

**Board of Selectmen
Special Meeting Minutes
Thursday, September 18, 2014
6:30pm Clifford B. Green Memorial Center**

Present: Rick Ives, Bob Kelleher, Joe Voccio and Melissa Bradley; Recording Secretary

Also Present: Putnam Selectmen; Doug Cutler, Owen Tarr and Scott Pempek, Delpha Very; Putnam EDC Director; Public Attendance: Kim Conroy, Buddy Conroy, Doug Leonard, Mary Beth Leonard, Marion Kervin, Theresa Lazure Media: WINY radio and the Bulletin

1. Call to Order: Mr. Ives called the meeting to order at 6:30pm.
2. Public Comment: None
3. Discussion and Action on Putnam Tech Park Negotiations: Mr. Ives introduces a revised contract he received this evening from Putnam. Mr. Kelleher is concerned why Putnam is unwilling to include a save harmless clause in the contract. Brooklyn could not escape liability or defense costs if a claim for damages was filed. Mr. Kelleher is also concerned with Article 2 section 1; the board did not intend to pay this upfront. It was agreed it would be funded over 20 years. Mr. Cutler states it is the same contract for all Towns and another Town has agreed to pay that way. Mr. Voccio suggests a separate document for each town referred to as a flow of funds agreement. Article 7, Mr. Kelleher would like to see a provision detailing what our obligation would be as to the remaining balance of our initial investment should we choose to withdraw for any reason. Mr. Cutler states this will be written in. Mr. Kelleher states there is no provision describing the method of voting on the advisory board. Mr. Voccio questions if an updated marketing study will be done. Ms. Very is satisfied with one already completed. She comments this is a regional project and did work with the State to see what was coming in and best for the area. Mr. Ives feels it is important to make regional commitments and this won't be the last one we see. Mr. Ives feels this should go to a Town Meeting and let the Town decide if they want to invest in this project. Bob Kelleher made a motion to set a Town Meeting for the purpose of accepting or rejecting the proposed contract with amendments as discussed with final approval of funds from the Board of Finance, with the recommendation from the Board of Selectmen, it be approved. Rick Ives seconded the motion. Mr. Kelleher questions if the Board of Finance votes to go forward, who will be the decision maker on the call of the meeting, specifically referring to the financing mechanism? Mr. Ives suggests it would be the First Selectman and Treasurer just as it is for everything else. Mr. Voccio does not feel every detail is established and finalized for the call of the meeting. Also, if other Towns join in, they may make provisions to the contract that we will have to approve. Mr. Voccio feels the motion should be amended to appoint the First Selectman as chief negotiator. Mr. Ives suggests going to the Board of Finance

next week and then the Board of Selectman can make their decision after they decide. Mr. Kelleher rescinds his motion. Mr. Ives seconds. Mr. Ives will ask the Town Attorney to draw up the call of the meeting and any other documents necessary to execute this agreement. Mr. Ives made a motion that the Board of Selectman sends this to a Town Meeting to accept the contact as amended subject to Town Attorney drawing the call that authorizes the First Selectman to negotiate and execute all instruments and contacts associated with this deal. Bob Kelleher seconds the motion. Town meeting will be set tentatively for October 9th subject to the availability of the school. Motion passed 2-1 (Voccio).

4. Public Comment

- Theresa Lazure states this should go to a ballot vote. She does not feel this is a benefit to Brooklyn or anyone now for the next twenty years. It should not be left up to 30 or 40 people to make this decision; it should be at a ballot vote. Mr. Kelleher states a petition can be received 48 hours before the meeting with 200 signatures.
- Kim Conroy questions the cost of a referendum. Mr. Ives states about \$2,500.00.
- Doug Leonard references a state statute that requires this to go to a Town Meeting. He states the vote is meaningless if the terms are not made clear to the voters. The conditions to funding should be more specific and a cap should be placed on payments and funding. This should all be drafted prior to voting and available to residents for review.
- Ron Ventura thanks the Selectmen for their work and efforts and is impressed for the time devoted to this. This is a good format to follow, putting the vote out to residents to consider and make a good decision. This is a pay forward deal and is good for the Town and good for the voters, generally speaking, once the rest of the details are finalized. There is no need for a machine vote; the Town Meeting is our traditional way. There are millions of dollars spent yearly with just a hand vote. This is a step forward, sharing revenue regionally, and will benefit us.
- Marion Kervin questions how many lots are for sale. Mr. Ives answers 4. 2 of the 6 are going to the YMCA. The market plan is from 2011, why is it an issue to get an updated one? Ms. Very feels this is a very detailed executive summary and does not feel another one is necessary. Ms. Very states Ms. Kervin did receive this document. Ms. Kervin questions the ash fill in the development and the impact on traffic this will have. Mr. Pempek has looked into this and does not feel it is an issue. Wheelabrator has also discussed moving their trucks in and out at night time. Ms. Kervin reiterates she still believes we should have a promise or intent to buy on the lots. She questions the tax revenue on a lot. Mr. Voccio states it was approximately \$4,000 per lot. Ms. Kervin's concern is if the lots are not sold, we will be in debt and also requests the Town Attorney to be at the Town Meeting. Mr. Ives agrees to ask and does not feel there is a need to go a referendum.

5. Adjourn: Joe Voccio made a motion to adjourn the meeting. Bob Kelleher seconded the motion. Meeting adjourned at 8:15pm.

Respectfully Submitted;

Melissa J. Bradley
Recording Secretary