

Killingworth Board of Selectmen

Regular Meeting, April 9, 2012

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1. Call to Order

The Killingworth Board of Selectmen held its regular meeting on Monday, April 9, 2012, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut. In attendance were First Selectwoman Catherine lino, Selectman Fred Dudek and Selectman Lou Annino, Jr. First Selectwoman lino called the meeting to order at 7:00 PM.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

Motion by lino, second by Dudek, to add item to the Agenda as 9 B. Request for “Closer to Free Ride”. Voting in favor – lino, Dudek, Annino. Opposed – none. Motion Carried.

3. Approval of Minutes

Motion by Dudek, second by Annino, to approve March 26, 2012 Minutes amended as follows

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- ▲ Under 9. New Business (A) Greenways Resolution, correct the following sentence “ In the Town of Killingworth they have targeted a lot of private land owners for education and support services.”

Voting in favor – Dudek, Annino, lino. Opposed – none. Motion Carried.

4. Visitor Comments

Susan Dean noted the latest Board of Education update was posted on the Patch website as well as the RSD#17 website. She noted the Board just passed a budget with a 0.14 percent increase or \$15,000.

5. Tax Abatements & Refunds

Motion by Dudek, second by lino, to pay the following tax refunds – Katherine Smith \$36.46, American Carting Company, Inc. \$10.07 and Carl W. Scroxtton \$5.90. Voting in favor – Dudek, lino, Annino. Opposed – none. Motion Carried.

6. Vacancies on Appointive Committees:

The following vacancies were noted on the Agenda – Conservation Commission-1, IWWC-1, Parmelee-2, Town Office Building-3, Health & Safety-2, MLUC-3, Public Health-1, Traffic Safety-1, Housing Partnership-5, Open Space-1.

7. Appointments – none.

8. Old Business

A. Affordable Housing – nothing further to report.

B. Insurance

First Selectwoman lino noted she consulted with many other first selectmen about their experience with CIRMA. Many have had the same issues. lino's proposal was to go with CIRMA straight with no agent, but to monitor them and review in one year. Motion by lino, second by Annino, to sign up with CIRMA for the coming fiscal year for insurance coverage. Discussion followed. It was noted the town would save \$7500 without an agent. Mrs. Regolo noted there would be a guaranteed rate for 3 years with no signed contract. Selectman Dudek asked if this was budgeted. Mrs. Regolo replied yes. Voting in favor – lino, Annino, Dudek. Opposed – none. Motion Carried.

C. Animal Shelter

First Selectwoman lino noted at the last meeting there was discussion about the possibility of entering into an arrangement with two other towns to share a facility. She investigated the issue of the septic tank and was told it was just a holding tank. There is always the option of revisiting this in a year. Selectman Annino noted if there are deferred maintenance items that need to be done, we should maintain the building. It was noted these things could be done this year within the maintenance budget. No motion was required as this item would remain status quo.

9. New Business

A. Town Office Building

The Town Office Building Committee (George Keithan, David Gross, Jim Lally, Gina Regolo) was present to present their proposal for a new Town Office Building. Jim Lally, Chairman, noted he has been on the committee for many years. They were charged with doing surveys and needs assessment for the Town. He indicated they looked at buying existing buildings, such as Pharmedica or the former True Value, but they were either too small or not efficient. Early on improvements were done to the existing Town Hall. The Town Clerk's Office and vaults were redone. The Tax Assessor's Office was redone and the Tax Collector was moved up front.

Mr. Lally noted they entered into an agreement with Jacunski Humes Architects LLC. Brian Humes held off doing any drawings until it was learned whether or not this would fly. It would be a post and beam building attached to the existing Town Hall with a connector. Because the way the terrain drops off in the rear there would need to be a foundation. There would be the same access from the old Town hall and a lower level for extra space in the future in the rear.

George Keithan noted they looked at renovating this building but both the structure and a lot of the systems are failing. This was a 10 year structure and it's now 11 years. If it was fixed now, it would only last another 5 or 6 years. They also looked at new modulars, but the dollars were the same as a much larger building. Using modulars again would only last another 10 years.

Jim Lally reviewed the new proposal which would include new meeting rooms and the Registrar of Voters with a place for voting to take place. Mr. Lally reviewed the failures of the current structure noting it is a money pit.

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Brian Humes reviewed the proposed drawings. He noted he has been working with the committee to come up with designs. The concept of the New England Farmhouse had already been established. It is a red barn like structure which would be in keeping with the Killingworth vernacular. It would be built with maintenance free durable materials and would last about 50 years. The new building would add about 8000 square feet. The parking lot would be similar configuration but slid back some. There are some costs for an emergency generator, new well, sprinkler system, fire pump. This would be built according to NFPA58. They are proposing water storage. The site has a lot of rock. \$35,000 has been added for rock removal. The existing building and entry off Route 81 would remain unchanged. There would be minimal renovations to the existing building. The existing uses would remain. Mr. Humes reviewed spaces for a large meeting room (for 75 people where town meetings could be held), First Selectman's Office and Secretary's Office, Finance Director, Registrar of Voters, Social Services, restroom facilities (ADA compliant). He reviewed the fire suppression system, emergency access, and there would be an elevator. The new building would also house the State Trooper's Office, the Emergency Operations Center and a small kitchen with a shower in case overnight stay is required. He also reviewed the Building Department, mechanicals room, food pantry, computer room. The oil boiler would be kept but moved. There would be solar hot water which would require a water storage tank. Mr. Humes reviewed the geothermal system. The payback for the new building would be 7 years or less. The elevation views of the new building were reviewed.

George Keithan noted the upstairs of the existing building would not be used as it is not ADA accessible. He noted they have been very conservative and have not spent much for professional services so far. It was noted the entire septic system would get removed and replaced. There was \$700,000 for site work which would include the septic system, moving the parking lot, changing grade and drilling new wells. There would be a centralized generator creating a campus effect. Timing of the project was reviewed. It was noted this is a good time as bond rates are low.

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The cost of the project was reviewed. The total cost would be \$3,500,000. \$2,300,000 for buildings, \$700,000 for site work and \$500,000 for contingency and soft costs.

It was noted this should probably go to a public informational meeting. Selectman Annino noted as a taxpayer he would want to know the cost of doing nothing versus this proposal. George Keithan noted they looked at the numbers for doing repairs. Doing repairs would be silly because it would have to be redone again in 10 years. It would be harder to fix down the road in 10 years. This building in the back is a trailer.

Selectman Dudek noted he was a little uncomfortable with the 50 year time frame. Selectman Annino noted it makes this permanent and this is where the Town Hall is going to be. It is doable and achievable within the budget that has been proposed.

David Gross noted what makes him uncomfortable with trying to maintain the current building is the concern with the roofs collapsing. Are these suitable for public habitation? Selectman Annino noted there should be a comparison of the modulars at the school versus these.

Selectman Dudek noted the taxpayer is going to be concerned with one thing and that is how much will this cost them per year out of their pocket. Both Selectmen Dudek and Annino were in favor of going forward with a public informational meeting to review the options and the costs.

It was decided to schedule the public informational meeting after reviewing the calendar.

First Selectwoman lino noted the Committee has worked incredibly hard for many many years trying to keep the costs down as much as possible and find ways to solve problems. The Town is very grateful and thanked the Committee members. Selectman Annino agreed.

B. Request for "Closer to Free Ride"

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Motion by lino, second by Dudek, to approve the "Closer to Free Ride" for the Smillow Cancer Hospital at Yale New Haven on September 8, 2012. Voting in favor – lino, Dudek, Annino. Opposed – none. Motion Carried.

#### 10. CI Comments

First Selectwoman lino asked Selectman Dudek about the Fire Department's meeting with AmeriGas. Dudek noted he met with the Fire Chief and the Fire Marshal after that meeting. The Fire Marshal's office will run a CAMEO analysis. AmeriGas submitted an Emergency Management Plan which was reviewed. First Selectwoman lino will talk to Don McDougal about having an emergency exercise with all involved including AmeriGas. She will also research with the EPA as to what should be included in the Emergency Management Plan. Selectman Annino will also discuss the matter with a colleague who is familiar with this type of Plan.

First Selectwoman lino noted the Board of Finance will return the Budget back to her. She is not aware of any big changes.

First Selectwoman lino noted the Board of Assessment Appeals has sent out its letters. There is a \$556,000 reduction in the Grand List. Selectman Dudek asked if there was any action required on the part of the Board of Selectman regarding the horse stables assessment. First Selectwoman lino replied no. Michael Bekech, Tax Assessor's Office Consultant, will be very helpful and will submit his report by the end of the month.

First Selectwoman lino noted the Building Official has submitted a revised fee schedule which will have to go to Town Meeting. The new Health Director would also like to revamp the food service inspection fees. This subject should be discussed as a Board. Mr. Leighton will be asked to come in and discuss his proposal for new fees.

First Selectwoman lino noted the Town should think about having a Noise Ordinance. This

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has been rejected in the past due to enforcement issues. She has received four different kinds of complaints – generators operating 24/7, ATV's, radios and guns firing. lino felt it is time the Town should discuss this again.

Susan Dean asked if there was anything new regarding the Outdoor Wood Burning Ordinance. First Selectwoman lino noted she would get a status update from the Town Attorney.

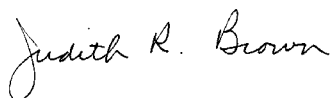
#### 11. Selectmen's Comments

Selectman Dudek briefly discussed the issue of crack and seal. He didn't think the bid process was followed or that the contractor was on the ABL list for State bids.

#### 12. Adjournment

Motion by Dudek, second by Annino, to adjourn at 8:40 PM. Voting in favor – Dudek, Annino, lino. Opposed – none. Motion Carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown".

Judith R. Brown, Recording Secretary