.12	\$ 101,252.24

*Transfer was exempt from Conveyance Tax Under CGS 12-498 Exemption Code

The Finance and Administration Subcommittee held a meeting on January 23, 2018 at the Notch Road Municipal Center. Present were: First Selectman Sandra Pierog; Selectman Michael Eremita and Administrative Officer Joyce Stille.

1. CALL TO ORDER

The meeting began at 1:30 p.m.

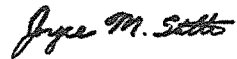
2. CAPITAL PROJECTS

The group reviewed the current capital plan, Town capital requests and 5 year capital plan. Town request for next year total \$1,783,860. Several items were moved to later years especially items related to the Notch Road Municipal Center. The Town Garage addition would be funded through LoCIP funds. The pickup truck for the highway department was changed to a 1 ton truck for "back up" capabilities. By consensus, the group agreed on a list of proposed projects to be funded and forwarded to CAPA. The requested projects and proposed projects are found in attachment A.

3. ADJOURNMENT

The meeting ended at 2:25 p.m.

Respectfully submitted,



Joyce M. Stille
Administrative Officer

Please see minutes of subsequent meetings for corrections to these minutes and any corrections hereto.

Projects Requested	Cost
Road Resurfacing	40,000
Plow Truck	125,000
Natural Gas Infrastructure	30,860
TH Paving	45,000
NRMC Brick	45,000
Town Radio System	21,500
ADA Improvements	15,000
NRMC Roof	130,000
Soccer Field - Herrick Park	30,000
BHF Buildings Restoration	25,000
Herrick Park Field Lights	290,000
Debt Service	30,000
Indian Notch Park Road & Lot	214,000
HP Doors	12,000
Highway 1/2 Ton Pickup	25,000
Service 134 Replacement F.D.	98,500
Town Hall Painting	34,000
Town Garage Addition	360,000
NRMC Overlay	35,000
Town Garage Overlay	25,000
Sr Center Carpeting	18,000
Playscape INP	35,000
Fire Truck Replacement	50,000
Fire Suppression/Water Supply	50,000
	1,783,860

Projects Proposed (No Priority Listing)	Cost
Road Resurfacing	40,000
Plow Truck	125,000
Natural Gas Infrastructure	30,860
Herrick Park Field Lights	30,000
Debt Service	30,000
HP Doors	12,000
Highway 1 Ton Pickup	40,000
Service 134 Replacement F.D.	50,000
Town Hall Painting	34,000
Sr. Center Carpeting	18,000
Fire Truck Replacement	50,000
Fire Suppression/Water Supply	50,000
	509,860

10. Appointments

- A. Reappoint Robert Morra - Easter Highlands Health District – (Alternate) 3 year appointment.
- B. Bolton Heritage Farm Commission Openings - (1) Full Vacancy (1 year term: expires July 1, 2019) and (1) Alternate Vacancy (2 year term: expires July 1, 2020).

Rhea Klein – Democrat 4 Bayberry Road

Raymond Marrion - Democrat 38 Maple Valley Road