

Board of Selectmen
Town Office Annex
January 20, 2010
Regular Meeting Minutes

Selectmen Present: Mark Walter, Peter Govert, and Emmett Lyman

Also Present: L. Alt, P. Barlow, E. Blaschik, R. Dill, W. Gerrish, M. Gionta (arrived 7:26 p.m.), K. Klein, K. Klein, P. Maxwell, M. Malavasi, K. Nolen, N. Pincus, C. Praiser, R. Scherrer (arrived 7:36 p.m.), K. Simon, D. Stein, H. Thomas, F. Thumm, S. Wheeler, and M. Ziobron

1. First Selectman Walter called the meeting to order at 7:00 p.m. and the attendees said the Pledge of Allegiance.

2. Approval of Agenda: Mr. Walter stated he would like to add Agenda item 8.E. New Business – Grange Hall Request for Beer and Wine Service and discuss it following Agenda item 5.F. He stated he would also like to address item 8.A. New Business - Bid Waiver-Sweeper, after the approval of the minutes to accommodate Mr. Thumm. Motion made by Mr. Lyman, seconded by Mr. Govert, to approve the agenda as amended. Unanimous aye.

3. Approval of Minutes: Regular Meeting of January 6, 2010: Motion made by Mr. Govert, seconded by Mr. Lyman to approve the minutes of the Regular Meeting of January 6, 2010 as written. Unanimous aye.

8A. New Business: Bid Waiver - Sweeper: Mr. Walter called the Selectmen's attention to materials in their meeting packets including a memo, dated January 20, 2010, from Mr. Thumm regarding the purchase of a used street sweeper. He stated that Mr. Thumm has \$50,000.00 in his budget to purchase an additional street sweeper and reviewed the information in the memo regarding four used machines for sale that Mr. Thumm had located. Mr. Walter asked Mr. Thumm to provide additional information.

Mr. Thumm advised that the Town currently owns two older model street sweepers and that the air conditioning was not working on one of them. He stated that he recommended purchasing the used 2000 Elgin Pelican P Double Broom model that was located in DeForest, Wisconsin and that he had checked the seller's references and received positive feedback. He also stated he would like to inspect the machine before finalizing the sale which would require an overnight trip to Wisconsin. In response to several questions from the Selectmen, Mr. Thumm advised that a new sweeper would cost approximately \$150,000, and confirmed that the Town has purchased used equipment before, that he was qualified to do a mechanical inspection of the machine, and that the Public Works mechanic was familiar with the equipment. He stated that due to the fact that he was looking into used equipment it would be difficult to secure competing bids and requested that the Selectmen waive the bid ordinance requirements in this case. Three used sweepers were presented with the 2000 Elgin recommended as the best fit for our town's needs.

Motion made by Mr. Walter, seconded by Mr. Lyman, to waive the bid process and follow the recommendation of the Public Works Director to purchase a used sweeper not to exceed the budgeted amount. Unanimous aye.

Mr. Thumm departed the meeting at 7:12 p.m. at the conclusion of this discussion.

4. Correspondence

A. Letter – Film Documentation of Historic Structures Prior to Demolition: Mr. Walter stated that he had received a letter from Dr. Karl Stofko, the Town Historian, dated December 15, 2009, and read the letter into the record. Dr. Stofko's letter stated that he had been unaware that the old firehouse in Moodus had been demolished and, therefore, had not been able to document the building on film. He requested that the Town ordinances be revised so that, in the future, whenever a demolition was applied for, it was stipulated that the structure must be documented on film for historical records prior to its demolition.

There was a general discussion about Dr. Stofko's request and Mr. Lyman expressed concern with the broad nature of the suggested revision. The Selectmen agreed to look into the issue.

5. First Selectman's Report: Mr. Walter distributed copies of a document created by the Connecticut Council of Small Towns (COST) putting forth seven focus issues to be considered for the State's 2010 Legislative Platform. Mr. Walter summarized the focus issues and reiterated his concern about the state's fiscal crisis. He noted that one of the presenters at the previous day's COST meeting had indicated that Connecticut cities and towns should expect to see cutbacks in funding from the State over the next two years.

A. Middle School Conversion Committee Report: Mr. Walter introduced Ms. Malavasi who provided a status report on the Middle School Conversion Committee's activities. She noted that they were in Phase II of the project where the design plans would be brought to a higher level of detail. She advised that the layout on the plans has been approved by the Committee and reviewed an architectural rendering of the external design and the internal floorplan. She advised that bids would be structured to include possible phasing of the project.

Mr. Walter advised that he has submitted the Committee's RFQ for a construction manager to the Town's attorney for review and there was a general discussion regarding the costs and benefits of retaining a construction manager at this point in the project. Mr. Stein acknowledged that it was Silver Petrucelli's responsibility to provide pre-construction advice, however, he noted that a construction manager could provide enhanced services such as attaining actual bids for the project.

Ms. Malavasi stated that the Committee was reviewing HVAC options, including a geo-thermal design. She reported that the Committee voted to approve funding for Silver Petrucelli to do a lifecycle analysis of the three options which would provide a comparison of the on-going expense and payback for each option. In response to a question from Mr. Walter, Mr. Stein confirmed that all three options would require a skilled operator. Ms. Malavasi added that the Committee's early research determined that an HVAC computer managed operations system saved money on heating and air conditioning expenses and has been included in the specs for the HVAC system.

In response to a question from Mr. Govert, Ms. Malavasi stated that the timeline was to go out to bid in late April leading to a possible referendum at the end of the summer. Mr. Stein confirmed that the bidding process can include a requirement to hold the price for 90-120 days to allow time for the referendum to be scheduled.

B. Early Childhood Council Presentation: Mr. Walter introduced Ms. Praisner who provided some background on the Council's purpose and how it was being funded. She distributed a summary document of the results of surveys of the Town's early care and education providers and

families with children 8 years old and younger and reviewed the findings. Ms. Praisner stated that the Council has scheduled two training workshops for parents in the next month. She stated that the Council has scheduled a forum on March 11th at the Middle School and reviewed the format. Mr. Govert offered to act as moderator if needed.

C. East Haddam Village Revitalization Committee Report: Mr. Walter introduced Mr. Gerrish who reported on of the Village Revitalization Committee's work. He stated that the Committee was established about a year ago and has met at least monthly and sometimes more frequently. He stated that they have also benefited from the participation of the Economic Development Commission and the Goodspeed Opera House.

Mr. Gerrish stated the Committee's vision was to create a walkable, mixed used environment with a "European piazza-style" feel that could blend retail/residential/office space with open space, music, a public farmers' market, and outdoor seating with a view of the river. He noted that development plans should match the historic nature of the Village, provide maximum access to the river, and a context-sensitive parking design.

Mr. Gerrish stated that the next step was to design a conceptual rendering to attract potential developers and estimated the cost of the rendering would be approximately \$7,500.00. Mr. Gionta added that the conceptual plan would help guide developers as to the direction the Town wanted to pursue but would not be set in stone. He noted that the Committee had also discussed the pros and cons of selling vs. leasing the property and felt the economic impact to the Town would be the same.

In response to a question from Mr. Walter, Mr. Gionta confirmed that the available Goodspeed properties could be highlighted on the conceptual drawings. In response to a question from Mr. Govert, Mr. Gionta advised that the conceptual drawings provided by Harrall-Michalowski Associates could not be used because they reflect primarily a townhouse development and do not represent the present vision of the Revitalization Committee.

There was a general discussion concerning the impact of retaining the Town Offices at its current location. Mr. Gerrish said the Committee's preference would be to have the offices moved; however, he claimed it would not be a deal-breaker if they were not.

Mr. Walter made a motion, seconded by Mr. Lyman, to move the Village Revitalization Committee's request for funds to develop a conceptual design plan to the Board of Finance for consideration. Unanimous aye.

D. East Haddam Lakes Association: Mr. Walter introduced Mr. Klein who provided the Selectmen with budgetary documentation for the Town's lakes. He stated that the lakes were an economic asset which attracted visitors and business to the Town. Mr. Thomas reviewed the information on the spreadsheet and reiterated that they were requesting that the Town establish a budget line to help defray the costs of maintaining water quality, monitoring and treating invasive weeds, and for property owner education. He stated that the budget line could be created in such a way that the funds would be distributed on a matching basis.

There was a general discussion about the entities that have an interest in the quality of the lakes, including private residences, the Town, and the State. Mr. Govert suggested that the Town should partner with the State for the maintenance of the lakes. Mr. Walter noted that the lakes were owned by the State and that they might be willing to provide labor and equipment for some of the maintenance.

Mr. Walter agreed to work with Mr. Klein and Mr. Thomas and meet with the CT DEP and other State agencies to discuss how they might work together to address this issue.

E. Auditor Discussion: Mr. Walter introduced Mr. Maxwell who advised that the Department of Finance was considering extending its contract with Blum Shapiro, the Town's auditors. He stated that it would be on their February meeting agenda and, if agreed, they would come back to the Board of Selectmen with a formal recommendation. In response to a question raised by Mr. Govert, Mr. Maxwell stated that the auditors were doing a good job and that it was felt there would be little financial benefit to going out to bid. He noted that one-third of the auditor's fee was paid by the Board of Education and he would discuss the Board of Finance's recommendation with Mr. Carroll before presenting it to the Board of Selectmen.

F. Business Night: Mr. Walter introduced Ms. Ziobron who advised that the Economic Development Commission has scheduled a Townwide Business Night on January 29th at the Grange from 6:30 p.m. to 9:00 p.m. She stated that the focus for this Business Night would be on internet solutions and BNI (Business Network International).

Motion made by Mr. Walter, seconded by Mr. Govert, to approve the serving of beer and wine at the Grange Hall for the Economic Development Commission's "Business Night" on January 29th.
Unanimous aye.

Ms. Ziobron provided an update on her Economic Development Coordinator activities and also noted that she has participated on an EDC project to revise the Town's signage ordinance. She expressed her frustration regarding the lack of progress that has been made on this issue and stated that she may look to the Selectmen for their support in moving the project forward.

G. Goodspeed Airport Tree Cutting Litigation: Mr. Walter called the Selectmen's attention to a copy of an e-mail from Attorney Bennet in their meeting materials dated January 13, 2010. Attorney Bennet advised that the 2nd Circuit Court found in favor of the Town. He noted that this settles the federal preemption case but that the defendant has 30 days to appeal the decision.

6. Citizens' Concerns: No citizens concerns were voiced at the meeting.

7. Unfinished Business

A. 4-8 Middle School: Mr. Walter advised that he has no further update on this item.

B. Goodspeed Opera House Update: Mr. Walter reported that the Town was supporting the Goodspeed's efforts to resolve the State's concern with the water supply for the new actors' housing project. In response to Mr. Govert's suggestion that the issue be raised to Rep. Orange, Mr. Walter stated that Mr. Ventres and Mr. Darin, along with representatives from the Goodspeed, have scheduled a meeting with the Connecticut Department of Health to attempt to resolve the issue.

C. Clean Energy 20% by 2010 Campaign: Mr. Govert reported that the Committee's meeting scheduled for earlier in the day had to be cancelled and would be re-scheduled next week.

D. Old Middle School: Mr. Walter reported that to date the Town has expended \$33,228.87 of the 2009-10 budget for this property, leaving a balance of \$53,061.13 and that the building was being selectively utilized.

E. State Police Contract (Resident State Trooper): Mr. Walter reported that the ruling on the revisions to the A&O Manual was due this week but he has not heard anything yet.

F. Ambulance Contract Discussion: Mr. Walter deferred discussion of this agenda item until Mr. Anderson received feedback from the Ambulance Association's attorney.

G. Road and Open Space Acceptance – Meadow Brook Road: Mr. Walter advised that this Agenda item was not yet ready for discussion.

H. STEAP Power House Road Grant: Mr. Walter advised that the Town has not yet received the modified agreement back from the State.

8. New Business

A. Bid Waiver – Sweeper: This item was discussed earlier in the meeting and is reported on above in these minutes.

B. Grant Agreement – Sabine Property: Mr. Walter advised that the Town voted to purchase the Sabine property in December 2007. At that time resolutions were made authorizing the Town to enter into an agreement with the property owners to purchase the property. At the time of purchase the Town did not have the agreement with the State in place to receive \$240,000.00 in funding under the State of Connecticut's Open Space and Watershed Land Acquisition Grant Program. He further advised that, in the meantime, the State needed to clear up a conservation easement issue before they sent the agreements to the Town to execute. Mr. Walter stated that the issues have been resolved and the appropriate paperwork, regarding the purchase of this property, has been filed. He stated that the Town was required to prepare a municipal resolution authorizing the Chief Executive Officer to enter into an agreement with the State and accept the funding and the resolution would need to be approved at Town Meeting.

Motion made by Mr. Walter, seconded by Mr. Lyman, that the Board of Selectmen of the Town of East Haddam hereby adopts the following resolution to be referred to the Board of Finance and Town Meeting for approval:

RESOLVED, that Mark B. Walter, First Selectman of the Town of East Haddam be and hereby is authorized to execute on behalf of the Town of East Haddam, an Open Space and Watershed Land Acquisition Grant Agreement and a Conservation and Public Recreation Easement and Agreement with the State of Connecticut for financial assistance of \$240,000.00 to acquire permanent interest in land known as the Sabine Property, East Haddam OSHA 329, and to manage said land as open space pursuant to Section 7-131d of the Connecticut General Statutes.

IN ADDITION, Mark B. Walter is hereby authorized to enter into such agreement, contracts and execute all documents necessary to said grant with the State of Connecticut.

BE IT FURTHER KNOWN that Mark B. Walter was elected First Selectman and his term of office began on November 7, 2007 and will continue until November 8, 2011. As the First Selectman,

Mark B. Walter serves as the Chief Executive Officer for the Town of East Haddam and is duly authorized to enter into agreements and contracts on behalf of the Town of East Haddam.
Unanimous aye.

C. Committee Appointment (GREEN): Mr. Walter called the Selectmen's attention to a letter in their meeting packets from Ms. Martha Hansen and Mr. Ken Simon, respectively the Secretary and Chairman of the East Haddam Green Committee, dated January 6, 2010, recommending the appointment of Michael Harris as an alternate member on the Committee.

Motion made by Mr. Walter, seconded by Mr. Govert, to appoint Michael Harris as an alternate member to fill a vacancy on the Green Committee. Unanimous aye.

D. Tax Refunds: Mr. Walter called the Selectmen's attention to two tax refunds.

Motion made by Mr. Walter, seconded by Mr. Lyman, to award tax refunds in the amounts presented.

- \$461.76 to CAB East LLC
 - \$456.25 to Raymond M. Sikorski, DBA Sunny Bit Farms, LLC
- Unanimous aye.

E. Grange Hall Request for Beer and Wine Service: This item was discussed earlier in the meeting and the motion and vote is recorded in these minutes under Agenda item 5F – First Selectmen's Report, Business Night.

9. Public Comment: Mr. Blaschik reported that he would be resigning from the Cable Advisory Council at its April meeting. He noted that he has served for 17 years and, after his resignation, Ms. McKinlay, would be the only person on the Council representing East Haddam. He stated that the Town was entitled to four representatives and it should be a priority to fill the vacant slots. He stated that he was currently the Treasurer of the Cable Council and reviewed several funding opportunities available to the Town. Mr. Walter thanked him for his service and requested that Ms. Nolen speak with Mr. Blaschik after the meeting regarding an article for the HTNP website requesting volunteers for the Cable Council.

Mr. Dill stated that the Inland Wetlands and Watercourses Commission (IWWC) currently has two vacancies. He noted that according to the Town's existing ordinance, one of the vacancies must be filled by a representative of the Conservation Commission. He stated that the IWWC Commissioners have expressed some concern about potential for a conflict of interest under that requirement and may recommend changing the role of the Conservation Commissioner to one of liaison.

10. Selectmen's Discussion: Mr. Lyman stated that the VFW of Connecticut sponsors an annual Teacher of the Year award for K-5th grade, Middle School, and High School teachers. He advised that Mr. John Anderson, an East Haddam teacher, had won this year's award at the High School level.

Mr. Walter reported that the Green Committee was sponsoring a talk by the author of the book the Longest Emergency. He advised that the talk would be at the Gelston House and tickets were \$20 apiece. Mr. Walter stated that the Chairman of the Green Committee has asked him if the Town would donate \$500 to underwrite the cost of 25 tickets that could be distributed to interested individuals. There

was a general discussion about the request and the consensus was that it would not be appropriate for the Town to make such a donation.

Mr. Walter stated that the Youth Jam group would like to do a fund-raising concert for the Haiti relief effort and needed a host location. Mr. Govert agreed to contact the American Legion to see if they would donate space and Mr. Maxwell stated that the Lions Club might be interested in underwriting part of the cost.

11. Adjournment: There being no additional regular business to discuss, a motion was made by Mr. Walter, seconded by Mr. Govert, to adjourn the meeting at 9:40 pm. Unanimous aye.

Respectfully submitted,

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Emmett Lyman, Secretary

