

(Draft minutes subject to Board approval. Edits and approvals can be made and found in succeeding minutes.)

**Candlewood Shores Tax District Regular Board Meeting Minutes - February 19, 2025 *Draft***

Location: Clubhouse

**Call to Order at 7:30pm**

**Roll Call by Robert:**

<b><u>Roll Call by Robert:</u></b>	<b><u>Attendance</u></b>
Angelo Aldana- President	Present- Remote
Joseph Rizkallah- Vice President	Present
Norman Edelson- Treasurer	Present- Remote
Jonathan Lepler- Director	Out
Timothy Cicchese- Director	Out
David Samuels- Director	Present
Douglas Jenks- Director	Present
Michael Walsh- Director	Present- Remote
Robert Yamuder- Secretary	Present

Travis Hyatt, Regional Manager- Scalzo Present-Remote  
Brandon Hyde, CSTD Office Manager Present

Pledge of Allegiance lead by Joe Rizkallah.

**Public Hearings-** None.

**Guests-** None.

**Approval of 12/18/24 Minutes-** Doug made motion to approve with corrections. Joe seconded. All in favor, motion unanimously carried.

**First Public Comment Period**

**Public Comment #1-** Alan Owen, 28 Longview Drive, reported there is a Zoning meeting scheduled regarding Berkshire. Alan opined that painted lines on the street effectively cause traffic to slow down due to the narrowing effect the lines have and suggested the speed humps be painted more regularly.

**Treasurer's Report- Mike reported for Norman Edelson, Treasurer**

1) Mike read Norman's report into the record including the status of CD investments and the following CSTD bank account balances as of **12/31/24**:

Total CSTD Tax Bank Balance	\$2,195,650.34
Total CSW Water Department CD Bank Balance	\$ 210,886.49

2) Mike also read Norman's report into the record including the status of CD investments and the following CSTD bank account balances as of **01/31/25**:

Total CSTD Tax Bank Balance	\$2,493,943.94
Total CSW Water Department CD Bank Balance	\$ 204,019.45

Mike further reported that the draft Financial Report dated February 3, 2025 was received.

## **Management Report-**

1. Action List- The Action List in the Board package was discussed, 5 vendors were contacted regarding roadway maintenance, The Club House garage door replacement was determined not to be an overhead door.
2. Permit Requests/Compliance Discussion/42 Mountainview Update- Angelo thanked Brandon and Travis for compiling and updating an open violations status list. Brandon reported the list includes repeat violations and offenders. The Board discussed the harshness of minor violations and agreed not to fine residents this month and to discuss future actions on the violations.

42 Mountainview Drive- Stacey Keaney, Residential Designer of Keaney & Co., LLC, attended tonight's meeting as an agent representing the owner and reported the owners wish to remediate outstanding violations, legal and tax issues to avoid the Town foreclosing on the property. Ms. Keaney reported the work on the house would include a new roof, a new second story, new siding, new windows, new stairs, the design will be code compliant including Zoning codes, proper permits including Department of Health including for any septic related work, proper insurance as required. She explained there would be no heavy equipment on site and the owners want to begin as soon as they are allowed to. Joe asked about the status of the tax issues and Stacey reported the owners are reportedly working with the tax department to remediate any outstanding tax issues. Dave indicated that this property continues to have many problems over the years and continue today and reminded Stacey that there are AirBNB rules in effect as Stacey reported the owners plan to use this property as a summer residence. Dave asked if the owners still owe CSTD fines and requested copies of outstanding fines and that fines be paid in full. Stacey added that the general contractor chosen to perform the work is "The Roof King" and is a licensed contractor. Dave made a **Motion** to obtain all outstanding fines before approving the permit request and pause any of the building work until all fines are paid and all proper paperwork is approved. Joe seconded the Motion which was unanimously approved.

69 South Lake Shore Drive- A permit was requested to construct a stone wall to replace an existing wood retaining on the street frontage side of the subject property. The new stone wall proposed will reportedly be built in the same location as the wood wall to be removed which is currently encroaching approximately 2 feet into the Right-of-Way according to the survey. Elizabeth Longworth remotely called into the meeting to report CSTD has previously approved similar encroaching retaining wall reconstruction throughout the District which she reports is a precedent to approve this application. Doug made a **Motion** to approve this application which was seconded by Dave. The Board voted unanimously to approve, the motion carried.

3. Resale Report- No discussion.

## **Committee Reports-**

1. Beautification – No update.
2. Recreation – Future summer 2025 events were discussed that included a chili cook off, movies, band nights and picnics. Angelo reported budget proposals will be received in March or April with review and approvals scheduled for April 2025.
3. Safety/Security – No update.

4. Ordinance – Dave reported that the Ordinance Committee submitted several updates and revisions for review and approval, including:
  - a. Revised Parking Ordinance- Revisions include clarification regarding the towing ordinance and related warnings, golf cart language updates and fines moved to the fee schedule.
  - b. Revised Blight Ordinance- Revisions include better definition of blight conditions, no vehicles on grass language updates, and maximum limit of one garage structure in plain sight.
  - c. Revised Noise and Miscellaneous Ordinance- Revisions include updates to time changes.
  - d. New Town Compliance Ordinance- Revisions included updated language regarding no businesses allowed in residential property as defined by Town ordinances.

A **Motion** was made by Doug to accept and approve the revisions recommended by the Ordinance Committee which was seconded by Dave. The Board voted unanimously to approve, the Motion carried.
5. Landscaping Report – No update.
6. Harbor Master – Ron Shepard reported that ice formations on the lake are causing moorings to shift which can be remediated from existing funds budgeted.
7. Blight Panel – Dave reported 2 letters were sent to owners with no response to date, Dave will follow up with second letters to each resident which indicates fines apply. Dave further reported that Dave Chelemi is no longer on the Blight Panel and Matt Murphy has been added to the Blight Panel.

#### **Administration:**

#### **New Business-**

1. Road Maintenance – Angelo reported that estimates indicate roadway repaving with 2 inches of asphalt after roadway milling may cost approximately \$3 million to repave the entire District. Angelo suggested the Board consider paving approximately one-third of the streets in the worst condition in the near future and the remaining roads as needed in the next 3-5 years. It was further suggested the Board put aside \$100,000 per year for roadway maintenance. Bids should be sought out and locations should be defined for roads in need of work including catch basin replacement and curb replacement. Funds in reserve can be used to avoid bonding for these future road projects.
2. Remote Voting Discussion- Remote Voting was discussed including the differences between remote voting and absentee voting. Doug reported that remote voting is now a permanent option available which started originally during COVID. Doug will work with Travis on providing more details on this and details regarding virtual meetings.
3. Flag Pole Discussion- The flag pole at the island at the from entrance to CSTD was inadvertently knocked down by a vehicle. The driver of the vehicle agreed to pay for the damage and replacement of the flag pole. The flag pole will be replaced in the same location as the original one.

Angelo mentioned that there is an organization called “Club A” who can be contacted regarding advocacy on First Light issues and concerns for all Candlewood Lake residents. An informational email for contacting the Club A group can be emailed out. CSTD will remain neutral.

## Old Business-

1. Clubhouse Garage Update- One proposal to replace the garage door was received, more proposals forthcoming.
2. Water Treatment Project Update-
  - a. Fiscal and Asset Management Plan-

Angelo reported as follows: Nitrates are within legal limits, 6-7 range; not using wells with highest Nitrate levels, and reduced runoff due to summer drought has helped keep levels down. No new PFAS tests.

Regarding water project, we have figures for treatment plant, but no proposal from Aquarion. Last year Aquarion indicated they could provide water at same rate as other Brookfield residents. However Eversource, Aquarion 's parent company, announced sale of Aquarion to New Haven RWA, a nonprofit public water utility. As a result Aquarion informed us Eversource and RWA will not allow them to make any acquisitions this year, so terms discussed last year were off the table. In fact, RWA may not be interested in acquiring our system. Waiting until next year jeopardizes our grant, so Angelo requested that Aquarion ask Eversource and RWA for exception to allow them to make a proposal. At this point, we don't have option to go with Aquarion – we have to wait for response.

Our only option at this point is building Treatment Plant. Angelo summarized the cost: Construction of Plant would cost \$4,020,000, plus land acquisition; expected to be paid with \$2 million grant and \$2 million 20 year loan at 2-3%. Operating expenses would increase by \$217,000 for the plant. Reserves, calculated in Fiscal and Asset Management Plan, would be approximately \$376,000.

When added up, current budget \$246,000, \$122,000 to repay the \$2 million loan, \$217,000 to operate the plant, and \$376,000 for reserves, the total is \$960,000, an increase of \$715,000 over current budget. Board is calculating impact on water bills in order to cover those expenses, and will share when available. Board is also exploring different scenarios to reduce expenses, such as reducing reserves, and drilling new wells.

To drill new wells, we would need to drill 6 new wells by the beach and hope to find new source of water free of PFAS and low in nitrate. Experts do not think this is likely. If, however, we were successful in striking a new water source free of contaminants, we would then have to conduct expensive testing for 52 weeks to see if the wells could be used. Assuming best case – water is free of PFAS and nitrates and also passes the GUI testing after 52 weeks -- when cost of drilling/testing 6 new wells, (approximately \$550,000 which would be financed), and reserves of \$376,000 are added, expenses would increase approximately \$440,000. So theoretically, drilling new wells is an option but it has high risk and still has high costs.

Although there is no Aquarion proposal, based on rates other Brookfield customers pay, our water bills would be same or less than current bills.

Hopefully by March/April meetings we will have more clarity about Aquarion, and more details on how much our water bills will be affected by all the above options.

Dave and the Board thanked Angelo and agreed the best strategy is to pursue a proposal from Aquarion at this time. Doug added that Aquarion has the benefit of having water professionals manage the water supply.

- b. Grant: Financial Assistance Application- Angelo reported that the Financial Assistance Application is due February 28, 2025 which he is completing for submission. Joe made a **Motion** to approve submission of the subject grant application which was seconded by Angelo. The Board voted unanimously to approve, the Motion carried.

## **Second Public Comment-**

1. Alan Owen- Suggested the Board obtain specifications on water mains and asked who will be responsible to pay for the water mains such as the Town or Aquarion. Angelo responded that this situation would not apply and there will be no surcharges involved as reported. Alan also suggested school bus signs be installed at blind spots as an additional precaution to protect school children.
2. Elizabeth Longworth, 1 South Lake Shore Drive- Expressed concerns over the Mountainview property not being maintained now and in the future as promises made to remediate the property were not kept through the years and she agreed a timeline should be requested. Elizabeth complimented Adam Singer on the great job plowing roads. She asked to send out another reminder to residents about not placing snow back on the plowed streets. Elizabeth wished to thank Dave and the Ordinance Committee on the proposed revisions and updates and asked they be added to the website. She raised concerns on Ubers from other states in the District. Elizabeth commented on the nitrate levels being in reasonable ranges.
3. Alan Owen- Inquired about a new test well at the Beach and if that location was viable and approved to proceed. Angelo reported that although the well installation was approved as a viable location to drill a new well, the well would need to be installed and then tested and monitored for 52 weeks.

**Executive Session-** At 9:15PM, Dave made a **Motion** to enter into Executive Session to discuss legal matters which was seconded by Joe. The Motion was unanimously approved by the Board. At 9:25PM, a **Motion** was made by Doug to exit Executive Session which was seconded by Rob. The Board unanimously approved the Motion.

**Adjournment-** At 9:28PM, Dave made a **Motion** to adjourn the Regular Board meeting which was Seconded by Doug. All in favor, motion carried, meeting adjourned.