

SPECIAL TOWN MEETING

December 8, 2011

The Special Town Meeting was called to order by First Selectwoman Catherine Iino at 8:08 P.M. in the All Purpose Room of the Killingworth Elementary School on December 8, 2011. The Pledge of Allegiance was recited.

Tim Gannon moved to nominate Richard Albrecht to serve as Moderator. Seconded by Margaret Scofield. There being no further nominations John McMahon moved that nominations be closed. Seconded by Hilary Kumnick. Following a voice vote the motion carried unanimously. Following a voice vote Richard Albrecht was elected to serve as Moderator.

Town Clerk Linda Dudek read the call of the meeting. The Moderator noted that the lease agreement documents being considered at this meeting referred to the Killingworth Historical Society Inc. He noted that the call of the meeting did not have "Inc." included in the Society title. The moderator requested a motion to amend the call of the meeting. Motion by Fred Dudek, Jr. to amend the call to include "Inc."; seconded by Sheridan Perkins. Following a voice vote the motion to amend the call of meeting carried unanimously. Fred Dudek, Jr. made the motion to accept the amended call of the meeting; seconded by Louis Annino, Jr. Following a voice vote the motion to accept the amended call of the meeting carried unanimously.

The Moderator noted that agenda items would be voted on by a show of hands.

Mrs. Iino introduced and made the following motion:

To approve and ratify an agreement between Board of Selectmen and the Killingworth Historical Society to lease the farmhouse at the Parmelee Farm to the Society for a term of 99 years. A copy of the lease, including a map of the parcel, was available for inspection in the Town Clerk's Office. Seconded by John Himmelman.

First Selectwoman Catherine Iino spoke briefly about the partnership with the Historical Society and how the Society would be a caretaker of the house. Michael Board asked to speak and noted that Gerald Lucas had written a letter that contained numerous questions about the lease agreement. He questioned issues of structural integrity of the house and asked if there was an estimate for the cost of repairs as well as an estimate for the cost of bringing the farmhouse up to ADA standards. Tim Gannon, Chairman of the Parmelee Steering Committee responded to the questions. Mr. Gannon stated that a preliminary analysis has been completed but no exact figures are available as the work to be done would go to bid. Mr. Board asked about funding. Mr. Gannon explained that the STEAP grant from the State will be used for the house and a rest room facility. Mr. Board further asked what funds would be used if the expenses exceeded the STEAP grant. Catherine Iino explained that if additional funding would be required, it would have to be approved at Town Meeting. Mr. Board asked what commitment the Historical Society has made to the town in regard to the lease. Mrs. Iino noted that the Society is already paying for insurance on the building. Mr. Board asked if there was an "exit strategy" in the lease. Mrs. Iino stated there was language in the lease that mirrored the Killingworth Library lease agreement in that regard. Mr. Board asked how much taxpayers would be asked to contribute to the house in the future. Mrs. Iino responded that routine maintenance as with any home would be required, and while it was impossible to predict an exact dollar amount, we expect it would be minimal. The agreement requires the Historical Society to maintain the interior area. Mr. Board asked about the Secretary of the Interior Standards stated in the agreement and questioned if this would cause repairs to be more costly. It was noted that these standards do not require historic details to be adhered to. Michelle Cumpstone gave kudos on how the property looks and the work that has been done to improve it. Christine Conlon asked why ninety-nine years was chosen. Mrs. Iino responded that this was the same term used in the Killingworth Library lease agreement. George Keithan commented that the town owns this property and should protect it. He stated that we should preserve history and the basement of the town hall was not suitable for the Society archives. Mr. Keithan also noted the enormous volunteer activity on the Parmelee Farm and the town should be proud of this project. John McMahon, Chairman of the Board of Finance explained that the Connecticut Historic Trust recommended older buildings be occupied by someone who will care for them and he supported the Society and Town lease agreement.

Following a vote by show of hands, the motion to approve the amended lease agreement carried with only a few dissenting votes.

Mrs. Iino introduced and made the following motion:

To authorize the Board of Selectmen to enter into an agreement with the Killingworth Historical Society to lease the garage behind the Parmelee House to the Society for a term of 50 years. A copy of the proposed lease, including a map showing the location of the garage, was available in the Town Clerk's Office. Seconded by Fred Dudek, Jr. There was no discussion. Following a show of hands the motion carried unanimously.

Fred Dudek, Jr. moved to adjourn the meeting; seconded by Sheridan Perkins. The Moderator declared the meeting adjourned at 8:31 P.M.

Respectfully submitted,

Linda M. Dudek
Town Clerk