

In attendance: N. Gorski, L. Annino, Jr., J. Young

Visitors: E. Blewett, R. Darin, State Representative C. Goupil, B. Joyce, L. Lefko, E. Nunes, D. Offner, D. O'Sullivan, R. Pleines, R. Regolo, B. Shipman, Eileen Unger, Jackie Vece, G. Wind, Bill Woollacott, K. Zandi

1. The meeting was called to order at 7:00 p.m.
2. The Pledge of Allegiance was recited.
3. Public comment

D. Offner reflected on comments from the BOF public hearing in April regarding the small tax abatement offered to disabled war veterans and asked the Board of Selectmen to address it.

J. Vece: Good evening. My name is Jackie Vece and I live in the Beechwood community that is managed by Sun Corporation. I am here tonight to ask that you consider forming a Fair Rent Commission for the town of Killingworth. Our land fees, or rent, has gone up almost 10% in the last 2 years. Since we are a 55+ community, this pattern of increase is alarming. Most of us are on fixed incomes, and we do not want to get to the point of having to choose between essential needs or paying our rent. Some residents have had to start working again, and some have had to choose to move into less desirable dwellings. We realize that costs for everything have been increasing. But our community has not only had an increase to our fees, but also has had diminishing services in the community. A Fair rent commission is essential to supporting vulnerable populations like Beechwood, facing rent hikes that could price us out of our housing – and ultimately, to help stabilize rental costs in a climate where rates remain at an all-time high. Thank you for your consideration.

E. Unger commented on the one-time assistance payment recommended by the Economic Recovery Committee for the Killingworth Krier. The Killingworth Krier was significantly impacted during the pandemic due to loss of advertising and E. Unger recommends the Board of Selectmen vote unanimously to approve the Economic Recovery Committee recommendation.

B. Joyce commented on increases in rent at Beechwood since Sun has taken over. Many people are elderly and on fixed incomes, forcing some to go back to work, move out, or ask their family members for assistance. A Fair Rent Commission is needed to address these rent increases. Sun has also not paid taxes on the transfer fees. Additionally, Sun has also taken services away. B. Joyce voiced his support for establishing a Fair Rent Commission as well as the Killingworth Krier.

State Representative C. Goupil is an advocate for a Fair Rent Commissions. The Fair Rent Commission in Clinton is a very effective process and an opportunity for those who cannot afford legal counsel to have rent concerns addressed, whether increases in costs, decreases in services, or retaliation. She is happy to speak to the Board of Selectmen regarding the process.

E. Unger commented on her concerns for the Beechwood Community residents. The residents of Beechwood are an important part of Killingworth, and she will continue to advocate for them.

**** KVFC/KAA Service Recognition Plan**

Gorski moved to allow the KVFC/KAA Service Recognition Plan update from Hooker and Holcombe as the next agenda item. The motion, seconded by Annino, passed. [3-0-0]

Bill Woolacott from Hooker & Holcomb (H&H), the actuarial firm hired by the town to perform a peer review of The Pension Service Group (TPS), presented his analysis. They were able to match the July 1, 2019, valuation figures developed by TPS within a reasonable margin. Using that July 1, 2019, valuation as a starting point, they then evaluated the proposed changes to the plan and developed what they felt would be the appropriate annual increase to the ADC (Actuarially Determined Contribution) or ARC (Annual Recommended Contribution). Any variation in results fell within a reasonable range.

Moving forward, Woolacott suggested that the town consider using "asset smoothing" starting with the July 1, 2021, valuation as a means to level out the annual contribution. This helps to mitigate any change in contribution due to asset performance. He discussed the concept with Matt Sicilia from TPS who agreed. Now that the plan is so well funded, this would be both appropriate and reasonable.

Gorski commented the pension attorney continues her work on the plan which will go to the pension committee prior to BOS endorsement. She further commented Dave Tycz is drafting the ordinance.

4. Approval of minutes

Gorski moved to approve the minutes of the Monday, April 25, 2022, regular meeting of the Board of Selectmen amended as follows. The motion, seconded by Annino, passed. [2-0-1]

Page 3, Item 8A, Paragraph 2: Change second sentence to *Once the BOS has the actuarial review, draft pension plan and ordinance, they will initiate the ordinance and hold a town meeting 30 days later for approval.*

Gorski moved to approve the minutes of the Thursday, May 5, 2022, special meeting of the Board of Selectmen. The motion failed for lack of a second and these minutes will be tabled until the next meeting.

5. Refunds and abatements

Gorski moved to approve the following refunds and allow them to follow their normal course for refunding. The motion, seconded by Young, passed. [3-0-0]

James J. or Katherine M. Grasso	17 Hickory Lane	\$6.74	Overpaid
---------------------------------	-----------------	--------	----------

6. Appointments

Gorski moved to appoint Roslyn Reeps (D) to the Conservation Commission. The motion seconded by Young, passed. [3-0-0]

7. Department/BOE Reports

A. BOE

K. Zandi provided a March-April BOE update. Cougar Pride: KES first grade partnered with the Daniel Cosgrove animal shelter for their "Pawsitively" Positive program. The wrestling program won the Class S State Title with athletes and coaches winning individual awards. The BOE were busy in March and April in budget workshops. The May 3rd budget referendum passed in both towns. The audit was completed with no findings and the \$606,491 fund balance will be returned to the towns. High school graduation is set for Friday, June 17 and the last day of school is June 21. The policy committee is busy updating district policies. The state has recently passed legislation for schools to have a science of reading-based curriculum. It is being piloted now in order for it to be in place for the 23/24 school year. Communications committee put a FAQ on the budget process on the website and Facebook page FAQ available. The strategic planning committee is actively seeking feedback with a final report to be presented to the board in May. By statute, school boards can now budget 2% for capital this year.

Gorski commented on a proposed long-term capital planning meeting being planned. Gorski will extend the invitation to the selectmen and the Board of Finance.

- B. Building Department (attachment)
- C. Library (sent in separate email)
- 8. FY 21/22 Budget report
- 9. New Business
 - A. Multifactor Authentication
 - Gina and I met with Sydel Associates and CTComp to perform a technology review. To improve security and as a first step for the town to consider cyber insurance, an upgrade to multi-factor authentication is recommended. There is room in the 21/22 TOB Network line item to support this effort. \$6,650 to configure, then \$3,720 annually to maintain. Configuration could also be supported by ARPA funds.
 - We also met with CTComp to explore hybrid meeting solutions which a case for ARPA funds will be made. We will be reaching out to additional vendors for quotes.
 - The BOS agreed upgrading to multi-factor authentication is important. A motion to upgrade the town office building accounts to multi-factor authentication was tabled until the BOS can review the CTComp Master Agreement and additional details of the upgrade are available.
- 10. Old Business
 - A. Sustainable CT

Gorski moved to accept the following resolution supporting participation in the Sustainable CT Certification Program amended to designate Stephanie Warren (D) as the municipal agent. The motion seconded by Young, passed. [3-0-0]

**The Town of Killingworth
Resolution Supporting Participation
In the Sustainable CT Municipal Certification Program**

WHEREAS, Sustainable CT fosters inclusive, resilient, and vibrant Connecticut municipalities that provide opportunities for all to thrive by: providing a menu of sustainability actions that build local economies, support equity, and respect the finite capacity of the environment; offering technical assistance to help advance sustainability initiatives; and recognizing and certifying municipalities for their achievements.

WHEREAS, Sustainable CT is designed to boost local economies, help municipal operations become more efficient, reduce operating costs, and provide grants and additional support to municipalities.

WHEREAS, Killingworth embraces an ongoing process of working toward greater sustainability, selecting which actions it chooses to pursue from the voluntary menu of actions provided by Sustainable CT.

RESOLVED, by the Board of Selectmen of Killingworth that we do hereby authorize Stephanie Warren (D) to serve as Killingworth's Sustainable CT contact and authorize this person to complete Municipal Registration on behalf of Killingworth.

RESOLVED, that to focus attention and effort within Killingworth on matters of sustainability, and in order to promote the Board of Selectmen's local initiatives and actions toward Sustainable CT Municipal Certification, the Board of Selectmen establishes an advisory Sustainability Team comprised, and as may be amended, of the Killingworth Conservation Commission, the supervisor of Killingworth's Public Works, and the municipal agent as noted in the preceding paragraph.

RESOLVED, that the first meeting of the Sustainability Team must be held within 90 days of passing this resolution and that the Sustainability Team shall meet as frequently as needed, but no less than quarterly.

RESOLVED, that the Sustainability Team shall report annually to the Board of Selectmen on the progress of its activities within Sustainable CT, with reports and presentations made publicly available.

RESOLVED, on this 9th day of May 2022, by unanimous vote of the Board of Selectmen of the Town of Killingworth.

Discussion included Gorski commenting that her and Walter spoke with Durham regarding a pilot food scrap recycling there and asked the Conservation Commission to weigh cost benefits of any program they initiate. Food scrap tipping fees are 3x higher than MSW with only one contractor in the state performing the service.

B. Beechwood

Gorski reviewed the history of lease increases and changes in services post Sun purchase of the Jensen property. She provided her fellow selectmen with background information on Fair Rent Commissions in CT and state statute links. Gorski requested her fellow selectmen to review the information and speak with residents or neighboring towns with Fair Rent Commissions so we can consider a motion to establish one in Killingworth and move to Town Meeting for approval. I have had several discussions with Beechwood residents and spoke with John Hall, First Selectman of Westbrook. John Hall indicated the commission has not met recently but has met specifically regarding rent at mobile home parks. All selectmen spoke in favor of establishing the commission. State Representative C. Goupil offered to provide the town with a sample Fair Rent Commission ordinance.

C. Issue Requests for Proposals

Gorski moved to issue the RFP for Consultant Services to Review Public Works. The motion, seconded by Annino, passed. [3-0-0]

Discussion included to add milestones and a pre-bid meeting to the RFP.

D. Economic Recovery Committee Recommendations

Gorski moved to accept the May 5, 2022, recommendations from the Economic Recovery Committee and move them to a future town meeting for approval. The motion, seconded by Young, passed. [3-0-0]

Post approval of the motion, there was discussion regarding the process for approving the use of these funds. Gorski commented that a poll of RiverCOG towns showed that most plan to take all requests to town meetings for approval. Finance Director Regolo said that towns were advised by both the treasury department and the state of Connecticut to keep the funds segregated and to follow our normal approval process for the use of these funds. Regolo expressed concerns about the proper recording of these transactions and asked for the time to research it further. The Board of Selectmen recommended that Regolo be tasked with more clearly defining a process for requests, approval, and recording.

11. Selectmen's comments

A. Young, no comments.

B. Annino commented on the status of updates to town hall. The emergency repairs are almost complete, and the outside of the building looks great. An inspection of HVAC finds a control board is needed. The railing in the front of the building has been repaired. He thanked R. Plienes and E. Unger for the use of their handicap ramp. Next steps include a RFP for custodial services and a future capital budget item to replace the roof on the modulares.

12. First Selectman's comments

- A. A resident stopped by to discuss North Chestnut Hill, a scenic road, and the 22/23 capital plan to triple chip seal it. Chapter 293 Highways, Article IV Scenic Rural Roads states no material changes shall be made...or in the type of roadway surface. I sent the statute to the town engineer and counsel for review and comment. This could also impact future paving projects to Beckwith, Chestnut Hill, Spencer Hill, and Titus Coan roads.
 - B. Demand for the building official is outpacing the hours he has available to us. I spoke with Gina regarding our budget. There is room to support another building inspector to supplement Jerry's time and am reaching out to neighboring towns and RiverCOG to identify one.
 - C. PFAS – DEEP sampling to identify the source of PFAS at town hall campus will begin in June. In speaking with DPH, a response on the town's DWSRF application is expected in early June. I applied for a \$20K Community Project grant through Joe Courtney's office to begin detailed design work of a solution but have not heard back as of yet.
 - D. Alternative Housing Plan – As a reminder, the Committee on Alternative Housing has invited us to their meeting on Wednesday, May 18th, to finalize the plan. We can then accept the plan at our May 23rd meeting in time for it to be filed with the state by June 1.
13. Adjournment

Young moved adjournment at 8:44 p.m. The motion, seconded by Annino, passed. [3-0-0]

Respectfully submitted by Nancy Gorski on 5/11/2022.