

Board of Selectmen Meeting  
Grange Hall  
July 28, 2014  
Special Meeting Minutes

Selectmen Present: M. Walter; E. Lyman; E. Malavasi

Also Present: L. Alt; L. Branscombe; J. Brining; L. Calltharp; A. Jansky; J. Jansky; J. LaCombe; P. Lacy; C. Mansfield; S. Palmer; S. Quinn; P. Stricker; S. Wheeler; L. Zemienieski

1. First Selectman Walter called the Board of Selectmen's meeting to order at 5:03 p.m. and the attendees said the Pledge of Allegiance.
2. Approval of Agenda: Motion made by Mr. Walter, seconded by Mr. Malavasi, to approve the agenda as written. Unanimous aye.
3. Approval of Minutes: Special Meeting of July 1, 2014

The Selectmen agreed to table the approval of the minutes of the Special Meeting of July 1, 2014, to provide Mr. Malavasi with time to review them.

4. Correspondence: Mr. Walter distributed copies of correspondence regarding the bid award for the school security system to Sonitrol. He noted that that Simplex had submitted a lower bid but it did not include the total project and they were unable to provide an updated bid within the required timeframe. Mr. Walter stated that he is providing the information to the Selectmen because of the criticism of the Town on Facebook for not accepting the lowest bid.
  - A. Update on Current Building Projects: Mr. Walter introduced Mr. Mansfield who reported that the Old Middle School conversion project and Elementary School repairs project are moving forward. He advised that, given the budget they have to work with, both projects have been scaled back. He stated that the Elementary School Building Advisory Group is considering the following scope of work: the school security system, the Fire Marshal's list of items, repairing the parking lot, roof and boiler. He noted that the only items remaining on the Fire Marshal's list are emergency lights and handrails.

Mr. Mansfield also reported that he will provide the Board of Finance with a presentation on the Public and Other Town Departments Radio System project and request funding for the first site.

In response to a question from Mr. Malavasi, Mr. Mansfield advised that the Municipal Facilities Building Advisory Group has not named a Chairperson and that he has been facilitating meetings and communications with the Town. He confirmed that, as a Town employee, he is a non-voting member of the Committee.

Mr. Malavasi asked if the Elementary School Building Advisory Group is evaluating whether or not to downsize the school and Mr. Mansfield stated that they are not considering that at this time.

- B. Letter from CONNDOT Regarding Bone Mill Road Bridge Local Bridge Program Approval: Mr. Walter called the Selectmen's attention to copies of correspondence in their meeting packets from the Connecticut Department of Transportation advising that they have approved a grant, under the State Local Bridge Program, for 47.5% of the cost to replace/repair the bridge on Bone Mill Road, up to a maximum of \$220,875.00.

Mr. Walter stated that the project is in its preliminary stages and the Town will have to hire an engineer and go out to bid for the work. He noted that the bridge is currently closed to traffic.

- 5. First Selectmen's Report: Mr. Walter asked Mr. Mansfield for an update on the work at the Old Town Hall and Grange Hall. Mr. Mansfield reported that the new driveway at the site is scheduled to be paved this week and he is looking for a contractor to finish the stone wall. He also noted that Mr. Parady will repair the roof on the Grange.

Mr. Walter had no additional items to report.

- 6. Citizen's Concerns: Ms. Branscombe requested the Selectmen introduce themselves, which they did.

#### 7. Unfinished Business

- A. Tax and Business Incentive Program Application: There was no update on this agenda item.
- B. Blight Ordinance Discussion: There was no update on this agenda item.
- C. Scoville Landing Emergency Right of Way: Mr. Walter said he would set-up a walk-through at Scoville Landing for the Selectmen when Mr. Ventres returned from vacation.
- D. A.P. Gates Road/Warner Road Drainage Discussion: There was no update on this agenda item.

#### 8. New Business

- A. Bid Waiver – New Middle School Window Repairs: Mr. Mansfield provided some background information for the windows repairs required at the Middle School. Mr. Malavasi initiated a discussion regarding possible recourse with the contractor and/or architect and it was noted that that possibility had already been researched and it was determined that it was not an option.

Mr. Mansfield advised that he would like to get the work completed before the school goes back in session and had found two reputable companies who submitted bids for the repairs. Due to the short timeframe for getting the work done and the fact that he had already received bids on the work, Mr. Mansfield requested waiving the bid process. He recommended awarding the job to Window Services, Inc. which had already repaired the school's cafeteria windows and done a good job, and who had submitted the lower bid.

Motion made by Mr. Walter, seconded by Mr. Lyman, to waive the bid process for the new Middle School window repairs and authorize the Director of Facilities and Operations to negotiate with Window Services, Inc. per their quote of \$20,562.00 for this work. Unanimous aye.

- B. Grant Acceptance – Historic Document Preservation Grant: Mr. Walter called the Selectmen's attention to materials in their meeting packets from the Town Clerk regarding a Historic Documents Preservation Grant. He noted that the Town applies for this grant every year.

Motion made by Mr. Walter, seconded by Mr. Malavasi, to recommend to the Board of Finance and then to Town Meeting the adoption of the following resolution:

RESOLVED, that a grant in the amount of \$5,000 is hereby accepted from the State of Connecticut, State Library, for the purpose of historic document preservation; and that Mark B. Walter, First Selectman, is empowered to execute and deliver in the name and on behalf of this municipality, a contract with the Connecticut State Library for an Historic Documents Preservation Grant. Unanimous aye.

- C. Center for Community Agriculture Petition: Mr. Walter called the Selectmen's attention to materials in their meeting packets regarding a petition for a Town Meeting regarding the proposed food processing center on the Harris property. He advised that he had forwarded the petition to the Town's attorney and he expects to get his feedback this week. In response to a question from one of the guests, Mr. Walter advised that Attorney Poliner is the Town's legal counsel.

- D. Tax Refunds: Mr. Walter called the Selectmen's attention to one tax refund.

Motion made by Mr. Walter, seconded by Mr. Lyman, to award a tax refund in the amount presented.

- \$179.99 to Gelco Corporation.  
Unanimous aye.

## 9. Public Comment

The guests and Selectmen discussed the plans for the food processing center on the Harris site and several guests expressed their concerns. Mr. Walter attempted to respond to a

number of the citizen's concerns and noted that several of the issues that were raised were a result of misinformation.

Ms. Stricker inquired about the educational component of the project and noted that school would not be in session during the growing season. Mr. Walter advised her that the Committee has reached out to the Ray Board to discuss the potential for providing educational opportunities for the Vo-Ag students; however, he stated that the primary focus for the Ag Center's educational program will be on farmers and food processors. He confirmed that no details for the Ag Center's educational program have been drafted to date.

Several attendees expressed concern that it was not Mr. Harris' intention to use the Open Space for a commercial enterprise. Mr. Lyman stated that the plans call for the food processing center to be located on the acreage designated for municipal use. Some attendees questioned whether or not a commercial business can be located on municipal land.

The Selectmen and guests discussed the potential for using the kitchen at the old middle school for the food processing center. Mr. Mansfield noted that he, Ms. Stuhlman and several other committee members had toured the kitchen area of the old middle school and determined that it could not be used as a food processing center. Ms. Stuhlman confirmed that she agreed with that decision. Mr. Walter noted that some of the equipment from the old middle school's kitchen was earmarked for the proposed food processing center.

Mr. Walter advised that the feedback from the Town's Attorney on the citizen's petition would be discussed at the August 6, 2014 Board of Selectmen's meeting. He noted that the meeting would be held at the Grange Hall at 7:00 p.m.

10. Selectmen's Discussion: Mr. Malavasi reported that he had attended the Council on Alcohol & Drug Abuse (CADA) conference with other representatives of the Local Prevention Council (LPC) and Youth & Family Services. He noted that there had been a lot of good information at the conference and the LPC will be discussing how to apply what they learned to our community. The Selectmen discussed drug and alcohol abuse prevention efforts by the Town.
11. Adjournment: There being no additional regular business to discuss, a motion was made by Mr. Walter, seconded by Mr. Malavasi, to adjourn the meeting at 6:07 p.m. Unanimous aye.

Respectfully submitted,

Emmett Lyman, Secretary

Recorded