

MIDDLEFIELD BOARD OF SELECTMEN
405 Main Street
Middlefield, Connecticut 06455

Minutes of the September 21, 2021 Regular Meeting

Call to Order

Bob Yamartino called the meeting to order at 6:30 PM. Carol Bufithis and Bob Yamartino were present. Ed Bailey was in attendance via phone.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

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

Approval of Minutes

Approval of minutes was tabled until the next meeting.

Public Comment

Several members of the public were present. Mary Johnson commented that she was in favor of sale of the Merriam Property noted in agenda item #7 to Stephen Kurek. She also inquired if any changes had been made to the ordinances noted in agenda item #11a. & #11b. to which Bob replied that no changes have been made. Marianne Corona was also present and discussed a recently passed house bill (background noise made it difficult to hear the detail of Ms. Corona's comment). Attorney John Corona was also present as representative for Stephen Kurek. Attorney Corona requested to speak during agenda item #7 regarding the Merriam property

FY22 Budget Update

Mr. Bailey noted that the town is in good shape having started off the fiscal year with a surplus. Discussion was had regarding road repairs due to the recent storms and heavy rain.

Discussion of purchase of “Merriam Property”

Bob Yamartino provided background about this property and the town’s acquisition of the development rights many years ago. At the request of Mr. Bailey, town planner, Robin Newton, submitted a recommendation which Bob into record. Ms. Newton recommendation was that the town should not pursue purchase of this property to which Mr. Bailey agreed. Attorney Corona explained that Stephen Kurek has a desire to purchase the Merriam Property and return the land to a Christmas Tree Farm. He went on to say that Stephen owns the adjacent property and encouraged the board to pass on the purchase of the property to allow for Mr. Kurek to return the land to a farm. Discussion continued around the restrictions and covenants associated with the property.

Bob Yamartino made a motion, second by Carol Bufithis, to exercise the Town’s right to procure the Merriam Property. Motion Denied.

31 Kikapoo Road Appraisal

A copy of an independent appraisal of 31 Kikapoo Road was reviewed by the members of the board. Value of the property by sales comparison approach is \$66,000.00. Ed explained that the next step would be to work with our Town Attorney to make a plan to offer the property for public sale. Discussion continued regarding potential ways to put the property on the market.

American Rescue Plan Act (ARPA) Fund – Preliminary List

Ed reviewed an initial listing of proposed uses of these funds. He has been working to get estimates for some of the Water & Sewer related projects that the board has been discussing at the last few meetings. Preliminary estimate to replace the following: Brookside Drive Pump Station \$225,000.00; King Road Pump Station \$45,000.00; Lake Road Grinder Pump \$20,000.00; Middlefield Housing Authority Leaching Fields \$85,000.00 and New Water Well (actual quote) \$26,000.00. Ed and the board then reviewed potential uses for these funds under the Social Services, Business Economic Assistance, and Miscellaneous Provisions categories.

Bob Yamartino made a motion, second by Carol Bufithis, to move forward with four of the sewer projects and one of the water projects of the American Rescue Plan and provide plan including Social Programs to the Board of Finance for review and comment. Motion carried.

Middletown Area Transit and Estuary Transit District Merger Presentation

Presentation was not available at the time of this meeting. This item was tabled until the next Selectmen meeting.

Set Date for Town Meeting for the Purpose of the Following:

- a. "Zoning Violation Citations Procedure" Ordinance
- b. "Inland Wetlands and Watercourses Violation Citations Procedures" Ordinance
- c. Joining Estuary Transit District
- d. Election to Fill Vacancy on RSD13 Finance Committee

This item was tabled until the next Selectmen Meeting

Tax Refunds

Carol Bufithis read the listing of refunds into record.

Ed Bailey made a motion, second by Bob Yamartino, to approve the tax refunds as attached. Motion carried.

Proclamation for Philemon Freeman

Bob Yamartino read the proclamation into record. Carol, who was in attendance at the cemetery when the proclamation was presented, described how lovely the ceremony was and recognized Ken Twombly of the Historical Society for his work.

Carol Bufithis made a motion, second by Bob Yamartino, to approve the Proclamation for Philamon Freeman as attached. Motion carried.

First Selectman's Report

Mr. Bailey reported that the Community Center Auditorium Floor is currently being installed. Ed hopes the install will be completed by the end of the month or early October. He noted that the local Girl Scout Troop volunteered to do upgrades to the lower-level kitchen which came out very nice. Ed was happy to report that our new Assessor will be starting soon and that all town

functions are running smoothly in his absence. Ed concluded his report by thanking Carol for attending the ceremony for Philemon Freeman.

Bob was excited to announce the upcoming arrival of a baby grandson! (Congratulations!)

Jim Irish noted that there will be a joint meeting on October 27th with Durham Boards of Selectmen & Finance, Middlefield Boards of Selectmen & Finance and DMIAAB. Jim invited the Board of Selectmen to join his Board of Finance meeting on October 14th to discuss topics to bring to the DMIAAB joint meeting.

Adjournment

Carol Bufithis made a motion, second by Bob Yamartino, 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 _____