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By Linda Amerighi at 9:15 am, Apr 11, 2024

SHARON BOARD OF SELECTMEN

Draft until approved at the next regular meeting

A regular meeting of the Sharon BOS was held on April 9, 2024 at 3:00PM at the Town Hall and ZOOM. Present were the three Selectmen (Kearcher via ZOOM), Richard Baumann, Pat & Bob Whelan, Carol Flaton, Dales Jones, Michael Levengood, Larry Moskowitz, Jill Drew, Jocelyn Ayer, John & Patee Hecht, Donna Christensen, reporter Hawken and the secretary.

First Selectman Flanagan called the meeting to order at 3PM.

No one present had any public comment at the moment but if they wanted to speak when the Board gets to a particular item on the agenda, just let Mr. Flanagan know.

Mr. Brett asked that Jocelyn Ayer be added to the agenda pertaining to an application for a Community Development Block Grant. Mr. Brett made a motion to adopt the agenda as amended, seconded by Ms. Kearcher, with all in favor.

Mr. Brett made a motion to approve the minutes of 3/26/24 as written, seconded by Ms. Kearcher, with all in favor.

Members of the Sharon Housing Trust were present to discuss the proposed Option to Lease 99 North Main Street. Mr. Flanagan offered that an attorney with Cramer & Anderson, who specializes in real estate, reviewed the draft option dated February 23, 2024 and made some recommendations. Mr. Baumann gave the Board a draft from their attorney which took in all the recommendations. There was discussion on: the Housing Trust being the only one that the lease would be given to (if they disband the lease is terminated – not automatically go to a similar organization); the maintenance of the structure being kept up to town standards and if not the lease would be terminated; the Housing Trust carrying insurance at a full replacement cost & liability; a 75 or 99 year lease; an option to lease VS an outright lease; having a Town Ordinance pertaining to nuisances; and the parking arrangement that would require an easement with a right-of-way involving 91-94 North Main Street. Mr. Flanagan will check with the real estate attorney to be sure this draft is okay and the BOS will review it for their meeting on April 23, 2024 at which time if the lease is acceptable, the BOS would vote to take to a town meeting which could be done the middle to the end of May.

Jocelyn Ayer, from the Litchfield County Center for Housing Opportunities, was present to discuss with the Board the town applying for a Community Development Block Grant for the Sharon Housing Trust for the conversion of 99 North Main Street. The current cycle for applications is due May 31, 2024. The application would be for one million dollars for four energy efficient apartments. The Town has to be the applicant and the application is specific for housing development. If the Town is interested in applying, the Sharon Housing Trust would hire a consultant to prepare the application and would pay this fee. One of the initial requirements is a public hearing on the application then the BOS would need to pass a Resolution authorizing the application. The BOS needs to decide on applying or not, and then by April 30, 2024 a letter of intent needs to be done. If the Board votes to proceed, Mrs. Ayer and the consultant would help with the time line pertaining to the application. This item will be on the next BOS agenda.

Mr. Flanagan commented that his goal has been to study the IT infrastructure for Town Hall and to get the system up-to-date and secure. He contacted five firms and has been reviewing three: our current provider Lightning PC, Yucatech and Novus Insight. The upgrade would include: labor, sonic firewall,

switches, server replacement, annual subscriptions and annual managed service. Along with this we connect to the CT Education Network for fiber internet. The \$80,000 construction fee is paid for by a State ARPA funds and with a 20-year maintenance fee of the fiber line totaling \$8,000; the monthly cost would be similar to what we pay now through COMCAST for internet. The unknown cost is getting a permanent connection for the Chapin Meeting Room meeting system. In reviewing the three proposals, Yucatech gave the best price for construction and on-going maintenance. If the Board decides to proceed, Mr. Flanagan would like to apply for ARPA funds in the amount of \$70,000. After some discussion, Mr. Brett made a motion to authorize Mr. Flanagan to submit an ARPA application for \$70,000 for Town Hall IT upgrades, getting the permanent connection for the meeting room system, getting the CT Education Network, the \$8,000 paid in a one lump sum for the fiber line maintenance and changing IT managed support to Yucatech, seconded by Ms. Kearcher, with all in favor. The hope is to keep the working relationship with the current IT provider until the end of the current contract. Mr. Flanagan will be having the Town Attorney draft a letter to be sent to the current provider.

The Parks & Recreation Committee has submitted a request for additional funds to Line Item 37 e (Youth Services Special Travel) in the amount of \$1,000 in the current budget. It was explained that the NW Transit has a matching State funds program available that would be used for bus trips. If approved, this would provide \$2,000 up to 6/30/24 for trips and any unspent funds are carried over to the next fiscal year. These funds stay within the NW Transit system and they handle the program. After discussion, Ms. Kearcher made a motion to approve the request to the Board of Finance for their approval, seconded by Mr. Brett, with all in favor.

The Parks & Recreation Committee has submitted a request to lower their 24/25 Line Item 37 e (Youth Services Special Travel) budget request in lieu of the matching State funds program with the NW Transit. Parks & Recreation would like this Line Item reduced to \$6,400 from \$12,000. The breakdown would be: Director's Travel \$2,400; rental of van for trips outside CT \$2,000; and NW Transit bus \$2,000. Mr. Brett made a motion to affirm the request to the Board of Finance to lower this Line Item to \$6,400, seconded by Ms. Kearcher, with all in favor.

The BOS needs to request the BOF to approve to Town Meeting expenditures for the 24/25 fiscal year of up to \$5,000 for general maintenance of 67 Main Street. These funds come from the 67 Main Street Account where the rent is placed. Mr. Brett made a motion to approve this request to the BOF, seconded by Ms. Kearcher, with all in favor.

The Sharon Congregational Church has submitted an application for Use of the Green on May 2, 2024 from 11AM to Noon for a World Day of Prayer. Mr. Brett made a motion to approve the request, seconded by Ms. Kearcher, with all in favor.

The Tour of the Litchfield Hills has submitted a request to use some roads on Sharon August 4, 2024 for their tour along with placing a porta potty at the Sharon Beach. This is a charity bicycle ride and walk to benefit the Cancer Care Fund of the Litchfield Hills, Inc. Mr. Brett made a motion to approve the request with the condition that a Certificate of Insurance is supplied to the Town and that any signs put up are removed immediately following the event, seconded by Ms. Kearcher, with all in favor.

Community Update:

Ms. Kearcher told the Board that the 1st part of DEEP has made a decision on the application for Mudge Pond and now the decision is in the upper management of DEEP. The Town should hear any day now on the final decision. Ms. Kearcher has had a conversation with the head of the Twin Lakes

Association and has lots of information to provide the Board. Also, she reported that the Town of Salisbury budgets for lake management. This may be a topic for the future.

With nothing further, Mr. Brett made a motion to adjourn, seconded by Ms. Kearcher, with all in favor. The meeting was adjourned at 4:21.

Respectfully submitted,

Tina Pitcher, Town Secretary