



## CHARTER COMMISSION

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Robert Russell  
Chairman

Michael Kaelin  
Vice Chairman

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TOWN HALL  
238 Danbury Road  
Wilton, CT 06897

### CHARTER COMMISSION MEETING August 06, 2009 Wilton Town Hall, Room B

**PRESENT:** Robert Russell, Alice Ayer, Louise Herot, Doug Levene, Toni Lee, Michael Kaelin, Paul Burnham, Chris Weldon (via telephone), Marilyn Gould (8:00)

Chairman Russell called the meeting to order at 7:05 pm.

**Acceptance of Minutes:** Upon motion by Ms. Lee, the minutes of the 7/23/09 and 7/28/09 meetings were unanimously accepted as presented, with abstentions by those who were not present at one or both meetings.

**Review of Changes:**

At a meeting on August 4, 2009, the Charter Commission members heard comments from Board of Selectmen members on the draft Charter recommendations. The commission reviewed the "Final" draft presented by Mr. Burnham and several corrections were made.

**Preamble** – Ms. Lee and Mr. Burnham drafted a preamble. This was discussed and minor wording changes were agreed upon.

After a lengthy discussion, it was decided to use the words "*the* Town Meeting" since this is referring to a legislative body of the Town, not an event.

The Board of Selectmen and CFO had made several comments regarding §C-6-A (5), which covers powers of the Town Meeting with regard to real estate leases and/or lease options to which the town is a party. The Selectmen and Mr. Dolan do not feel it is necessary to add dollar values to leases that would require Town Meeting approval. The Charter Commission members feel that it is necessary to give the voters a say in both long-term and leases involving significant pieces of property. Mr. Levene drafted language.

It was felt that appraisals would not be necessary but that the Board of Selectmen could determine whether a property is worth more than a million dollars. It was decided to increase the requirement from 1% to 2% on fair market sales value. The Board of Selectmen would also be expected to determine the best estimate of total lease payments over the length of the lease.

After a very lengthy discussion, Ms. Lee moved to adopt the following wording to determine what leases and/or lease options would require the approval of the Town Meeting.

- § C-6-A-(5) Real estate leases and/or lease options to which the Town is a party;
- a) which involve a term (including any renewal options) in excess of ten years;
  - b) where the fair market sales value of the leased property is in excess of 2% of the total annual budget for the then current fiscal year; or
  - c) where the total lease payments called for under the entire term of the lease (including any renewal options) exceed 2% of the annual budget for the then current fiscal year.

Motion seconded and unanimously carried.

Ms. Lee moved to accept the Charter Commission Final Report and submit to the Board of Selectmen. Motion seconded and carried – 8 YES – 1 NO (Weldon).

Having no further business, the meeting was adjourned at 9:30 p.m.

Jan Andras  
Recording Secretary  
(Minutes taken from audio recording)