

**MIDDLEFIELD BOARD OF SELECTMEN**  
**405 Main Street**  
**Middlefield, Connecticut 06455**

Minutes of the June 22, 2021 Regular Meeting

Call to Order

Ed Bailey called the meeting to order. Ed Bailey, Carol Bufithis, and Bob Yamartino were present.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

Make the following additions:

18.a DMIAAB passes for volunteers

18.b Road issue – West Street

***Bob Yamartino made a motion, second by Carol Bufithis, to approve the agenda as amended.  
Motion carried.***

Add the following:

18.c Approve Roster for the Beseck Lake Environment Committee effective July 1, 2021.

***Ed Bailey made a motion, second by Carol Bufithis, to approve the agenda as amended.  
Motion carried***

Public Comment

Jen Huddelson discussed the issue of Japanese Knotweed growing along many Town roads and strategies for controlling this invasive species.

Kim Previti discussed the purchase of 31 Kikapoo Road with Board.

Approval of Minutes of the Board of Selectmen

a. May 18, 2021 – Regular Meeting

***Carol Bufithis made a motion, second by Bob Yamartino, to approve the minutes of the May 18, 2021 Regular Meeting of the Board of Selectmen. Motion carried.***

Natural Hazard Mitigation Plan Presentation – Margo Burns RiverCOG

***\*\*Zoom Recording begins during Ms. Burns presentation.***

Margo reviewed the purpose of and projects involved with the Natural Hazard Mitigation Plan to help municipalities “weather the storm.” She also discussed grants available to fund those projects.

Approve Resolution concerning the “2021 Lower Connecticut River Valley Hazard Mitigation Plan Update”

Add the following language:

BE IT FURTHER RESOLVED, that Edward P. Bailey as First Selectman, of the Middlefield, is authorized and directed to execute and deliver any and all documents and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the Hazard Mitigation Plan including, but not limited to, executing and delivering all agreements and documents contemplated by such Plan.

***Bob Yamartino made a motion, second by Carol Bufithis, to approve the attached Resolution: “2021 Lower Connecticut River Valley Hazard Mitigation Plan Update” with the added language as noted. Motion carried.***

COVID-19 Update

Mr. Bailey noted that he had recently met with the Health Director of the Plainville Southington Health District. Our district has had 14 cases this month, of which 4 cases were from one family. The vaccination rate in Middlefield is currently about 60% which is ahead of the state average. The district has held a few vaccine clinics that unfortunately saw low turnout despite offering incentives to attend. A clinic will be held in July at Lyman Orchards and a \$10 gift card will be given to those who attend and get the vaccine.

Discussion continued around vaccination rates and concerns around the Delta variant.

### RSD-13 Update

♪ "School's Out for Summer" ♪ Ed attended the graduation ceremony at Cuginchaug High School last week. The class of 2021 received a nice send off, 129 total graduates with 41 from Middlefield.

Bob reported that they had their first in-person Board of Education meeting two weeks ago. The superintendent of schools reviewed his 100-day rundown on his assessment of where the district stands including the support the district receives from the towns and various boards of the towns as well as the demographics of the district. Bob stated that Dr. Schuch spoke about the closing of Lyman school and the necessity for it. It appears that the question will be brought to the towns for the November election.

In closing Ed reported that our high school principal, Brian Falcone, has resigned after seven years of service. Mr. Falcone was well liked and will be missed by all.

### FY22 Budget Update

The budget was approved and Ed was pleased to announce that we will be starting off Fiscal Year 2022 with a surplus. ECS funding was not cut as previously anticipated and the State-Owned Property Pilot was funded which had not happened in the past. The town is now required to maintain Cyber Insurance and the premium came in under budget also as the town scored very well for exposure.

### Zoning Enforcement and Inland Wetland Enforcement Ordinances

Ed provided the ordinances to the board for review. He expects that at their next meeting they will discuss the ordinances and vote on them to be approved and brought to Public Hearing and Town Meeting. The ordinances will allow for the town to be better equipped to address violations to our zoning and inland wetland regulations.

### Approve New Street Sign Design

Ed shared an image of the proposed street sign design. The signs will be constructed of heavy gauge aluminum and will reuse as many of the existing posts as possible. The DOT regulates road sign colors and allows for blue, green, or brown. Ed selected blue as many of our other signs throughout town feature the color blue. Some of the road signs will include our town seal. Bob questioned the cost of the project. Ed did not have exact numbers available as the cost of the signs will vary depending on size and if they include the seal. He anticipates the cost to be in

the range of \$5,000 to \$10,000. The board liked the blue and white design and the inclusion of the seal.

***Carol Bufithis made a motion, second by Bob Yamartino, to approve the new street signage design as presented. Motion carried.***

#### Offer to purchase lot at 31 Kikapoo Road

Mr. Bailey received a letter offering to purchase town owned property at 31 Kikapoo Road from the neighboring property owner, Kim Previti. The town acquired the property through a tax foreclosure and the house on the property burned down three or four years ago. There was also a garage on the property that was considered a hazard that needed to be torn down. The town covered the expenses for demolishing the garage as well as the costs associated with the removal of the debris from the burned down home. The town placed liens on the property for those costs. Ed felt that the offer that he received was below market value considering the liens currently in place, the back taxes owed, as well as the fact that the property already has a well and septic connection. He would like to get an updated appraisal that reflects the fact that the lot already has the well and septic. Ed noted that there are two ways to proceed with selling the property. First, Ed would like to negotiate with the interested party to come to an agreement on the price and then bring that offer to town meeting. Alternatively, the town could accept sealed bids with a minimum price based on the appraised value.

Ed stated that he felt it best to move forward with an appraisal and then negotiate with the buyer. Once an agreement was reached that could be brought to the Board of Selectmen to approve and then bring it to town meeting. Bob felt that the parcel is relatively unknown, unlike the Powder Ridge property that had been sold by the town many years ago. Bob felt that in this situation collecting sealed bids with a minimum price would be the fairest path. Once the appraisal was complete the board could meet in Executive Session to discuss the price, offer, and appropriate course of action. All members of the board were in agreement with Bob's suggestion. Kim Previti closed by stated that she made the offer in order to get this process in motion as they have been interested in purchasing the lot for many years.

#### American Recovery Act Funding

Middlefield has received the first installment of American Recover Act Funding, \$647,243.00, half of our total allotment of \$1.294M. These funds include our County Designated funds. Ed continues to work on a list of uses for these funds. Some options include replacing the pump station at Brookside Drive, hiring of an Economic Development Coordinator, Grants to Youth and Family services as well as the Giving Garden to assist with local food insecurities, and to

Social Services who provide Emergency help for fuel and food assistance. Ed hopes to also find ways to give back to our local businesses by providing grants for Capital Improvements. The town has to spend these funds by September 30, 2024. Discussion continued around the rules and scenarios for using these funds and other possible projects to apply them to.

#### Tree Removal at Community Center

While the parking lot does need to be repaired and re-paved and the trees do pose a challenge to that project the trees will not be cut down.

#### Middletown Area Transit and Nine Town Transit merger

Ed reported that the merger is slowly coming together with ConnDOT being agreeable so far. Ed feels that they should be able to follow the timeline that was previously established with ConnDOT with the tentative deadline in August. He again explained that there will be a maintenance facility constructed in Middletown with more modern features including proper sized garage bays as well as proper facilities for men's and women's locker rooms.

#### Tax Refunds

***Carol Bufithis made a motion, second by Bob Yamartino, to approve the Tax Refunds as read into record and attached. Motion carried.***

#### DMIAAB passes for volunteers

Last year Bob proposed a celebration for the fall of this year for volunteers of various boards and commissions. Since there is funding available and there likely will not be a celebration this fall Bob suggested the funds to be used for a voucher that recipients could then use to pay for their DMIAAB sticker. Ed noted that a \$50.00 gift card might be a better option as there are likely board members who don't use DMIAAB. Discussion continued about possibly changing the date of the celebration and other options to celebrate these much-appreciated volunteers.

#### Road Issue – West Street

Carol felt it was important to note that the rail crossing at West Street is in terrible shape, so bad that she has stopped travelling on that road altogether. She inquired whose responsibility it was to repair the deep ruts over the tracks. Ed explained that the crossing is the responsibility

of the Railroad to repair the crossing. Ed stated that he would reach out to highway Foreman, Jason Wickham, to see what if anything his crew could do to improve the crossing.

#### Approve Roster for the Beseck Lake Environment Committee

***Ed Bailey made a motion, second by Carol Buifithis, to approve the roster of members of the AD Hoc Beseck Lake Environment Committee effective July 1<sup>st</sup>, 2021 as read into record and attached. Motion carried.***

#### First Selectman's Report

Ed briefly touched on the following:

We now have a town employee at the Lake Beseck Boat Launch who has been educating people using the launch on cross contamination from boats and trailers. Ed has stopped by while the employee is there and said they have been very helpful.

Ed joined a Racial Equity for Municipalities Employment meeting which was very educational. He has also been joining National League of Cities webinars. He continues to work with RiverCog on several initiatives such as the possibility for Regional Assessor's.

Ed noted that our Assessor, Christine Barta, has retired. The town is offering the position as full time in order to entice a candidate.

No further discussion was had.

#### Adjournment

***Bob Yamartino made a motion, second by Carol Buifithis, to adjourn the regular meeting of the Board of Selectmen. Motion carried unanimously.***

Respectfully submitted,

*Tonya Hogan*

Tonya Hogan  
Assistant Town Clerk

Minutes Approved \_\_\_\_\_

Confirmed by \_\_\_\_\_

A RESOLUTION concerning the

2021 Lower Connecticut River Valley Hazard Mitigation Plan Update  
Dated May 2021

RECEIVED FOR RECORD ON 6/24/21  
@ 11:35am AND RECORDED BY  
Tonya Hogan Asst  
TOWN CLERK

For the purpose of adopting the Regional Hazard Mitigation Plan as required by the Federal Emergency Management Agency in order to be eligible for certain Federal assistance for any natural hazards.

WHEREAS, the Robert T. Stafford Disaster Relief and Emergency Assistance Act, at 42 U.S.C. § 5165, and 44 CFR Part 201.6 of the Federal Disaster Mitigation Act of 2000, require the municipalities to adopt a mitigation plan in order to be eligible for grants to implement certain mitigation projects; and

WHEREAS the Lower Connecticut River Valley Council of Governments (RiverCOG) municipalities have experienced past flooding and other natural hazard events that pose risks to public health and safety, may cause serious property damage, and a plan is needed to address the results of these events: and

WHEREAS the planning process fostered by the Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security, and set forth by the Federal Emergency Management Agency, offers the opportunity to consider natural hazards and risks, and to identify mitigation actions to reduce future impacts of such hazards; and

WHEREAS the State of Connecticut has provided federal Hazard Mitigation Assistance program funds to support development of the mitigation plan; and

WHEREAS a Hazard Mitigation Plan (the "Plan") has been updated by the Hazard Mitigation Planning Committee and staff from RiverCOG and 15 of its municipal members, including the Town of Middlefield; and

WHEREAS the Hazard Mitigation Plan recommends several mitigation actions that will help minimize and reduce safety threats and damage to private and public property; and

WHEREAS a public meeting was held on June 22, 2021, to present the Plan and proposed mitigation actions and to solicit questions and comments.

NOW THEREFORE BE IT RESOLVED by the Board of Selectmen of Middlefield, Connecticut, that the Hazard Mitigation Plan, including Volume I and the annex for our municipality, is hereby adopted.

BE IT FURTHER RESOLVED that the municipal offices identified in the Plan are hereby directed to pursue implementation of the recommended priority actions that are assigned to their agencies.

BE IT FURTHER RESOLVED that any action proposed in the Plan shall be subject to and contingent upon budget approval, if funding is required, and this resolution may not be interpreted so as to mandate any such appropriations.

BE IT FURTHER RESOLVED that the Department of Emergency Management is designated to coordinate with other offices and entities and shall periodically report on the activities, accomplishments, and progress, and shall prepare a progress report as required by the Federal Emergency Management Agency.

BE IT FURTHER RESOLVED, that Edward P. Bailey as First Selectman, of the Middlefield, is authorized and directed to execute and deliver any and all documents and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the Hazard Mitigation Plan including, but not limited to, executing and delivering all agreements and documents contemplated by such Plan.

Adopted this 22nd day of June, 2021.



APPROVED:

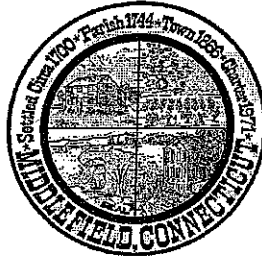
Edward P. Bailey  
Edward P. Bailey, First Selectman  
Town of Middlefield, CT

ATTEST

Tonya Hogan  
Tonya Hogan, Assistant Town Clerk



# Town of Middlefield, Connecticut



Incorporated 1866

TAX COLLECTOR'S OFFICE: Telephone (860) 349-7117; Fax (860) 349-7115  
393 Jackson Hill Rd, P O Box 179, Middlefield, CT06455

## REQUEST FOR REFUNDS TO BE APPROVED BY BOARD OF SELECTMAN

<u>NAME</u>	<u>BILL #</u>	<u>REASON</u>	<u>AMOUNT</u>
<b><u>CURRENT YEAR 01-01-4004</u></b>			
Brooks Christopher L	19-03-50526	Paid twice	664.22
Carafeno Colleen & Nicholas K	19-03-50702	Sold 2-20	148.25
Ducki Ronald E & Robin M	19-01-549	Check too much	24.67
Lisa Davenport Designs LLC	19-03-52556	Sold 7-2019	70.58
Neilander Edmond & Kimberly	19-01-1358	Check too much	20.70
Malona Sean Allen	19-01-585	Check too much	5,343.74

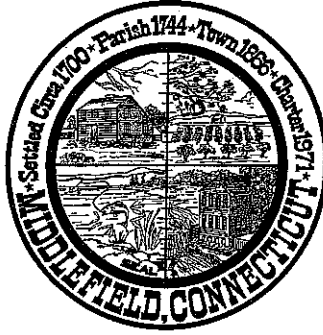
### **PRIOR YEAR 01-01-4005**

Negrich Loreen L	18-03-53111	Paid twice	828.27
Sena Richard J & Joan M	18-01-1754	Check too much	320.42

Anne L. Olszewski  
Middlefield Certified Tax Collector

"This Institution is an Equal Opportunity Provider."

# TOWN of MIDDLEFIELD, CONNECTICUT



Office of the First Selectman

June 22<sup>nd</sup>, 2021

Approved by the Board of Selectmen, June 22<sup>nd</sup>, 2021  
Town of Middlefield, CT

"Effective July 1<sup>st</sup>, 2021, the Board of Selectmen appoints an Ad Hoc Committee to be called the "Beseck Lake Environment Committee".

This committee is to advise the Board of Selectmen as needed and take actions with matters concerning the ecology of Beseck Lake including, but not limited to water quality, sedimentation, and evasive weeds. The Ad Hoc Committee shall also advise the Board of Selectmen as to the Town's stewardship, advocacy, management, and any other matters deemed important regarding the environment of Beseck Lake."

*Rebecca Adams*  
*Edward Bailey (as First Selectman)*  
*Randy Bernotas*  
*Aleta Cromac\**  
*Jim Irish*  
*Craig Lundell*  
*Scott MacDonald*  
*Hannah Malcolm*  
*James Malcom\**  
*Lisa McCabe\**  
*Darin Overton*  
*Rick Santos*

\*New members

Aleta Cromac: [aletacromack@att.net](mailto:aletacromack@att.net), 10 Lake Shore Drive (Fowler Development)

James Malcolm: [james.j.malcolm1@gmail.com](mailto:james.j.malcolm1@gmail.com), 369 Baileyville Rd.

Lisa McCabe: [lisa.mccabe6@gmail.com](mailto:lisa.mccabe6@gmail.com), Lake View Estates