

**Board of Selectmen
Regular Meeting Agenda
May 19, 2022 at 7:30 pm**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89471332419?pwd=E4WB5pP8Oggtb-sDX7UBxqQubaV4HE.1>

Webinar ID: 894 7133 2419

Passcode: 721130

Join by phone: 646 558 8656

1. Call to order
2. Pledge of Allegiance
3. Moment of Silence & statement on the mass shooting in Buffalo, New York
4. Proclamation honoring Dick Orenstein
5. Resignation of Christina Koether from the Lachat Town Farm Commission
6. Interview of Michael Tobin for a position on the Conservation Commission
7. Interview of Nicole Copans for a position on the Lachat Town Farm Commission
8. Interview of Al Fasi for a position on the Building Committee
9. Discussion with the Commission on Aging concerning its charge and current activities
10. Update from the Town Administrator on the June 21st Tax Sale auction
11. Approval of Minutes from the Board of Selectmen Meeting held May 5, 2022
12. Adjournment

DRAFT MOTIONS FOR THE May 19, 2022 Regular BOS Meeting

- 1. Call to order: No motion**
- 2. Pledge of Allegiance: No motion**
- 3. Moment of Silence & statement on the mass shooting in Buffalo, New York: no motion**
- 4. Proclamation honoring Dick Orenstein: no motion**
- 5. Resignation of Christina Koether from the Lachat Town Farm Commission: I move to accept Christina Koether's resignation from the Lachat Town Farm Commission.**
- 6. Interview of Michael Tobin for a position on the Conservation Commission: no motion**
- 7. Interview of Nicole Copans for a position on the Lachat Town Farm Commission: no motion**
- 8. Interview of Al Fasi for a position on the Building Committee: No motion**
- 9. Discussion with the Commission on Aging concerning its charge and current activities: no motion**
- 10. Update from the Town Administrator on the June 21st Tax Sale auction: no motion**
- 11. Approval of Minutes from the Board of Selectmen Meeting held May 5, 2022: I move to approve the unapproved minutes of the Board of Selectmen meeting held May 5, 2022, as presented.**
- 12. Adjournment: No motion**

1. Call to order: **No motion**
2. Pledge of Allegiance: **No motion**
3. Moment of Silence & statement on the mass shooting in Buffalo, New York: **no motion**
4. Proclamation honoring Dick Orenstein: **no motion**



Incorporated 1787

PROCLAMATION



Whereas, the Daniel E. Offutt, III Charitable Trust made a significant impact on the Town of Weston through gifts facilitated by its Trustee, Mr. Richard (Dick) Orenstein.

Whereas, Dan Offutt used his financial investment earnings to fund the Daniel E. Offutt III Charitable Trust after his death on November 24, 2016, in Weston, CT where he lived his final 30 years.

Whereas, Dan Offutt was an avid tennis player, traveler, sailor, metal sculptor, wood worker, fixer of anything, collector of everything, stock market investor and was particularly proud of his rowing experience at Henley-on-Thames, England.

Whereas, Dick Orenstein, Dan's best friend and the Trustee of the Daniel E. Offutt III Charitable Trust, decided to use trust funds to support various Weston Town and Charitable Organizations which help define true private/public partnerships.

Whereas, Dick Orenstein, decided to utilize trust funds of nearly \$7M for the following organizations/projects in recent years: the Weston Town Green Project, the Weston Historical Society, the Weston Public Library, the Friends of the Weston Public Library, Weston Volunteer EMS and Fire Department, Weston Arts, The Lachat Farm at the Juliana Lachat Preserve, Sustainable Weston, and the Aspetuck Land Trust.

Whereas, The Weston Beautification Committee gratefully acknowledges the significant matching Grant of \$250,000, from the Daniel E. Offutt, III Charitable Trust, to the **Town Green Project** to ensure that the community has a newly developed Town Green for generations to gather, celebrate, and enjoy.

Whereas, Dick Orenstein and the Daniel E. Offutt III Charitable Trust has enabled the **Weston Historical Society** to continue its mission to preserve the history of Weston for generations by \$2.1 million of grants for restoring the Coley Homestead buildings including the barn and the Coley House as well as a donation of the Daniel Offutt sculptures.

Whereas, the **Weston Public Library** Board of Trustees was the recipient of an original Daniel E. Offutt lion sculpture, named Dan D. Lion in his honor, displayed in the Library's new pollinator garden as well as a \$215,000 donation from the Daniel E. Offutt Private Foundation Trust that will allow the Friends to support numerous programs and services in alignment with the Library's mission to serve the diverse informational, educational, technological, social and recreational needs of the community.

Whereas, **WestonArts** is the proud recipient of two generous gifts from Daniel E Offutt, III Charitable Trust – A \$50,000 grant to provide Art and Music lessons for children in need through Weston Social Services.; and a \$2,500 annual gift to fund Five \$500 annual scholarships to graduating seniors that will study Visual Arts, Theater Arts, Technical Theater, Music, Film & Videography

Whereas, Friends of Lachat was the recipient of a The Daniel E. Offutt, III Charitable Trust's \$2,000,000 contribution, plus another matching grant up to \$1,000,000, that will profoundly benefit our town for generations to come with the Trust's gift of an Education Center at **Lachat Town Farm**. The center will offer beautiful new space for our community to come together for agricultural related education and spiritual refreshment.

Whereas, **Weston Volunteer EMS and FD** acknowledge the significant funding of \$1,100,000 provided by the Daniel Offutt III, Trust for critical infrastructure and equipment needs, including a new EMS Headquarters, New Ambulance, Communications & Lifesaving Equipment, and WVFD Equipment.

Whereas, **The Sustainable Weston Committee** is thankful to Dick Orenstein and the Daniel E. Offutt, III Charitable Trust - for their contribution in making our little part of the world a more sustainable place to live with a \$4,700 grant for bottle and can redemption bins and a sorting facility at the Weston Transfer Station, enabling our Town to become more environmentally responsible and setting an example for future generations.

Whereas, **Aspetuck Land Trust** acknowledges Dick Orenstein and the Daniel E. Offutt, III Charitable Trust for significant funding totaling \$1,000,000 for LAND CONSERVATION; which significantly supports Aspetuck Land Trust's efforts to create a 705-acre protected forest reserve in Weston and Wilton through the acquisition of 101-acres.

Now, Therefore, I, Samantha Nestor, First Selectwoman of the Town of Weston, Connecticut do hereby proclaim 19th day of May, 2022 as

"A Day Honoring Daniel E. Offutt, III Charitable Trust & Dick Orenstein"

In Weston, Connecticut, and call upon our families, schools, businesses, and institutions to join me in recognizing and thanking Mr. Orenstein and the Daniel E. Offutt, III Charitable Trust for the many contributions to our community. Witness my hand and the seal of the Town of Weston, this 19th day of May, 2022, Samantha Nestor, First Selectwoman.

Samantha Nestor
Weston First Selectwoman

5. Resignation of Christina Koether from the Lachat Town Farm Commission: **I move to accept Christina Koether's resignation from the Lachat Town Farm Commission.**

April, 29th, 2022

Dear First Selectwoman Nestor, Selectman Mohabeer, and Selectwoman Jenner,

I'm writing to inform you that I am no longer able to serve as a Lachat Town Farm Commission member, and will be stepping down after our May meeting. I am grateful for the opportunity to have served our town, and I hope to do so again one day again when time permits.

Respectfully,

Christina Koether
64 Steep Hill Road
Weston, CT 06883

6. Interview of Michael Tobin for a position on the Conservation Commission: **no motion**



Jonathan Luiz <jluiz@westonct.gov>

Fwd: [EXTERNAL] Fwd: Michael Tobin Information

1 message

Sara Beer <executiveassistant@westonct.gov>

Thu, May 5, 2022 at 2:59 PM

To: Samantha Nestor <snestor@westonct.gov>, Jonathan Luiz <jluiz@westonct.gov>

FYI please see the below from Michael Tobin for the Conservation Commission. He is registered as an Independent.

Sara Beer, Executive Administrative Assistant
Town of Weston
Selectmen's Office
203-222-2656

----- Forwarded message -----

From: **Sara Beer** <executiveassistant@westonct.gov>
Date: Thu, May 5, 2022 at 2:57 PM
Subject: Re: [EXTERNAL] Fwd: Michael Tobin Information
To: michael tobin <metnyc@gmail.com>

Hi Michael,

Thank you for your interest and for sending all of your information to me.

The Board of Selectmen are meeting tonight, but it is too late to add an interview to their agenda. Please let me know if you are available for their next meeting on May 19 at 7.30pm via Zoom.

Thank you again!

Sara

Sara Beer, Executive Administrative Assistant
Town of Weston
Selectmen's Office
203-222-2656

On Wed, May 4, 2022 at 7:37 PM michael tobin <metnyc@gmail.com> wrote:

Hello again Sara,

I've spoken with Sam regarding the conservation committee vacancy and wanted to throw my hat in the ring.

Below is a bio and attached resume.

Please let me know how to follow up? Thank you very much!

Stay well,
Michael

Michael Tobin
Biography

Mr. Michael Tobin resides in Weston, Connecticut with his partner, Liz Smith and his college aged daughter, Midori. He spends his time pursuing business interests in fitness technology and alternative investments when not with his family. Professionally, Michael has been involved in the Asset Management Industry in the capacity of strategic planning, distribution and Principal since 1987.

He started his career as Research Assistant to the Managing Partner at Cowen & Company, reporting directly to the Managing Partner. Working closely with the senior partners and becoming a partner, Mike spent nearly a decade building the Firm for and ultimately consummating the sale of Cowen & Company, at a large multiple, to Société Générale, one of the largest banks in the world.

Mr. Tobin has held Partner, COO and CMO level positions at Cowen & Company, Nomad Ventures, Vega Securities, Galleon Group and Taylor Woods Capital, a Blackstone seeded energy-focused fund, then considered to be a top institutional fund in the segment, where he oversaw the raise of over \$2.4 billion of institutional funds.

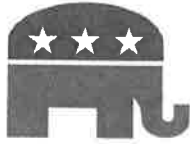
Mr. Tobin has been involved in varied asset classes, including Private Equity, Distressed, Equity Long/Short, Sector Funds and Commodity and Industrial Strategies. In addition, Michael has performed various consulting assignments, private placements, and capital raising for individual companies.

Michael is originally from Chicago and earned a B.A. and M.M. from Northwestern University and The Kellogg School of Management in Economics & Political Science and Finance & Strategic Planning, respectively.

Mr. Tobin is an avid martial artist who has held several regional and national titles in his career and is presently active in Muay Thai and had his final WKF sanctioned fight in 2016 in New York City. Michael enjoys an active, engaged life with his family and is currently studying to be a pilot. He continues to practice and play guitar in the hopes of one day being plucked from obscurity to headline for a great rock band.

Politically, Mike considers himself to be a centrist and has been registered as an Independent since he was 18. He has contributed to various politicians and both parties depending on his views and convictions.

7. Interview of Nicole Copans for a position on the Lachat Town Farm Commission: **no motion**



WESTON REPUBLICAN TOWN COMMITTEE

P.O. BOX 1073, WESTON, CT 06883

www.westonrtc.org

November 2, 2021

Dear First Selectman Nestor

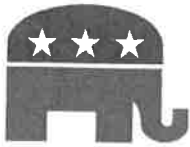
On behalf of the Republican Town Committee (RTC), we are submitting this letter in support of our candidate, Nicole Copans to the Lachat Farm Commission Board replacing Kirby Brendsel. Nicole has extensive volunteer experience in Weston serving on the Hurlbutt Elementary school PTO for five (5) years both as Treasurer and as President. She currently serves on the PTO Executive Board.

Lachat Farm awarded her for community service, on International Women's Day. She has also attended and supported Lachat events and has great interest in the farm's activities. We feel that she would be an excellent addition and an asset to the farm's organization.

We would like to state that the Republicans in Weston greatly support Lachat Farm.

We have attached signatures from the RTC members to show their support.

.....
Matt Carrothers
Chairman
Republican Town Committee



WESTON REPUBLICAN TOWN COMMITTEE

P.O. BOX 1073, WESTON, CT 06883

www.westonrtc.org

Attached are the signed names of our RTC members who strongly support this position.

RTC Members	RTC Members
Amy Jenner 2/2/21	J. B. ...
Peter E. Gordon	Joe ...
Brandon ...	Noady ...
Alexander Burns	Michael K. ...
Jelly ... (non RTC member) BOF	William ...
Burt ...	Dustin ...
[Signature]	Dallas ...
Joe ...	

Weston Public Schools



LAURA J. KADDIS, Principal
laurakaddis@westonps.org

Hurlbutt Elementary School
9 School Road
Weston, Connecticut 06883-1699

Telephone: (203) 221-6302

To Whom It May Concern,

It is my pleasure to write a letter of reference for Nicole Copans. I have known Nicole for the past four years through her role as a parent volunteer, PTO Board member and PTO President. Nicole's skills, dedication and leadership abilities make her an ideal candidate for a contributing role in any organization.

From the moment I met Nicole I was impressed with her passion and commitment to whatever she was focused on. She gives her all to fulfill her duties with attention to detail and a spirit of collaboration. I have seen her work tirelessly for the PTO by working closely with many other parents, teachers and staff members. Nicole's reports, communication and duties were always completed on time and with precision.

Nicole demonstrated flexibility and leadership by helping the PTO adapt during the pandemic. She led the group into a virtual format and all the changes that resulted from the switch to a remote PTO. Her efforts and leadership resulted in increased attendance and participation in meetings and projects.

Nicole demonstrates natural leadership ability and she was able to support and further the mission of PTO while ensuring that all members were able to share their opinions, views and suggestions. Her interpersonal skills are outstanding and she listens with an open mind to feedback, constructive criticism and various points of view on topics. In addition, Nicole's genuine and kind approach contributes to the positive impact she has on others. She was committed to increasing participation by other members and worked to build capacity so that the organization remained strong after her tenure ended.

I recommend Nicole for your organization without reservation. She would be an asset and I have no doubt would positively impact your group and mission.

Please do not hesitate to reach out if I can be of further assistance.

Sincerely,
Laura Kaddis
Principal

NICOLE COPANS

161 GOOD HILL ROAD • WESTON, CT 06883 • (917) 755-5125 • (203) 872-7246 • nicblake29@hotmail.com

I have lived in Weston for over 5 years with my husband and 2 young children ages 8 and 10. My kids have known Lachat since they were 3 and 5 years old and have attended many events. They always have a great time and often talk about how much fun the farm is. Our family has fond memories of picnics, roasting marshmallows, attending farmers markets, live concerts, enjoying the beautiful vegetable gardens, pumpkin painting, movie nights, father's day specials to name some. I have attended some of their open public board meetings and I currently receive their weekly newsletter which keeps me abreast of all that is happening at Lachat.

I have served on Hurlbutt Elementary school PTO for five (5) years as Treasurer and President, Currently I am on the Hurlbutt Executive Board as Past President. During that time as PTO President, we have worked closely with the school, parents and community where we have planned educational events, fundraised and hosted many gatherings. One highlighted event was planning a successful fundraiser, "The Dinner Gala" which raised funds to help build the New Hurlbutt Playground. The playground has been a central part of the school outdoor space for the kids. It is also a place where many families gather with their kids and have a lot of fun. During my role on the PTO we partnered with the Food Pantry to raise funds during the challenging pandemic. Since the Memorial Day fair was postponed, we partnered with Lachat to host some drive-in movies as well as many other fun events for the community to enjoy.

It was such a great honor this year to be one of the selected women to be a part of the Lachat's International Women's Day celebration, video and story.

I also bring with me my professional career in Accounting, Financial and Real Estate expertise where I work remotely with a Legal Company in Accounting and Finance for their CA location and Keller Williams Realty.

It will be a great opportunity to be a part of the Lachat board and I hope that my application of interest will be considered.

See attached my professional Resume and volunteerism throughout the communities.

I look forward to hearing from you.

Kind regards

Nicole Copans
ncopans@kw.com
C 917 755 5125

NICOLE COPANS

161 GOOD HILL ROAD • WESTON, CT 06883 • (917) 755-5125 • (203) 872-7246 • nicblake29@hotmail.com

PROFESSIONAL SUMMARY

SENIOR ACCOUNTING MANAGER with extensive professional experience utilizing advanced skills in **investment management, financial reporting, and accounting**, to support optimal **business operations** and secure **financial solvency**. Detail-oriented **accounting manager** with a record of accurately assessing critical **financial information**. Dedicated **leader** adept at using **interpersonal skills** and **leadership** acumen to build and coach **teams** to success.

AREAS OF EXPERTISE

- ✓
- ✓ **Financial Accounting**
- ✓ **Finance Operations**
- ✓ **Accounting Processes**
- ✓ **Investment Management**
- ✓ **Training & Development**
- ✓ **Recruiting & Onboarding**
- ✓ **Cash Management**
- ✓ **Financial Reporting**
- ✓ **Data Management**

PROFESSIONAL EXPERIENCE & ACHIEVEMENTS

Keller Williams Prestige Realty – Westport/Stamford CT
2021 – Present
Realtor

Ouside GC LLC – Boston, MA **2019 – Present**
Business Operations Associate – Remote Accounting

Remotely managed financial data for Business Operations.

- Daily Cash Management – record all **ACH Wires** to **Deposit workbooks** and **Lockbox reports** to Deposit excel workbooks.
- Creating, **manipulating** and **reconciling** complex **accounting data** in excel workbooks using **pivots**.
- Recording **client payments** into **Quickbooks Online**; creating and distributing **daily deposit reports**.
- Reconcile **client payments** received with **Attorney payables report** and prepare monthly **Attorney Vendor Balance Report**.
- Process and pay **Attorneys** ensuring that **payments reconcile** to **client payments received** and deductions for **taxes and 401k contributions**.

2018 – 2020 - Project Based

Independent Contractor – Accounting | Finance Management – Westport School of Music

- Coordinated with the **school director** to manage **finances**, preparing **accounting reports**, reviewing **annual budget**, and assessing **quarterly financial statements** to provide **insight** on **cash availability**.
- Oversaw **monthly invoicing**, **accounts receivable (A/R)**, **account payable (A/P)**, **check payments**, and **payroll**; prepared **W2s** and **1099s** in **compliance** with **federal and state guidelines**.

- Reviewed **financial documents** in preparation for **annual audits** and **tax filings**, ensuring all **accounting journal entries (JE)** and **EOY audit entries** were **accurate**.
- Supported the efficient **allocation of resources**, presenting **information** to the **Director** and **Board** in preparation for **budget changes** that reduced unnecessary **spending**.
- Integrated **accounts** into **QuickBooks**, developing a completely **electronic system** for **financial management** that supplied more **accurate data** reflective of current **account status**.
- Performed a complete **cleanup** of **financial planning** and **organizational processes**, promoting **savings** through more **accurate finance management**.

- **PROFESSIONAL EXPERIENCE & ACHIEVEMENTS CONTINUED**

- Introduced and configured **QuickBooks**, modernizing key areas of **financial operations**.
- Prepared **monthly Operating Statements** and **annual Operating Budget**, organizing **financial information** to support successful **planning** and **cash management**.

Mitsui USA – Manhattan, NY
2012

2006 –

Senior Accounting Manager Consolidation Team

- Coordinated with **accounting, finance, external auditors**, and various **business departments** and **subsidiaries** to successfully complete **mid-year reviews** and **annual audits**.
- Managed **quarterly reporting** of the **company's billion-dollar international financials** and presented **quarterly financial results** to the **accounting department** and **executive management**.
- Prepared consolidated **Balance Sheet** and **Income Statement for Annual Reporting**, upholding **Generally Accepted Accounting Principles (GAAP)**.
- Assisted **subsidiaries** and associated **companies** with **reporting packages**, including a **survey of revenue sales, IFRS transition surveys, pension plans, financial receivables, and allowance for doubtful receivables**, providing **advice on new financial policies and procedures**.
- Directed **hiring** efforts, assisting with the **selection and decision** of multiple **new recruits** in **management, accounting, and other functional areas**.
- Reviewed and corrected **cash flow roll forward schedules** and consolidated **balance sheets** and **income statements**, ensuring necessary **adjustments** were performed for all **financial documents**.
- Analyzed **equity pick up** and **investment reconciliations** to drive successful **decision making**.
- Led up to eight **accountants**, conducting **performance reviews** and developing **strategies** to improve **performance** and meet **company goals**; executed seven-day **training programs** for over 30 **employees**, utilizing **subject matter expertise (SME)** to augment **company operations**.

Bluegreen Corporation – Boca Raton, FL
2006

2005 –

Senior Financial Accounting Manager - Relocated NY

- Maintained **responsibility** for \$300M+ in **collections** while managing **monthly financial** and **investment reports, month-end close-offs, financial forecasting, and department performance tracking**.
- **Recruited** and **hired** up to five **new hires** within the **accounting division**; developed **training manuals** for **new hires** while overseeing the **onboarding process**.
- Spearheaded **initiatives** to improve the **collection and merging of data**, promoting **efficiency** and **accuracy** with **reporting policies** and various **accounting procedures**.
- Served as **liaison** between a **key executive** and **third-party associates**, analyzing **client portfolios** to **target opportunities** for increased **investment**.

EDUCATION

Master of Business Administration (MBA), Finance
Nova Southeastern University

Bachelor of Business Administration (BBA), Management | Concentration: Accounting
University of Lincolnshire & Humberside

VOLUNTEERISM

Hurlbutt Elementary School PTO – Weston, CT

2017 –

Present

PTO President |Treasurer

- Utilized **Microsoft Excel** and **QuickBooks** to remotely manage **financial data**, preparing **monthly operating** and **philanthropy statements**, **annual operating budgets**, and **check and deposit processes**.
- Coordinated with **Committee Chairs** to **plan fundraisers**, handling **financial** aspects of **events** generating up to \$130K, including **transaction processes** and **general cash management**.
- Oversaw **cash management** for an **annual fundraiser**, managing **cash boxes**, **opening and closing events**, and **depositing funds** into **secure lockboxes**; reported **finances** and assessed **event performance**.
- Performed **annual tax filings** and completed **bank reconciliations**, in addition to presenting **findings of financial uses** to the **Executive Committee** to assess **operations** and **plan** for future **improvement**.

Highlights –PTO President

- Coordinated and Chaired Dinner Gala Committee – Fundraise for the Hurlbutt Elementary School Playground
- Partnered with Kiwanis Dog Jamboree
- Revamped the overgrown Hurlbutt Vegetable Garden to an All season pollinator Garden
- Initiated the Weston Food Pantry Fundraiser together with Memorial weekend Family Events

Member RTC Committee – Weston, CT

2017 –

Present

Fundraising Committee

- Clambake Fundraiser / Auction Items/Set Up

Substitute Teacher K-5 – Weston, CT

2018 – Present

Election Moderator – Weston, CT

- Local and Mid Term Election

Keller Williams Volunteer Project – Westport, CT

2021

Clasp Homes - Vegetable Garden

Goal is to provide a lifetimes of care, support, and inspiration to the men and women with autism and intellectual disabilities.

8. Interview of Al Fasi for a position on the Building Committee: **No motion**

12-2-2021

To: Samantha Nestor, First Selectwoman

From: Alan A. Fazi, 20 Cannondale Road, Weston, Ct 06883

Ref: Town of Weston Veterans Affairs Committee

I would like to be considered for an appointment to the Town of Weston Veterans Affairs Committee.

I have recently moved from Ridgefield to Weston and am now a Registered Voter, (Democrat), and Tax Payer in the Town of Weston.

My possible qualifications to serve on the Committee:

- 1. First and foremost, I am a Disabled Vietnam Veteran. I was Honorably Retired, due to disability, from the U.S. Army after having served in Viet Nam in 1969 and 1970.**
- 2. I like to give back to the Community I live in. While in Ridgefield, I was appointed and served for over 20 years on the Town of Ridgefield Golf Committee as a Member and as Recording Secretary. The main purpose of the Committee was to advise the Board of Selectmen on all phases of operations at the Town Golf Course. I am familiar with local as well as Statutory Procedural Requirements for Town Committees.**
- 3. Prior to my retirement, my last employment for over 30 years was as Owner of a Residential Custom Remodeling Company. Skills I utilized while running the business involved Human Resources, Budgeting, Designing and Planning, Supervision, Record Keeping as well as Project Cost Analysis.**
- 4. After the Military, I employed by the State of Connecticut Labor Department for 15 years. My last position was Office Manager, managing over 50 individuals who were responsible for finding suitable employment and or training for unemployed individuals.**

I have 3 years of college. I do not have a degree.

I look forward to having an opportunity to contribute to the Weston Community.

I am available for interview at your convenience.

Sincerely yours,

Al Fazi

9. Discussion with the Commission on Aging concerning its charge and current activities:
no motion

Chapter 18. Boards, Committees and Commissions

Article III. Commission on Aging

[Adopted 4-3-1974 (Ch. 2, Art. IV, of the 1981 Code); amended in its entirety 9-21-2006]

§ 18-6. Establishment; composition; qualifications of members.

There is established a Commission on Aging consisting of seven members, who shall be electors of the Town. The members shall be persons interested in the consideration and solution of the problems of the aging.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

§ 18-7. Appointment and terms of members.

Members of the Commission shall be appointed by the Board of Selectmen. Four of the initial appointments shall be for terms of two years and three for terms of one year. Thereafter each member shall serve for a period of two years or until a successor has been appointed.

§ 18-8. Compensation and expenses.

The members of the Commission so appointed shall serve without compensation but shall be reimbursed for their necessary expenses as approved by the Board of Selectmen.

§ 18-9. Officers; utilizing services of electors.

The Commission shall select a Chairman and such other officers as it deems necessary and shall utilize services of electors of the Town to carry out its functions.^[1]

[1] *Editor's Note: Original § 2-44, Appropriations for Commission, which immediately followed this section, was repealed at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

§ 18-10. Designation of agent.

The Chairman of the Commission shall serve as the designated municipal agent for the purposes of § 7-127b of the General Statutes or shall designate such agent who shall be an elector of the Town.

§ 18-11. Functions.

The commission shall be charged with these functions:

- A. To study needs, such as housing, health, transportation, recreation, employment, legal and financial problems.
- B. To coordinate community programs for the aging.
- C. To approve requests for government grants and projects for the aging.
- D. To assist the aging in learning about available community resources.
- E. To publicize resources and benefits.
- F. To assist the aging in applying for federal or other benefits.

§ 18-12. Analysis of services by public and private agencies; report.

The Commission shall analyze the services provided by public and private agencies and shall make recommendations to the Board of Selectmen regarding the development of public services and integration of the services provided by public and private agencies. The Commission shall make an annual report to the Board of Selectmen.

10. Update from the Town Administrator on the June 21st Tax Sale auction: no motion

MUNICIPALITY: Town of Weston

AUCTION DATE: 9:00 a.m. on June 21, 2022

LOCATION: Weston Town Hall, 56 Norfield Road, Weston CT

153 Valley Forge Road, Weston CT

136 Godfrey Road, Weston CT

4.30 acres on Georgetown Road, Weston CT

98 Lords Highway, Weston CT

100 Lords Highway, Weston CT

GENERAL INFORMATION ABOUT TAX SALES

IMPORTANT – PLEASE READ

This memorandum answers frequently-asked questions about tax sales for people who have received a notice or are interested in bidding on properties. It is for informational use only. It is not legal advice, and does not interpret or modify applicable law. Since municipalities and their attorneys cannot represent your interests or give you legal advice, you should consult your own lawyer about how tax sales work and what your rights and duties are.

Why did I receive this notice?

This notice was sent to you because you or someone you represent is listed in public records as either owning or holding an encumbrance in real estate which has been slated for public auction to recover delinquent taxes and/or other municipal charges. You may be an owner or occupier, or may have recorded a mortgage or lien against the property. This notice will also be provided to any member of the public who inquires about the auction.

What is a “tax sale”?

A tax sale is a public auction of property conducted by a municipal entity which applies the proceeds against unpaid taxes or similar assessments owed. The sale can be conducted on any real estate owned by an individual or organization which has failed to pay any kind of tax, sewer charge, or similar debt (whether it was assessed on that real estate or not) owed to a city, town, borough, district, or other municipal authority.

Is a tax sale a lawsuit?

No. A tax sale does not mean that anyone is being sued, although it is a type of foreclosure. The tax collector of the municipality arranges and conducts the tax sale personally, or through an attorney or other agent, without the involvement of a court. However, if the auction does not bring in enough money to pay the delinquencies, the municipality can make further collection efforts to recover the difference, which might include suing the owner.

How is a tax sale started?

The usual first step is that the owner is mailed a letter demanding payment of the total delinquency at his or her last known address. After that, three notices are mailed over a nine- to twelve-week period to everyone who has recorded an interest in the property in the town clerk’s office. Notices of the tax sale are advertised in a local newspaper three times, and are also posted near the property or the clerk’s office. All delinquency information is available to the public on request.

Can the property be sold before the auction?

The municipality has no power to sell the property to anyone before the auction itself, even to someone who offers to pay the taxes in full. Paying someone else’s tax debt does not transfer ownership. On the other hand, the property’s owner does remain free to sell the property, but the tax sale will proceed as scheduled unless someone also pays the delinquencies owed to the municipality.

What happens at the auction?

The auction usually takes place at the town hall, municipal office, or the property itself. The notices will specify the location. A sign is posted at the auction explaining the total delinquency, and rules are announced for how the auction will be conducted. The property is then auctioned to the highest bidder. Often, several delinquent properties are auctioned on the same day, one at a time. If the bids are too low, the municipality itself can take title to the property or reschedule the auction.

Who can participate in the auction?

Registration takes place at the time and place of the auction, not before. Any member of the public (other than the owner and encumbrancers) may bid on the property so long as he or she has a nonrefundable deposit in a minimum amount announced by the municipality. The deposit must be in certified funds like a bank check; personal checks or home equity line checks are not acceptable. Bidders must also bring government-issued ID and be prepared to provide a social security number (if bidding in their own name) or federal tax identification number (if bidding for an entity). Any member of the public may attend and observe the auction, but only those who register can bid.

Can people inspect the property before bidding?

People interested in bidding may research public records like assessment maps, field cards, land records, and similar documents, or look at the property from the road or sidewalk. They may also hire an appraisal service to conduct a curbside value estimate. No one, however, may trespass onto the property itself, or violate the privacy rights of any occupants. The municipality has no power to let interested bidders enter a property being auctioned at any time. (The only exception is that a municipality can authorize ground testing of a property with a known contamination history, with no guarantees as to the environmental condition or whether testing has been or should be done.)

How does the bidding work?

The minimum bid will be an amount determined by the municipality. It is usually the total delinquency including principal, interest, and fees due plus the cost of the auction and any jeopardy acceleration of subsequent installments (see below). Bidding will increase in an orderly fashion and as appropriate to maximize the final price. When someone is declared the highest bidder, he or she submits the deposit and must pay the rest of the bid (also in certified funds) by a fixed deadline. Otherwise, the deposit is forfeited, and the next-highest bid might be accepted instead depending on the rules announced at the auction. All unsuccessful bidders get their deposits back immediately. (Some bidders name themselves as alternative payees – such as, “John Smith OR Pullman & Comley, Trustee” – to simplify getting their money back from their bank.)

What is a “jeopardy acceleration”?

Jeopardy is the acceleration of a tax or other debt owed to the municipality. Although taxes usually become due in separate installments at fixed dates throughout the year, a tax collector who believes that a future installment is unlikely to be paid on time can collect it early. This is often done when an owner has missed several payments in a row, so that future installments can be recovered at the same time as the delinquencies. If budgets or mill rates have not yet been fixed, an estimate is used for the jeopardy amount to be collected, and any balance can be reflected on the next bill.

Where do the auction proceeds go?

Once paid, the winning bid is immediately used to pay the collection expenses and delinquencies owed in the order required by state law. Any money left over is put into a separate bank account and the municipality keeps the interest it earns. On the other hand, if the winning bid is less than the total delinquency, the owner continues to owe the difference, and the municipality might litigate to collect it, or pursue the person's other income or assets to the extent allowed by law.

What guarantees are given to the auction's highest bidder?

None, other than that the auction is conducted according to the proper legal procedures. The property itself is sold "as is" in every way. There is no guarantee that the property is buildable, up to code, useable for any purpose, title-insurable, or worth the money paid for it. The buyer has sole responsibility to figure out what he or she is getting and to seek out independent legal advice.

What happens after the auction?

After the auction, a notice identifying the highest bidder and price is sent to the owner and everyone else with a recorded interest in the property. This is also published in a local newspaper. The tax collector signs a deed transferring the property to the highest bidder, but holds it in the clerk's office for six months. Nothing else happens during this time. The taxpayer continues to own and use the property; the highest bidder still cannot enter, alter, or sell it. If the highest bidder wants to, he or she may buy insurance to protect the property from fire or loss. (The municipality can give no advice as to whether you should obtain insurance of any kind and cannot recommend any particular insurer.)

When does the highest bidder get title?

Six months after the auction, the deed which the tax collector signed is officially recorded in the land records. The highest bidder owns the property "free and clear" of other liens and encumbrances at that time, except certain kinds such as easements and other taxes. For example, the purchaser generally need not pay off the property's mortgages and judgment liens (unlike in some court foreclosures). The purchaser must pay any taxes and water/sewer charges owed to the municipality conducting the sale which occur after the first sale notice filed in the land records unless they were included in the purchase price. It is solely up to the purchaser to evict any "holdovers" – like the former owner – by legal methods. The purchaser can ask the tax collector to put an affidavit in the land records explaining the details of the tax sale, which may be needed to apply for title insurance.

What about the property's other encumbrancers?

When the highest bidder acquires the property six months after the auction, most other interests in the property are wiped out. This means that mortgages, liens, other monetary encumbrances, and alienation restraints – even federal and state liens – will become totally unenforceable against the property and its new owner, except as the notice might otherwise exempt them. The notices might identify additional liens which will survive the auction. If the municipality is holding extra money because the winning bid exceeds the total amount owed, the difference (less any other taxes or debts owed by the same owner) is sent to the local superior court. The former owner and any other person with a recorded interest in the property has 90 days to apply for a share of the money, and the court decides how to distribute it. (The purchaser cannot claim it.)

Can the tax sale be “undone” after it happens?

Yes. The owner or anyone else with a recorded interest in the property can “void” the auction up to six months after it happens, which is why the deed sits in the clerk’s office for that period. This is called a redemption. He or she pays the total delinquency as of the sale date, including the costs of the auction, plus 1.5% per month interest on the winning bid (not on the delinquency), plus any additional debts owed to the municipality not recovered by the auction procedure. If this happens, the highest bidder gets back his or her bid (including the deposit) plus interest. The owner keeps the property, and notices are mailed that the sale has been undone. If the redeemer was an encumbrancer, a certificate is issued authorizing the redeemer to foreclose the amount paid with enhanced priority over other lienholders and 1.5% monthly interest along with the original lien. If the IRS has liened the property, it has an additional 120 days to redeem, in which case the buyer will lose title but will also get the bid refund although with only 0.5% monthly interest.

What kinds of expenses are charged to the property owner?

By law, all expenses of arranging and conducting the tax sale are charged to the property’s owner. These usually include fees for title searches, attorney’s hourly rates, newspaper advertising, filings in the land records, certified mailings, and similar costs. This is in addition to the 1.5% monthly interest which accrues on all municipal delinquencies, plus any jeopardy accelerations. These expenses increase significantly as the process moves along, and usually total a few thousand dollars. It is illegal for tax collectors to waive or negotiate these amounts, so any such request will be denied.

How can I prevent the tax sale?

Partial payments, promises to pay, and scheduled closings cannot stop the auction procedure. The tax sale can be stopped before it happens if the owner pays the total amount owed including interest, fees, and expenses. Notices are mailed out to announce the cancellation, and collection efforts cease. Other people with recorded interests in the property can also prevent the sale by paying the delinquency for the owner; they usually do this to keep their liens from being wiped out. A “payoff” figure is public information, but payoffs cannot be accepted from members of the public with no recorded interest in the property. Bidders are strongly advised to check www.cttaxsales.com a day or two before the auction to determine whether any property in which they are interested has been delisted due to payment.

What is the deadline for paying?

The final payment deadline is six months *after* the auction occurs. After that, the property’s title shifts from the taxpayer to the winning bidder, and redemption is no longer possible. Because fees, costs, and interest accrue throughout the entire process, the sooner the payoff occurs (especially before the auction instead of afterward), the cheaper it will be. Auctions and redemption deadlines cannot be postponed at the request of an owner or encumbrancer without a valid court order.

How can I find out more about this tax sale?

For more information about your legal rights and obligations, speak with your own attorney. The municipality and its attorney cannot give you legal advice. If you have questions about the rules, scheduling, or payoff amount for a specific tax sale, e-mail ajc@pullcom.com (preferred) or call 203-330-2230.

11. Approval of Minutes from the Board of Selectmen Meeting held May 5, 2022: I move to approve the unapproved minutes of the Board of Selectmen meeting held May 5, 2022, as presented.

**Board of Selectmen
Meeting Minutes
May 5, 2022 at 7.30pm**

1. **Call to order:** First Selectwoman Samantha Nestor called the meeting to order at 7.30pm, also in attendance were Selectman Martin Mohabeer, Selectwoman Amy Jenner, and Town Administrator Jonathan Luiz.
2. **Pledge of Allegiance:** Selectwoman Jenner led in the Pledge of Allegiance
3. **Update from Town Administrator on legislation on remote meetings:** Town Administrator Jonathan Luiz went into detail on the new regulations for remote meetings. Information will be sent out to the Weston Boards and Commissions so that they can comply with these regulations. Selectwoman Jenner asked if the Board of Selectmen would be interested in hosting hybrid meetings. First Selectwoman Nestor commented that it would be up to the Board of Selectmen and that she supported a good experience for all parties.
4. **Interview of Ewa Ojarovska for appointment to Commission on the Arts:** The Board of Selectmen interviewed Ewa Ojarovska for a position on the Commission on the Arts.
5. **Discussion/ Decision to ratify a new collective bargaining agreement with the Public Works Union:** This item has been tabled.
6. **Discussion/Decision on the charge on the Commission on Aging with Commission Chair Bruce Lorentzen:** This item has been tabled.
7. **First Selectwoman's update on the School/Town Water System:** First Selectwoman Nestor provided an update on this saying that they had heard back from the consultant, Mr. Ron Black, that prototype remediation efforts were successful. A final design has been sent to the CT Department of Health for review.
8. **Appointment of First Selectwoman and Town Administrator as HRAA voting members:** Mr. Luiz gave a brief explanation as to what the HRAA is and how Weston benefits from this relationship through consortium pricing and expertise. They are also responsible for arranging Hazardous Waste days. Selectman Mohabeer moved to appoint Samantha Nestor as Weston's voting representative to the Housatonic Resources Recovery Authority and Jonathan Luiz as Weston's alternate voting representative to the Housatonic Resources Recovery Authority. Selectwoman Jenner seconded this. The motion carried unanimously.
9. **Acceptance of resignation of Sara Beer:** Selectwoman Jenner moved to accept Sara Beer's resignation effective May 13, 2022. Selectman Mohabeer seconded this. The motion carried unanimously.
10. **Discussion/Decision on update of job description of Executive Administrative Assistant:** Selectwoman Jenner moved to accept the proposed changes to the job description of Executive Administrative Assistant. Selectman Mohabeer seconded this. The motion carried unanimously.
11. **Discussion/Decision to grant Eversource an access easement at 60 River Road, Keene Park:** Mr. Luiz explained that Eversource would like permanent access to Keene Park, in order to be able to do maintenance in the area. Mr. Luiz recommended waiting to provide permission for this until the Town had received information on the no spray zones etc.
12. **Acceptance of resignation of Jon Dillon from Veterans Affairs Committee:** Selectman Mohabeer moved to accept the resignation of Jon Dillon from the Veterans Affairs Committee effective immediately. Selectwoman Jenner seconded this. The motion carried unanimously.

- 13. Acceptance of resignation of Thomas Burke from Veterans Affairs Committee:** Selectwoman Jenner moved to accept the resignation of Thomas Burke from the Veterans Affairs Committee effective immediately. Selectman Mohabeer seconded this. The motion carried unanimously.
- 14. First Selectwoman's update on the Community Connectivity Sidewalk Project:** First Selectwoman Nestor said that an RFP for the Sidewalks will be put out in next week, with the hope to break ground on this project in the summer. Mr. Luiz provided further details on this, saying that he hopes the school portion is done before the children go back to school.
- 15. Selectwoman Jenner moved to add an agenda item to appoint Richard Albrecht to the Conservation Commission.** First Selectwoman Nestor explained that there were still people interested in interviewing for a position on the commission. The motion failed to generate a second.
- 16. Update from First Selectwoman on June 7 Event Honoring Vietnam Veterans hosted by Lt. Governor Susan Bysiewicz, Department of Veterans Affairs Commissioner, Thomas J. Saadi, and First Selectwoman Samantha Nestor:** First Selectwoman Nestor provided details on this upcoming event.
- 17. Approval of the minutes from the Board of Selectmen Special Meetings on April 20, 2022:** Selectman Mohabeer moved to approve the two unapproved minutes of the April 20, 2022 Board of Selectmen meetings, as presented. Selectwoman Jenner seconded this.
- 18. Executive Session to discuss pending litigation:** This item has been tabled.
- 19. Adjournment:** Selectwoman Jenner moved to adjourn at 8.28pm. Selectman Mohabeer seconded this. The motion carried unanimously.

Minutes submitted by: Sara Beer, Executive Administrative Assistant.