

Board of Selectmen
Special Meeting

December 5, 2019
4:00 P.M. Town Hall

Received
12/19/19
D. Brady, TC
@ 3:40 PM

Present: Jean Speck, Chris Garrity and Ed Matson.

Also present: Bill Bachrach, Darlene Brady, Lesley Ferris, Donna Hayes, Peter Jensen, John Merry, Virginia Bush-Suttman and Lynn Worthington.

Mrs. Speck called the meeting to order at 4:00 p.m.

Kent Affordable Housing:

Virginia Bush-Suttman provided an overview of the history of Kent Affordable Housing (KAH) and Stuart Farm on Maple Street Extension and South Commons. KAH had a Capital Needs Assessment done in 2018 for South Commons. KAH had intended to apply for a Department of Housing Grant but since has found out the State Bond Commission has adopted a "debt diet" and plan A is no longer viable. KAH is asking the Board of Selectmen to agree to submit an application for a Small Cities Grant/Community Development Block Grant. The Board of Selectmen agreed to have the treasurer review the request per the Policy and Procedure Manual and will keep the item on the agenda.

BOS 2020 Meeting Schedule:

Mr. Garrity made a motion to schedule the 2020 Regular BOS meetings starting January 14, 2019 and every second Tuesday of the month at 6:30 p.m. thru December of 2020. Mr. Matson second the motion and the motion carried.

Kent Local Complete Count:

Mrs. Speck made the following motion:

"SUPPORT THE U.S. CENSUS COUNT 2020

WHEREAS, the U.S. Census counts every resident in the United States as mandated by Article I, Section 2 of the Constitution and will take place in 2020 as it does every 10 years since 1790; and

WHEREAS, according to the U.S. Census Bureau, an accurate census count is critically important to our future because it:

- Determines the number of seats each state has in the U.S. House and Representatives,
- Defines congressional and state legislative districts, school districts and voting precincts,
- Determines the annual allocation of \$675 billion dollars in federal funding,
- Determined that Connecticut received \$10,726,609,427 in FY 2016 in federal funding guided by the 2010 Census and failure to accurately count a person would cost our state \$2,900 per person per year,
- Determines Connecticut's funding for Medicaid, SNAP, Highway Planning, Section 8 Housing, Special Education Grants, S-CHIP, Title I Grants, National School Lunch Program, WIC, Head Start, Foster Care, Health Center Programs,
- Provides population benchmarks for nearly every other United States survey; and

WHEREAS, the Census Bureau collects information to produce statistics and personal information collected by the Census Bureau cannot be used against respondents by any government agency or court; so

THEREFORE, BE IT RESOLVED that the Town of Kent educate its citizens and encourage its resident to respond to the Census Bureau count because our future depends on an accurate count."

Mr. Garrity seconded the motion and the motion carried.

Appointments:


Mr. Garrity made a motion to re-appoint Kevin Brady as member on the Lake Waramaug Authority Commission for a three-year term to expire on 12/31/2022. Mr. Matson seconded the motion and the motion carried.

Mr. Matson made a motion to re-appoint Ken Dietz as a member of the Inland/Wetland Commission for a five-year term to expire on 12/31/24. Mr. Garrity seconded the motion and the motion carried.

Five-Year Capital Plan:

Mrs. Speck stated that the attached Five-Year Capital Plan does not include requests from Kent Volunteer Fire Department or Kent Center School, as they have not submitted requests to date. Mr. Garrity asked why they have not submitted their requests on time again this year? Mr. Garrity made a motion that all Capital Plan requests must be submitted no later than Monday, December 16, 2019, or the requests will not be considered in the 2020 Capital Plan. Mr. Matson seconded the motion and the motion carried.

Mr. Garrity made a motion to adjourn at 4:45 p.m.


Joyce Kearns
Administrative Assistant

These are draft minutes and the Board of Selectmen at the subsequent meeting may make corrections. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

**WARNING
SPECIAL MEETING OF BOARD OF SELECTMEN**

**TOWN CLERK
KENT, CONNECTICUT**

A SPECIAL MEETING OF THE BOARD OF SELECTMEN WILL BE HELD

**DATE: THURSDAY DECEMBER 5, 2019
TIME: 4:00 P.M.
PLACE: TOWN HALL**

**NOTICE OF SPECIAL MEETING:
(Must be filed not less than 24 hours prior to holding a meeting)**

AGENDA:

**Kent Affordable Housing
BOS 2020 Meeting Schedule
Kent Local Complete Count Committee
Appointments
Five-Year Capital Plan**

BOARD OF SELECTMEN


**JOYCE KEARNS
ADMINISTRATIVE ASSISTANT**

DATE OF TOWN CLERK NOTIFICATION

RECEIVED FOR RECORD
KENT TOWN CLERK
"An equal opportunity employer and service provider"

2019 DEC -4 A 11:43

BY 
TOWN CLERK

Notes for Selectmen's Meeting, Dec. 5, 2019 (Virginia Bush Suttman, KAH)

In 2019 Kent Affordable Housing (KAH) is completing three new apartments at Stuart Farm on Maple Street Extension, next to the existing ten rental units. At least as important to KAH has been working to assure the future of South Common, with its 24 apartments, woven into our town's fabric, benefiting both its residents and the town as a whole. South Common contributes volunteers to town activities, five students for the schools, and contributes over \$1,000 per apartment to our tax rolls each year. This spring KAH took over full ownership of South Common, now 16 years old, from the public-private partnership that built it.

Since 2018 our target has been the replacements and upgrades that will be needed to keep South Common in the best condition for the next 15-20 years. KAH obtained a predevelopment grant from the Dept. of Housing (DOH) in 2018 that paid for a professional architectural firm's Capital Needs Assessment (CNA) to detail all that needs to be done in that time (think rugs, tile floors, painting, efficiency improvements, roofs, parking, pavement and appliances totaling more than a million dollars). Plan A was to fund the improvements through a Department of Housing grant or deferred loan based on the CNA. Under our new Governor the State Bond Commission has adopted a "debt diet" and Plan A is no longer viable.

Our Plan B is to submit an application to the same Department of Housing (with their encouragement) for a federally funded Community Development Block Grant (CDBG), also known as a Small Cities Block Grant. This application is due in 4-5 months and is best started this month. The application must be submitted by the Town of Kent, not by Kent Affordable Housing.

Bill Bachrach (Jean-Marie Horovitz?) ^{Back in 2000} and a resident of South Common are with me today to ask that the Board of Selectmen support South Common with its Plan B to fund the improvements. ~~A Town Meeting in 2000~~ voted to contribute 3.9 acres for the project. Kent then further backed South Common by obtaining a Small Cities grant for infrastructure: sidewalks, water and sewer extensions and a two-lane road as requested by the Fire Department). In 2005 the town also submitted and received a Small Cities grant for interior and exterior upgrades on the three affordable residential buildings at the separately-governed Templeton Farm.

KAH—with state oversight and a professional management company—has successfully operated South Common since 2003. We will do everything in our power to sustain the property, but we need the funds that Plan B would provide. In the short term, smaller needs will be covered by the operating budget, now that the original mortgage is paid off.

Community Development Block Grants go partly to large cities and, on a competitive basis, to 30-50 small cities and towns. Affordable Housing is a priority for these grants. Applications are due about the middle of April. A town hires a grant administrator to help compose the application and execute the program. The operating budget for the proposal would include about \$30,000 for this purpose, with about \$15,000 due before the funds are received. KAH offers to provide this \$15,000 so there will be no financial cost to the town, and Jocelyn Ayer of the Northwest Hills Council of Governments has agreed to write and process the Request for Proposals for the administrator.

The application will involve reprioritizing the CNA, strategizing how much to ask for, composing an operating budget, supplying construction documents, and supplying information from the town, such as the Plan of Conservation and Development, its fair housing plan, the history of previous CDBG projects, and other information about community policies .

Kent Affordable Housing is asking the Kent Selectmen to agree to submit an application. The timeline is only 4-5 months and is best started this month with ads to hire the grant administrator.

We thank the town for the many ways it has helped ^{our} mission in the past. We hope that Kent will continue to support the mission of Kent Affordable Housing in the future, and look forward to a prompt decision on this request. Please adopt a motion to create and submit this CDBG grant application for South Common.

