

**TO: The Honorable Mayor and Town Council Members**

**FROM: Michael T. Paulhus, Town Manager**

**DATE: June 10, 2016**

**1. Council Communications:**

CT DMV warns of potential problem with motor vehicle tax bills.

**2. Upcoming Events:**

Flag Day ceremony; Tuesday June 14, 2016 at 7:00 p.m. Town Hall,  
909 Foxon Road, North Branford, CT.

**3. Council and Board/Committee Dates:**

- a. Police Commission meeting will be held on Monday, June 13, 2016 starting at 5:00 p.m. at the Police Dept.
- b. Permanent Project Building Committee meeting will be held on Monday, June 13, 2016 starting at 7:00 p.m. in the Town Council Chambers.
- c. Town Council Special Meeting will be held on Tuesday, June 14, 2016 at 7:30 pm
- d. Planning and Zoning Commission meeting will be held on Thursday, June 16, 2016, starting at 7:00 p.m. in the Town Council Chambers.

**4. Department/Division News:**

The Town of North Branford with the help of the Assessor's Department and Planning Department is proposing a Tax Deferral Program that would designate all territory within the Town of North Branford as a Rehabilitation Area, and establishes criteria for eligibility of real property within the designated rehabilitation area for fixing of assessments during the period of rehabilitation and for deferral of increased assessments attributable to such rehabilitation.

**5. Board/Commission News:**

The Economic Development Commission is requesting the Town Council consider putting a bid out for Real Estate Broker services to market and sell 1599 Foxon Road.

**6. Council Questions/Answers: None**

**7. COST: None**

**8. SCRCOG:**

SCRCOG email regarding two new federal grant opportunities – National Wetland Development Grants and National Park Service Underrepresented Community Preservation Grants.

**9. CCM:**

- a. CCM Legislative Alert: Governor Cuts additional \$20 million in Municipal Aid
- b. CCM Report of Discount Prescription Drug Card through May 2016.

**10. MISCELLANEOUS: None**

**11. PROJECT UPDATE:**

New Project: Reconstruction of the Tennis and Basketball Courts at NBIS. The project is moving along and the courts are expected to be painted in the coming weeks.

New Project: Reconstruction of Town Roads (Northford) scheduled to begin this Spring (June, 2016). Roads included: Blue Jay Rd., Hillside View Rd., Hummingbird Dr., Meadow Lark La., Skylark Dr., Snow Bird La. The Town Council approved funding for Engineering Services to ensure an inspector will be onsite to monitor activity on a daily basis. The project is expected to begin later this month.

New Project: Development of Dog Park at 298 Forest Road. The organizing group is working with the Parks & Rec Department on the development of Park Rules.

**12. ATTACHMENTS:**

- a. CT DMV Press Release
- b. Resolution regarding proposed Tax Deferral Program
- c. CCM Legislative Alert
- d. CCM Report of Discount Prescription Drug Card through May 2016



# DEPARTMENT OF MOTOR VEHICLES

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 For Immediate Release  
June 8, 2016

## DMV, Municipal Officials Ask Residents to Check Motor Vehicle Tax Bills

### Pro-Active Step Taken to Prevent Inconveniences for Taxpayers

WETHERSFIELD – The Department of Motor Vehicles, the Connecticut Association of Assessing Officers and the Connecticut Tax Collectors Association today asked residents receiving motor vehicle tax bills to review them carefully to ensure the correct information is listed on the bills from their municipalities.

DMV and municipal officials are taking this pro-active approach to check bills following DMV's conversion of data from an old registration computer system to the new one last August. DMV and the associations have estimated that about 50,000 vehicle owners could be affected.

"We are advising residents early so that they look immediately at their tax bills and make any necessary changes before paying them. All of us are being pro-consumer in this effort and wanting to prevent inconveniences for taxpayers," said DMV Commissioner Michael Bzdyra.

Data in that old system was compiled from customers over decades and could have old addresses never changed by someone who moved or incorrect information given when registering a vehicle. DMV has collected registration information for decades in a variety of inconsistent ways. The new computer system attempts to standardize information so that there is consistency in DMV records as well as those given to towns for tax billing purposes.

DMV and the municipalities across the state are also working to resolve inconsistencies among some residents' having both mailing addresses as well as separate "domicile" listings for a different municipality where their vehicle is garaged (e.g., someone lives in one town, but keeps a vehicle in another town where it is most often used).

"The Connecticut Department of Motor Vehicles, the Connecticut Association of Assessing Offices, and the Connecticut Tax Collectors' Association have worked for several months at addressing these discrepancies. While we have made a great deal of progress in addressing these issues, and have significantly reduced them, there will be some cases where people receive tax bills from the wrong town. It is important that if anyone receives a tax bill from the wrong town, they contact the town that issued the bill as soon as possible so that the bill can be forwarded to the correct town. If anyone receives a tax bill from the wrong town, it is important that they do not ignore the incorrect tax bill," said John Rainaldi, president of the Connecticut Association of Assessing Officers (CAAO) and Launa M. Goslee, president of the Connecticut Tax Collector's Association.

Officials advised residents that if they received a tax bill from a municipality in which they did not reside or in which they did not have a vehicle (both as of October 1, 2015), they need to contact their assessor to request a transfer to the correct town or city of residency as of October 1, 2015.

Customers who need information to make a registration address change at DMV can go to [ct.gov/dmv/changeaddress](http://ct.gov/dmv/changeaddress) or call DMV at 860-263-5700.

There are also several services customers can obtain online at DMV now. These include verifying whether they have a delinquent motor vehicle property tax, emissions and insurance compliance issues as well as renewing vehicle registrations, reprinting registrations and canceling registrations. Go to [ct.gov/dmv/online](http://ct.gov/dmv/online) today to see what is offered.

MAYOR  
MICHAEL J. DOODY  
  
DEPUTY MAYOR  
JOSEPH E. FAUGHNAN  
  
TOWN MANAGER  
MICHAEL T. PAULHUS



COUNCIL MEMBERS  
ROSE MARIE ANGELONI  
DANIEL ARMIN  
ANTHONY S. CANDELORA  
MARIE E. DIAMOND  
CHRIS MANNA  
GEORGE MILLER  
ALFRED D. ROSE

## TOWN OF NORTH BRANFORD

### **Resolution of the Town Council designating the Town of North Branford as a Rehabilitation Area and establishing criteria for the eligibility of real property for assessment deferral and administrative procedures**

WHEREAS, the rehabilitation of North Branford properties is critical to the needs of North Branford as a means of attracting, retaining and expanding North Branford's business base, increasing employment opportunities, and expanding North Branford's tax base; and

WHEREAS, the significant increases in property taxes brought about by extensive rehabilitation have been found to discourage this sorely needed investment in the Town of North Branford;

WHEREAS, adoption of the town-wide assessment deferral program will encourage the rehabilitation of aging or deteriorating structures, expansion of existing buildings, new construction; and to contribute to a stronger tax base;

WHEREAS, to help accomplish this goal the Town of North Branford, acting through the Town Council hereby establishes a process to take advantage of available economic development incentives as found permissible by the Connecticut General Statutes;

WHEREAS, the appropriate town department heads will review property assessment deferral applications on a case-by-case basis and the Town Council will base the decision to grant incentives to any specific project application, on the requirements of this adopted policy and the overall best interests of the town based on the required application materials; and

WHEREAS, in the event the applicant has an unusual or extraordinary circumstances and fails to meet all program requirements the applicant shall provide an explanation in writing. The Town Manager may recommend to the Town Council approval of the waiver, if requested in writing by the applicant, of any requirement contained in the Policy so long as the development is found to be consistent with the stated goals and objectives of the Town of North Branford's adopted economic development plans.

NOW, THEREFORE, BE IT RESOLVED that in accordance with section 12-65d et seq, of the Connecticut General Statutes (1958 Rev.) as amended, the Town Council of the Town of North Branford hereby designates all territory within the Town of North Branford as a Rehabilitation Area, and establishes criteria for eligibility of real property within the designated rehabilitation area for fixing of assessments during the period of rehabilitation and for deferral of increased assessments attributable to such rehabilitation, as detailed in the attached documents, subject to review by the Town Attorney's Office.

Motion \_\_\_\_\_  
Seconded By \_\_\_\_\_

## Criteria for Eligibility

### I. Use

Eligible business types include those listed below and are subject to the Tax Assessors review and approval:

- Commercial
- Industrial
- Manufacturing
- Warehousing
- Research and development and all types of technology facilities
- Mixed Use Development which contains at least 25% of its floor area designated for commercial use if combined with a specific plan for the timely, acceptable, sequential development of a site and located in the North Branford or Northford Design Districts

### II. Extent and Nature of Improvement MUST:

- a. Result in an increase in the assessed value of the property of not less than thirty-five percent (35%); and
- b. Result in a structure that complies to the standards and requirements of the Zoning Regulations of the Town of North Branford and the State Building Code

### III. Exceptions

The following properties and property owners are not eligible:

- a. Any property receiving abatement or deferral of increases caused by the rehabilitation any other assessment deferral or tax abatement program.
- b. Any property on which property taxes are delinquent.
- c. One – four unit residential living complexes and condominiums.
- d. Any property with existing environmental contamination or concerns relating to the safety of the site.

### IV. Procedures for Obtaining and Execution of Assessment Fixing and Deferral

An eligible property owner seeking the fixing of the assessment and deferral of increases due to rehabilitation of his or her property shall follow the following procedures.

- a. A property owner shall file an Application with the Town Manager prior to the start of construction. Appropriate department heads review the application and final authorization is made by the Town Council.
- b. The fixing of assessments and deferral of increased assessments shall be made pursuant to an Agreement entered into between the title holder to such real property and the Town of North Branford, upon a determination of eligibility. Such Agreement shall provide that the assessment of a property shall be fixed pursuant to Section 12-65e of the General Statutes during the period of rehabilitation or construction as of the date of the Agreement until occupancy as determined by the issuance of a final Certificate of Occupancy or two (2) years

from the date of the Agreement; or the date on which the work is sufficiently complete so the Property Owner can use it for which it is intended as determined by the Building Department, whichever event is earliest. Upon completion of the rehabilitation or construction period, any increase in assessment attributable to such rehabilitation or construction shall be deferred for five (5) years, contingent upon the continued use of the Property for the purposes specified in the Agreement providing such Property continues to meet the eligibility criteria of this Resolution and provided further such deferral shall be determined as follows: For the first year following completion of such rehabilitation or construction, the entire increase shall be deferred; thereafter twenty percent (20%) of the increase shall be assessed against the Property each year until one hundred percent (100%) of such increase has been so assessed.

- c. Upon the execution of the Agreement, the owner shall commence such rehabilitation or construction work not more than one hundred and eighty (180) calendar days from the effective date of the agreement. Failure to commence the work within this time period shall constitute a breach of the Agreement.
- d. The Agreement to fix and defer assessment shall expressly provide that the Agreement shall run with the land for the effective period of the Agreement as described in paragraph IVc above and shall remain in effect upon the sale or transfer of the Property, and shall inure to the benefit of the purchaser or transferee, provided the use of the property is continued for those purposes for which the deferral was granted.
- e. In the event that the applicant, during the period of its participation in this program:
  1. Relocates its business from North Branford
  2. Becomes delinquent in taxes or fees,
  3. Closes its operation, or
  4. Declares bankruptcy,

Then any tax abatement or incentive benefit enjoyed by the applicant under this program shall be forfeited and the applicant shall be required to pay back all taxes that would have been assessed had the applicant not participated in the program.

**V. Effect of General Revaluation by the Town of North Branford**

In the event of a general revaluation by the Town of North Branford in the year in which such rehabilitation or construction is completed, resulting in any increase in assessment on such Property, only that portion of the increase resulting from such rehabilitation or construction shall be deferred; and in the event of a general revaluation in any year after the year in which such rehabilitation or construction is completed, such deferred assessment shall be increased or decreased in proportion to the increase or decrease in the total assessment on such Property as a result of such general revaluation.

**VI. Effective Date of This Resolution and Procedure for Pending Applications**

This Resolution, passed in accordance with Sections 12-65c through 12-65f of the Connecticut General Statutes (1958 Rev.), as amended, shall take effect October 1, 2016

**VII. Sunset Provision**

This Resolution shall be terminated and have no further effect as of September 30, 2021



June 3, 2016, Number 16-28

# CCM Legislative Alert

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510 • (203) 498-3000

Your source for local government management information [www.ccm-ct.org](http://www.ccm-ct.org)

## GOVERNOR MALLOY CUTS ADDITIONAL \$20 MILLION IN MUNICIPAL AID FOR FY 17

Yesterday, Governor Malloy signed the state budget that will make adjustments for FY17. In doing so, the Governor exercised his line-item veto authority—which is seldom used. Part of the line-item veto included the elimination of \$20 million in municipal aid. The cut is identified as a Municipal Opportunities and Regional Efficiencies (MORE) Commission Lapse. (Additional cuts included \$775,000 for Federally Qualified Health Centers (FQHC) Supplemental Payments and \$1,731,172 for the Connecticut Humanities Council.)

There was an identical \$20 million MORE Commission-related cut in FY 16. That cut resulted in various reductions in PILOT and ECS for municipalities. The specific reductions in FY 17 municipal aid as a result of the Governor's line-item veto have not yet been made available. CCM will provide you with information, once specific program cuts are made available.

The \$20 million cut is supposed to be tied to Municipal Opportunities for Regional Efficiencies (MORE)-related mandates or regional efficiencies savings. However, the budget contains no significant mandates relief or regional efficiencies savings.

In his veto message, the Governor cited the reason for these cuts included:

- Funding for HB 5233 (health insurance coverage for tomosynthesis for breast cancers screenings), the costs of which were not accounted for in the FY 17 budget.
- Failure of the Legislature to take action on his criminal justice reform bill (i.e., Second Chance 2.0). The Governor stated failure to pass the full reform bill left a budget hole.

CCM urges you to have conversations with your state legislative delegation and local legislative body regarding the implications of these cuts, particularly the impact they will have since your community has already passed its local budget. Specifically, reference how these cuts would result in (a) further cuts in necessary local services, (b) higher property taxes and/or (c) more employee layoffs.

###

If you have any questions, please contact Ron Thomas ([rthomas@ccm-ct.org](mailto:rthomas@ccm-ct.org); 203-430-5537) or George Rafael ([grafael@ccm-ct.org](mailto:grafael@ccm-ct.org); 498-3063).

**For the most up-to-date news on legislative issues affecting municipalities — see CCM's *Legislative Action Center* at [www.ccm-ct.org/legislative-action-center](http://www.ccm-ct.org/legislative-action-center)**

Michael Paulhus

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**From:** BARBARA RYAN <BRYAN@CCM-CT.ORG>  
**Sent:** Thursday, June 09, 2016 9:48 AM  
**To:** townmanager@townofnorthbranfordct.com  
**Subject:** Discount Prescription Drug Card usage report through May 2016  
**Attachments:** North Branford Discount Card Usage May 2016.xlsx

Greetings:

Attached is your cumulative usage report for the Discount Prescription Drug Card program through May 2016.

I appreciate your participation in and commitment to this program.

Barbara Ryan  
Administrative Associate, Member Services  
CCM  
(203) 498-3015 (direct line)  
(203) 498-5837 (direct FAX)  
[bryan@ccm-ct.org](mailto:bryan@ccm-ct.org)



collaborating for the common good



**Town of North Branford CT**

**Savings Report by Month**

**5/31/2016 12:00:00 AM -**

Year	Month	Total Claims	Total Cards Used	Member Rx Cost	Avg. Member Rx Cost	Price Savings	Avg. Price Savings	% Savings
2013	Mar-13	34	11	\$1,519.29	\$44.69	\$627.49	\$18.46	29%
2013	Apr-13	73	25	\$3,641.29	\$49.88	\$2,259.37	\$30.95	38%
2013	May-13	44	23	\$2,102.18	\$47.78	\$1,254.37	\$28.51	37%
2013	Jun-13	29	19	\$1,181.89	\$40.75	\$646.79	\$22.30	35%
2013	Jul-13	35	23	\$1,387.27	\$39.64	\$1,618.44	\$46.24	54%
2013	Aug-13	30	19	\$1,442.87	\$48.10	\$1,031.25	\$34.38	42%
2013	Sep-13	29	19	\$1,704.30	\$58.77	\$1,558.56	\$53.74	48%
2013	Oct-13	29	19	\$1,797.95	\$62.00	\$922.01	\$31.79	34%
2013	Nov-13	37	25	\$2,051.24	\$55.44	\$1,254.96	\$33.92	38%
2013	Dec-13	32	23	\$1,513.12	\$47.29	\$1,420.39	\$44.39	48%
2013	<b>Year Total:</b>	<b>372</b>	<b>206</b>	<b>\$18,341.40</b>	<b>\$49.30</b>	<b>\$12,593.63</b>	<b>\$33.85</b>	<b>41%</b>
2014	Jan-14	30	17	\$1,482.56	\$49.42	\$1,096.58	\$36.55	43%
2014	Feb-14	26	16	\$932.52	\$35.87	\$849.14	\$32.66	48%
2014	Mar-14	31	19	\$1,890.41	\$60.98	\$1,499.14	\$48.36	44%
2014	Apr-14	28	15	\$1,588.66	\$56.74	\$1,295.08	\$46.25	45%
2014	May-14	7	7	\$332.78	\$47.54	\$358.47	\$51.21	52%
2014	Jun-14	22	13	\$999.43	\$45.43	\$1,219.64	\$55.44	55%
2014	Jul-14	17	9	\$463.14	\$27.24	\$504.06	\$29.65	52%
2014	Aug-14	16	10	\$393.77	\$24.61	\$1,130.22	\$70.64	74%
2014	Sep-14	19	12	\$618.39	\$32.55	\$731.48	\$38.50	54%
2014	Oct-14	26	12	\$761.65	\$29.29	\$1,114.57	\$42.87	59%
2014	Nov-14	22	14	\$684.82	\$31.13	\$770.10	\$35.00	53%
2014	Dec-14	27	17	\$686.83	\$25.44	\$858.12	\$31.78	56%
2014	<b>Year Total:</b>	<b>271</b>	<b>161</b>	<b>\$10,834.96</b>	<b>\$39.98</b>	<b>\$11,426.60</b>	<b>\$42.16</b>	<b>51%</b>
2015	Jan-15	27	15	\$534.41	\$19.79	\$523.40	\$19.39	49%
2015	Feb-15	26	17	\$1,876.73	\$72.18	\$997.77	\$38.38	35%
2015	Mar-15	22	14	\$1,602.65	\$72.85	\$783.43	\$35.61	33%
2015	Apr-15	27	17	\$931.21	\$34.49	\$270.73	\$10.03	23%
2015	May-15	22	14	\$593.14	\$26.96	\$755.81	\$34.36	56%
2015	Jun-15	29	16	\$857.51	\$29.57	\$616.23	\$21.25	42%
2015	Jul-15	27	16	\$1,080.98	\$40.04	\$638.71	\$23.66	37%
2015	Aug-15	31	18	\$1,312.57	\$42.34	\$841.48	\$27.14	39%
2015	Sep-15	24	16	\$592.24	\$24.68	\$786.74	\$32.78	57%
2015	Oct-15	23	18	\$761.45	\$33.11	\$642.78	\$27.95	46%
2015	Nov-15	26	16	\$594.10	\$22.85	\$762.90	\$29.34	56%
2015	Dec-15	20	16	\$361.25	\$18.06	\$414.29	\$20.71	53%
2015	<b>Year Total:</b>	<b>304</b>	<b>193</b>	<b>\$11,098.24</b>	<b>\$36.51</b>	<b>\$8,034.27</b>	<b>\$26.43</b>	<b>42%</b>
2016	Jan-16	19	13	\$588.81	\$30.99	\$1,147.03	\$60.37	66%
2016	Feb-16	16	10	\$414.84	\$25.93	\$662.38	\$41.40	61%
2016	Mar-16	11	13	\$275.82	\$25.07	\$234.52	\$21.32	46%
2016	Apr-16	15	15	\$615.41	\$41.03	\$499.18	\$33.28	45%
2016	May-16	23	13	\$948.40	\$41.23	\$1,651.63	\$71.81	64%
2016	<b>Year Total:</b>	<b>84</b>	<b>64</b>	<b>\$2,843.28</b>	<b>\$33.85</b>	<b>\$4,194.74</b>	<b>\$49.94</b>	<b>60%</b>
<b>Total</b>		<b>1,031</b>	<b>624</b>	<b>\$43,117.88</b>	<b>\$41.82</b>	<b>\$36,249.24</b>	<b>\$35.16</b>	<b>46%</b>