

The July 2, 2009, Joint Special Meeting of the Board of Selectmen and Board of Finance convened at 6:00 p.m. in the Town Hall Central Meeting Room.

Present for the Board of Selectmen: Ms. Ferrante Fernandes, Ms. Heller, Mr. Kenefick, and Mr. Sheehy.

Excused: Dr. Sabshin and Ms. Stein

Present for the Board of Finance: Mr. Esposito, Mr. Giglietti, Mr. Grotheer (at 7:10 p.m.) and Mr. King

Excused: Ms. Rubin and Mr. Schaffer

Present for Staff: Mr. Genovese, Finance Director; Mr. Hellauer, Administrative Officer; Mr. Perito, Town Counsel; and Mrs. Shaw, Clerk.

OPENING REMARKS

Mr. Sheehy outlined the documents contained in the packets for the meeting. These included Summaries of Findings of Phase I Environmental Site Assessments of Woodbridge Country Club Sites (aka Country Club of Woodbridge): 50 Woodfield Road, 17, 60 & Parcel 3 Woodfield Road, and 805 Fountain Street by Advanced Environmental Interface, Inc. (“AEI”); AEI’s Proposed Scope of work for a Phase II Environmental Site Assessment for the same listed properties; and a Proposal from HRP Associates, Inc., to complete Phase II Environmental Investigations for the same listed properties.

Mr. Sheehy said that the Boards will be asked to fund Phase II, and that the Phase II study would be completed by July 30, 2009, along with a remediation plan in order to meet the anticipated closing date of August 28, 2009.

He then turned the floor over to Town Counsel, James Perito.

Mr. Perito outlined the following:

- By the Letter of Intent, the Town agreed to purchase the property “as is”.
- Woodbridge Note Investors shared the results of a Phase I Environmental Study which was deficient as it was done during the winter months and the soil was covered with snow
- On the basis of that report, the Town retained AEI to do a Phase I Assessment
- Results of that study recommended a Phase II Assessment

DISCUSSION OF PHASE I ENVIRONMENTAL STUDY

Mr. Perito explained that the Summary of the Study is broken into two parts. The first is 17, 60 & Parcel 3 Woodfield Road, and 805 Fountain Street. The second is the actual Country Club site located at 50 Woodfield Road. These sites were presented separately “Due to the likely status of the 50 Woodfield Road parcel as an “establishment” as defined by the State of Connecticut Transfer Act.” An “establishment” is a site “at which a release to the environment has the potential to have occurred” given storage, handling and disposal practices; site development, and the types of materials traditionally used at such sites.

He explained that the other parcels are potentially not “establishments” as they have always been separate from 50 Woodfield Road, the scrutiny and time frame for investigation and clean-up is different. The required time frame to investigate within two years and start clean-up in three must be followed for an “establishment”.

The renewed Phase I done by AEI raised new issues. AEI determined that there are two large disposal areas and due to their size there are regulatory issues. Mr. Perito said that though the Phase I study determined there was landscape debris it is important to know what else may have been disposed of in the area.

DISCUSSION OF PROPOSALS FOR PHASE II ENVIRONMENTAL STUDY FOR COUNTRY CLUB OF WOODBRIDGE (aka Woodbridge Country Club)

Mr. Genovese summarized the proposals from AEI and HRP Associates, Inc. for a Phase II Environmental Site Assessment.

AEI Proposed Project Cost Estimate for 50 Woodfield - \$75,000 ± 25% (**not** including any drilling/sampling waste disposal, which may cost several hundred dollars depending upon contaminate levels).

AEI Proposed Project Cost Estimate for 17, 60 & Parcel 3 Woodfield Road & 805 Fountain Street - \$50,000 ± 25% (**not** including any drilling/sampling waste disposal, which may cost several hundred dollars depending upon contaminate levels).

HRP Associates Cost Estimate for Parcel 3, 17 & 60 Woodfield Road, and 805 Fountain Street - \$30,000

HRP Associates Cost Estimate for 50 Woodfield Road - \$78,900

Mr. Genovese said that he recommends HRP Associates, Inc. as they are able to meet the Town’s deadline for the study results of July 30th, and appear to be more cost effective.

Both Mr. Perito and Mr. Esposito gave favorable reports of business they have done with HRP.

AWARD OF CONTRACT FOR PHASE II ENVIRONMENTAL STUDY

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Ferrante Fernandes) to award the contract for the Phase II Environmental Study at the Country Club of Woodbridge (aka Woodbridge Country Club) in the amount of \$108,900.00 to HRP Associates, Inc., Farmington, CT.

FUNDING FOR PHASE II ENVIRONMENTAL STUDY

Mr. Genovese explained the recommended funding sources. He recommends that \$44,000.00 be funded from the FY09 Contingency and \$64,900.00 from FY10 Contingency

FUNDING REQUESTS

0809-55 Allocation Amount: \$44,000.00
To: Woodbridge Country Club – General Prof. Svc. (324/52100)
From: Board of Finance Contingency (1170-00/56800)
For: Proposal to complete Phase II Environmental investigations
Woodbridge Country Club (aka Country Club of Woodbridge)

Vote for the Board of Selectmen: Unanimously Approved
(Ferrante Fernandes – Heller)

Vote for the Board of Finance: Unanimously Approved (Giglietti – Esposito)

0910-01 Allocation Amount: \$64,900.00
To: Woodbridge Country Club – General Prof. Svc. (324/52100)
From: Board of Finance Contingency (11-00/56800)
For: Proposal to complete Phase II Environmental Investigations
Woodbridge Country Club (aka Country Club of Woodbridge)

Vote for the Board of Selectmen: Unanimously Approved (Heller – Kenefick)

Vote for the Board of Finance: Unanimously Approved (Giglietti – Esposito)

COMPENSATION FOR SENIOR CENTER CHEF

The Board of Selectmen reviewed a memo from Mary Ellen LaRocca, Director of Human Services, dated May 21, 2009. The memo stated that on May 11, 2009, the Human Services Commission recommended increasing the hourly wage of Peter Spungin, the new Senior Center Chef, by \$5.00 per hour from \$14.27 to \$19.27 per hour.

The memo noted that attendance at the luncheons had increased significantly with the arrival of the new chef. To accommodate the wage increase the cost of luncheons will be increased from \$2.00 to \$3.00 (the first increase in 25 years). In answer to various questions, Mr. Sheehy said that Bethany charges \$3.00 per person for the luncheons, and no one would be turned away due to any hardship.

Mr. Genovese explained the Senior Center has a separate account not included in the general fund. Mr. Spungin is paid from this account.

ACTION OF THE BOARD OF SELECTMEN

The Board **VOTED UNANIMOUSLY** (Heller – Ferrante Fernandes) to increase Mr. Spungin's hourly wage from \$14.27 to \$19.27 per hour.

AUGUST MEETING

Mr. Sheehy and Mr. Genovese requested that the Board's August meeting be held on Wednesday, August 5, 2009, to meet the requirements for financing the purchase of the Woodbridge Country Club.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Respectfully submitted
Geraldine S. Shaw, Clerk