

Board of Selectmen
Grange Hall
October 4, 2017
Regular Meeting Minutes

Selectmen Present: E. Lyman; S. Link; E. Malavasi

Also Present: A. Blaschik; E. Blaschik; K. Blaschik; C. Brownell; R. Casner; K. Cavallo; D. Dill; E. Dill; R. Dill; D. Faipler; C. Gelston; T. Gelston; I. Haines; J. Moreau; R. Smith; C. Varricchio; S. Wheeler; L. Zemienieski, and other members of the public

1. First Selectman Lyman called the Board of Selectmen's meeting to order at 7:00 p.m. and the attendees said the Pledge of Allegiance.
2. Approval of Agenda: The following changes were made to the Agenda:
 - Add item 7.F. – Senior Center Usage Discussion
 - Move the discussion of item 8.E. prior to item 8.A.

Motion made by Mr. Lyman, seconded by Mr. Malavasi, to approve the agenda as amended. Unanimous aye.

3. Approval of Minutes: Regular Meeting of September 20, 2017.

Mr. Lyman noted that "Unanimous Aye" should be added following the second motion under item 8.B. - **Agriculture Commission**.

Motion made by Mr. Lyman, seconded by Mr. Malavasi, to approve the minutes of the Regular Meeting of September 20, 2017, as amended. Unanimous aye.

4. Correspondence

There was no correspondence discussed at the meeting.

5. First Selectmen's Report

A. Firehouse Renovation Building Committee Update: Mr. Lyman introduced Mr. Cavallo who reported on the status of the Firehouse renovations. Mr. Cavallo stated that a contractor had been selected for the project at Company #2 and that the engineering, design and permitting has been completed. He projected the work at Company #2 to be completed by the end of the year.

Mr. Cavallo stated that a contractor has also been selected for the project at Company #1. He stated that he expected the work at Company #1 to also be completed by the end of the year.

Mr. Cavallo reported that the Committee had investigated several exhaust systems for the Firehouses and has decided that the Ward Diesel Filter system is the optimum and most cost-effective solution. He noted that Ward is the only supplier offering this type of filtering system and, consequently, the Committee has requested a bid waiver for the purchase of the system.

Mr. Cavallo responded to several questions from the Selectmen and thanked the Board of Selectmen, Board of Finance, and the community for their support of these projects.

- B. East Haddam Ambulance Association Annual Contribution: Mr. Lyman reported that the Ambulance Association had submitted their annual contribution of funds in their account in excess of \$400,000.00. He noted that their 2017 contribution of \$40,000.00 will be held in the reserve fund for the 2020 purchase of a replacement ambulance.
- C. Horizontal Curve Safety Project: Mr. Lyman called the Selectmen's attention to a flyer in their meeting packets that was distributed at the October 26, 2016 Public Informational Meeting regarding the state's project #172-451, Horizontal Curve Treatments on Local Roads. He noted that the project is fully paid for by the state with federal grant funds.

Mr. Lyman stated that it is his opinion that the signs being installed are blinding at night and very distracting to drivers. He stated that he planned to look into hiring a traffic study engineer after the project is completed to determine if the number of signs posted are necessary.

- D. Board of Assessment Appeals – Fall 2017 Final Report: Mr. Lyman introduced Mr. Blaschik who reported that the Board of Assessment Appeals held a public hearing on September 9th involving 16 automobile appeals. He stated that Board reduced the assessment on all 16 appeals resulting in a reduction to the Grand List of \$18,130.00

Mr. Lyman also addressed a rumor that he is discussing a job opportunity with Mr. Mansfield. He stated that the Town has no open positions and he has not been negotiating with Mr. Mansfield about returning to work for the Town.

In response to questions raised by Mr. Gelston at a previous meeting, Mr. Lyman advised that a Phase II and III Environmental Site Assessment had been completed several years ago which determined that there were some contamination issues at the Town Office Site. He stated that those issues have been resolved and noted that the only open question is whether or not there is contamination of the ground under the floor of the garage. He stated that question should be answered before the Town could negotiate with any developer that may be interested in the property. He stated that the projected cost of the analysis is over \$15,000.00 and, consequently, the project would have to go out to bid.

6. Citizen's Concerns

The following citizen's concerns were discussed at the meeting:

- Mr. Smith noted that approximately 600 of the Horizontal Curve signs will be installed and noted the Town's Plan of Conservation and Development states that the rural nature of the Town's roads is to be protected. He also questioned the efficacy of the signs.

Mr. Smith also followed up on a concern he raised at the September 20th meeting regarding the school bus turnaround on Trowbridge Road and Mr. Lyman confirmed that a project to create a turnaround is being engineered and will be implemented.

- Mr. Moreau noted that the Ward Diesel Filtering System was probably not available when the larger cities took advantage of federal grants to upgrade their firehouses.

Mr. Moreau also expressed concern about providing a blanket tax abatement to volunteer first responders during this challenging economic climate. He suggested the Town consider a graded tax abatement program based on hours served, etc.

7. Unfinished Business

- A. Shagbark Solar Project Discussion: There was no update on this agenda item. Mr. Lyman stated that the Town is waiting for a Memorandum of Agreement regarding how payments are to be made. Ms. Link reiterated her concern about incurring additional legal expense for this project.
- B. Solid Waste Facility Ordinance Amendment/Transfer Station Discussion: Mr. Lyman noted that the Town has received two applications for the Transfer Station Committee and is expecting to receive a third application shortly. He noted that the Zoning Board of Appeals is also looking for new members and encouraged attendees to consider applying for the volunteer positions. Ms. Link recommended posting a solicitation for committee and board volunteers in the East Haddam News.
- C. Plan of Conservation and Development: Mr. Lyman noted that the Selectmen will discuss the Board of Selectmen's section in the Plan of Conservation and at a Special Meeting at 6:00 p.m. on October 18th.
- D. Ordinance Codification Discussion: Mr. Lyman stated that he is waiting for the amended Elderly/Disabled Tax ordinance to be approved at an upcoming October Town Meeting and be added back into the draft code book then the information on the codification project will be put on-line. He emphasized the draft nature the ordinances and noted that they will be put on-line for the public's review and comment prior to a Public Hearing. After a Public Hearing review period the adoption ordinance will be voted on at Town Meeting.
- E. 26 Wigwam Road Septic Easement Discussion: The Selectmen reviewed the draft Subsurface Sewage Disposal System Easement language for 26 Wigwam Road. It was noted that the draft does not include a statement that the property owner will be responsible for all legal fees and other expenses related to the easement. The Selectmen

agreed to postpone moving forward on this item until such language is include in the easement.

- F. Senior Center Usage Discussion: Mr. Lyman noted that the two groups that primarily use the Senior Center for meetings and events are the Community Lions and the Leo's. He reported that Mr. Parker had informed him that most of the Lions are seniors and the Leo's participate in multi-generational projects at the Senior Center so he feels those organizations fall within the boundaries of the state's requirements for usage of the facility. Mr. Malavasi noted several other organizations that use the Senior Center and reiterated that he feels it is risky to selectively choose which organizations can use the Center.

8. New Business

- E. Acceptance of Conservation Easement & Restrictions – Banner Lodge Enterprises LLC: Mr. Lyman called the Selectmen's attention to documents in their meeting packets related to this agenda item. He stated that the Planning and Zoning Commission presented a conservation easement for Banner Lodge that they would like the Board to move through the Town Meeting process.

Motion made by Mr. Lyman, seconded by Mr. Malavasi, that the Board recommends to the Town Meeting the acceptance of the following conveyance:

Certain pieces or parcels of land situated in the town of East Haddam, country of Middlesex and State of Connecticut, show and depicted as "Conservation Easement Area" on a certain map or plan entitled "Conservation Easement Banner Country Club Phase III, prepared for Banner Realty Development LLC by WMC Consulting Engineers, Newington, Connecticut" – "proposed Conservation Easement Banner Country Club Phase III dated June 1, 2017", said maps 4704 & 4705 being on file in the East Haddam Town Clerk's Office and that the First Selectmen is hereby authorized to execute into such Conservation Easement and Restriction on behalf of the Town.

During the Selectmen's discussion of this agenda item two members of the audience were recognized by Mr. Lyman. Mr. Brownell advised that the parcels being conveyed would be included in the Town's Open Space lands. Mr. Smith stated that, as such, he expected the Conservation Commission would be responsible for maintaining the parcels. He noted that the Conservation Commission has not had a chance to inspect the parcels or review the conveyance document. In order to allow the Conservation Commission time to perform their due diligence, the Selectmen agreed to postpone their vote on this motion.

- A. Call for Town Meeting: Motion made by Mr. Lyman, seconded by Ms. Link, to approve the following call for Town Meeting:

The Electors and citizens of the Town of East Haddam, Connecticut, qualified to vote in Town Meeting, are hereby warned and notified that a Special Town Meeting will be held

in the Town Hall on Town Street in the said Town of East Haddam at 8:00 p.m. on Tuesday, October 17, 2017 for the following purposes, to wit:

Item 1: To consider and act upon the recommendation of the Board of Selectmen and the Board of Finance to accept a gift of two pieces of artwork from Greg Spencer.

Item 2: To consider and act upon the recommendation of the Board of Selectmen and the Board of Finance to authorize the First Selectman to enter into a three-year agreement on behalf of the Town from December 1, 2017 to November 30, 2020 with Osterman Propane LLC for the purchase of propane for the new municipal complex at sellkirk plus \$.30.

Item 3: To consider and act upon the recommendation of the Board of Finance and the Board of Selectmen that the ordinance entitled “Tax Relief for the Elderly and Disabled in the Town of East Haddam”, adopted February 3, 2009, and amended August 2, 2011, is hereby further amended to eliminate the effective Grand List years as recommended by the Assessor. Copies of said ordinance are on file in the Town Clerk’s Office during regular business hours.

Unanimous aye.

- B. Bid Waiver – Vehicle Exhaust Removal System (Firehouse Project): Mr. Lyman noted that the Vehicle Exhaust Removal System was discussed earlier in the meeting and reiterated that Ward Diesel Filter Systems is the “sole manufacturer” and “sole distributor” of the patented no-smoke diesel filtration system.

Motion made by Mr. Lyman, seconded by Ms. Link, to waive the bid process for the Vehicle Exhaust Removal System for the Company #1 and Company #2 Firehouse Renovation Projects and authorize the Firehouse Renovation Building Committee to negotiate with Ward Diesel Filter Systems per their unit price quote of \$8,739.06 per unit for this portion of the project. Unanimous aye.

- C. Bid Award – Winter Sand for Snow and Ice Control: Mr. Walter called the Selectmen’s attention to a memo from Public Works Director Lunt in their meeting packets, recommending a supplier for the Town’s purchase of sand for snow and ice control, pending testing on the sand.

Motion made by Mr. Lyman, seconded by Mr. Malavasi, to award the bid for the purchase of Sand for Snow and Ice Control to Morin Diesel LLC in the amount of \$14.49/cubic yard and to further authorize the Public Works Department to order sand from the next low bidder, Baldi Stone & Gravel, in the amount of \$14.50/cubic yard, if for any reason Morin Diesel LLC is unable to fulfill the bid requirements. Both awards are subject to documentation that the sand is in compliance with the Town’s specifications and that the insurance requirements for the award are satisfied. Unanimous aye.

- D. Gift Acceptance – Millington Schoolhouse Foundation: Mr. Lyman referred to a copy of a letter in the Selectmen’s meeting packets, from Jeffrey Ciucias, advising of a donation to the Millington School House Foundation.

Motion made by Mr. Lyman, seconded by Ms. Link, to accept a gift in memory of Ruth May Hotyckey Ciucias for the Town of East Haddam in the amount of \$777.77 for the Millington Schoolhouse Foundation Project and to send acceptance of said donation to the Board of Finance and then to Town Meeting for approval. Unanimous aye.

- E. Acceptance of Conservation Easement & Restrictions – Banner Lodge Enterprises LLC: This agenda item was discussed earlier and is reported on in the above minutes.

- F. Board/Commission/Committee Changes (EDC):

Economic Development Commission

Mr. Lyman advised that he had reached out to the two EDC Commissioners who have not participated on the Commission for an extended period of time. He stated that Mr. Albuquerque informed him he wanted to remain on the Commission; however, after several attempts, he was unable to speak with Ms. Rubenbauer. The Selectmen agreed to send a registered letter, return receipt requested, to Ms. Rubenbauer before making a decision to remove her from the Economic Development Commission.

- G. Tax Refunds: Mr. Lyman called the Selectmen’s attention to thirteen tax refunds.

Motion made by Mr. Lyman, seconded by Ms. Link, to award tax refunds in the amounts as presented:

- \$152.04 to John Biagnini,
- \$158.42 to Susan Martin,
- \$ 74.54 to CT Farm Fresh Express LLC,
- \$119.51 to Edward Culbert,
- \$ 90.22 to Grazyna Gibinski,
- \$ 26.33 to Michelle Grant,
- \$125.83 to Steven and Grace Jensen,
- \$119.80 to Dorothy Millen,
- \$ 84.01 to Dean F. Pelletti & Theresa Pelletti,
- \$ 45.56 to George M. Semel,
- \$ 76.02 to James J. Spirito,
- \$ 53.94 to Rebecca Tuscano-Moss, and
- \$263.62 to Vault Trust.

Unanimous aye.

9. Public Comment: The following public comment was discussed at the meeting:

- In response to a question raised by Mr. Moreau, it was noted that the board would have to clarify if the parcels in the proposed Banner land conveyance would be removed from the Grand List.
- Mr. Moreau revisited his question raised at the September 20th Selectmen's meeting regarding whether or not the Superintendent had received a raise and Mr. Lyman referred Mr. Moreau to the Board of Education. There was a general discussion regarding this topic and Ms. Gelston commented that she feels the superintendent's salary would fall within the Freedom of Information Act. In response to a question raised by Mr. R. Dill, Ms. Link advised that the Board of Finance has access to salary information for the Board of Education.
- In response to a question raised by Mr. Casner, Mr. Lyman advised that the pricing agreement with Osterman Propane is for propane for the new municipal office building. He noted that the Town could negotiate purchasing propane from Osterman for other Town facilities if they chose.
- In response to a question raised by Ms. Haines, it was noted that 11 vehicles will be fitted with the Ward Diesel Filter Systems at a cost of approximately \$8700.00 per unit.
- In response to a question raised by Ms. Blaschik, it was confirmed that one of the ambulances would be fitted with the Ward Diesel Filter System. There was a general discussion regarding whether the Town or the Ambulance Association should pay for this item. Mr. Cavallo noted that the ambulances are stored in the firehouse and the Firehouse Renovation Building Committee was charged with addressing the issue of filtering exhaust out of those facilities.
- In response to a comment from Mr. E. Dill, Mr. Casner advised that whether or not to remediate any contaminants under the garage floor would be considered at a Public Hearing; however, analysis must be done to determine whether or not any contaminants exist. Mr. Dill commented that it is his opinion that, given the current challenging economic climate, no additional Town funds should be expended on preparing the Town Office Site for development. Ms. Zemienieski stated that the Town Office Site is part of the gateway into the Town and should the Town decide to sit on the property for a while, it is her opinion that come budget time maintenance funds will need to be allocated to keep it looking presentable and active.

10. Selectmen's Discussion: There was no additional Selectmen's discussion at the meeting.

11. Adjournment: There being no additional regular business to discuss, a motion was made by Mr. Lyman, seconded by Ms. Link, to adjourn the meeting at 8:35 p.m. Unanimous aye.

Recorded

Respectfully submitted,
Susan Link, Secretary