

MINUTES: REGULAR MEETING OF THE BOARD OF SELECTMEN

Monday, July 14, 2014 @ 7:00 p.m. Town Office Building

In attendance: C. Iino, F. Dudek, L. Annino Jr. (until 9:12 p.m.) , R. Regolo

Visitors: D. Gumbart, T. Berman, S. Davenport, C. Martens, OSC (until 7:52)
Mike Venuti, Venuti Enterprises(7:40 – 7:52) Terence Dinnean, Assessor;
Geoff Cook, ETF (8:05); David Gross, James Lally, EOCBC Road Foreman Walt
Adametz, Cindy Adametz

1. Call to Order: The meeting was called to order at 7:03 p.m.
2. Pledge of Allegiance: The Pledge of Allegiance was recited.
3. Approval of Minutes: **Motion by Dudek, second by Annino, to approve June 23, 2014 minutes as written. Motion passed unanimously.**

4. Visitors' Comments: none at this time.

5. Tax Abatements and Refunds: **Motion by Dudek, second by Annino, to issue the following refunds, all for overpayment, and let them take their normal course. Motion passed unanimously.**

Kathleen McGrath	415 Route 148	\$29.45
Charles J. Langevin/ Vicki R. Harris	18 Overlook Farms	\$73.84
Hammonasset Realty LLC (2)	105 Mattabasset Drive	\$171.70 and 325.50

6. Vacancies: The following vacancies on appointive committees were noted on the agenda: Emergency Management (2), Energy Task Force (4), Open Space (1), Parmelee Farm (3) , IWWC (1)

7. Old Business: **Motion by Iino, second by Dudek, to add Open Space Committee discussion as item 7C on agenda. Motion passed unanimously.**

A. Capital Projects Review: Iino reported that work at Sheldon Park is proceeding and that the sightline issue at the entrance is resolved. The USTA has invited the town to submit costs and plans as part of the next step in the grant application process.

Road foreman Adametz provided report of ongoing PW projects, including crack sealing, grading, patching, pothole filling, chip/triple-chip sealing, and curb repair. New 14/15 fiscal year expenditures include Flex Beam (Green Hill Road), road striping, J. Deere backhoe parts. New containers will be in place by beginning of August or sooner. Transfer Station upgrades, including extensive electrical work, are expected to be completed by early September or earlier.

B. Year-to-date Operating Budget Review: no discussion

C. Open Space Committee discussion

BOS asked the Open Space Committee to revisit the question of purchasing the 300+ acre Venuti Property. With all five OSC committee members present, Chair Dave Gumbart reviewed some of the history of the proposal, recalling the appraisals done by the Venutis (approx. \$9M) and the Town (approx. \$8M), and that the BOS and BOF ultimately decided not to offer the town the opportunity to vote on it, most probably because of the drastic economic downturn at the time. Gumbart asked that the BOS outline the process, and hoped that they could get a new estimate from the Venutis first to see if it makes sense to move forward.

Extensive discussion followed. Iino remarked that if the proposal is to be taken to the town, we would need to present options or intentions for the ultimate use of the property. Dudek emphasized that the town would need to be fully informed of ultimate costs and potential tax implications, especially on the heels of our recently approved long term capital plan. OSC's Berman agreed that the major issues to address have been identified and that long term cost and land use needs need to be defined. Gumbart concluded that we need to deliver the proposal to the town at a Fair Market Value price agreed upon by all parties.

Mike Venuti joined the discussion at 7:35. He also recalled the 2008 appraisals and agreed that the economic downturn was the biggest factor in the breakdown of the discussion. He then provided 2 handouts from a June 1997 town meeting outlining the Offer, and the Pros and Cons of purchasing the property. Extensive discussion followed ranging from the town's overall support of Open Space purchases, the suitability of the parcel for various potential town uses, and the changing conditions of the town (schools shrinking, etc.) Iino asked the OSC to meet on its own and generate a list of questions and thoughts and report back to the BOS. Gumbart asked that Venuti's handouts be sent electronically to OSC members for review.

8. New Business

A. Assessor re: Possible New Exemptions. Assessor Dinnean reported on recent legislation that now allows a municipality to fully exempt from property taxation all horses or ponies. He recommends that Killingworth adopt this exemption. The BOS will consider this recommendation, which will need to go to town meeting for adoption.

Dinnean also recommends that the town adopt an exemption that will allow the town to defer tax increases for businesses who make improvements to properties in a designated area of town. This measure would allow new business to get a foothold before assuming the increased tax burden that the Increase in fair market value might bring. The first step would be for town to designate a rehabilitation area.

B. Permit Fees on Solar Installations

ETF Chair Geoff Cook joined the meeting at 8:05 p.m., reporting that the Task Force recommends the town place a \$200 flat fee for solar installations. Solarize HK installer Be Free Solar has been recommending decreasing or elimination of fees, citing various incentives, and suggesting that because the state inspects installation and ensures state electrical and code compliance, that town inspection would not be necessary. BOS disagreed as town inspection process addresses broader town concerns. Dudek questioned why this particular type of energy savings measure merits discounted fees vs others (e.g. furnaces, windows etc). Annino noted that we are already providing incentive by not increasing homes assessed value upon installation. BOS will review topic further.

C. Review of Bidding Regulations

lino noted that the EOCBC have been moving quickly as charged and in the process have made a new discovery regarding a promising alternative to our usual bidding process. EOCBC Chair David Gross asked the BOS to first expedite the acceptance of the STEAP grant for the new emergency operations center to ensure that that the \$500,000 is available on time, and so they continue to work to establish costs.

The first step in establishing *total* EOC costs would be to contact a design/build contractor to estimate the cost of the structure – a simple 2-story structure built to withstand a category 3 hurricane. (They would next need to estimate costs of everything inside (radios, equipment) as well as the tower for the antenna.) They contacted Munger Construction, with whose work in both conventional and pre-engineered construction both Gross and Lally were very familiar. Munger agreed they could provide a no-obligation proposal with their recommended design details and then informed them that other towns were using regional bidding procedures instead of RFPs to save money and expedite the process. By joining the Capital Region Purchasing Council, Killingworth could take advantage of the cost savings and streamlined process, using pre-qualified, pre-bid suppliers. (Munger is the pre-qualified design/build contractor for our region.) The committee feels strongly that this process would produce a better outcome by allowing the contractor to provide their expertise and make recommendations.

lino noted that this would require some revising of the town's bidding regulations and discussed the steps involved in doing that. Dudek noted that the state has pre-qualified contractors already for design build and other purchases, and finds such practices efficient in terms of cost and time.

After further discussion and review of bidding regulation and purchasing council materials, it was established that the next step would be for the BOS to go to the BOF for approval. lino would invite EZIQC -- the indefinite quantity construction contract

available to Capital Region Purchasing Council members -- to the next BOS meeting, and would authorize and expenditure of \$250 for a free trial of the services.

Motion by Dudek, second by Annino, to seek Board of Finance approval and to amend bidding regulations as follows:

The last sentence of Item 7 should be amended to read *"When appropriate the Town may purchase items and services under state bids and/or contracts or participate in regional purchasing councils that have used a sealed bid procedure."*

Motion passed unanimously.

D. Acceptance of STEAP Grant for EOC

This was discussed as part of the previous item. No action was taken.

E. Road Foreman Contract

lino reported that Walt Adametz has agreed to accept the position of Highway Foreman, based on an agreement that lino recommends that the BOS sign.

Agreement was distributed and reviewed. lino explained that the list of responsibilities remains basically the same. Benefits of the new position track normal town non-union benefits with a few exceptions specific to the highway foreman job. Disability benefits track more closely with the union contract.

Dudek asked for clarification regarding title, salary, and duration of contract. The position continues as Foreman (not Public Works Director), but because of the supervisory nature of the responsibilities is not in the union. It is the BOS opinion that the Highway Foreman position should never have been in the Union.

Motion by lino, Second by Annino, to approve the agreement to have Walter Adametz serve as Highway Foreman effective today. Motion passed unanimously.

[Selectman Annino left the meeting at this point due to an emergency.]

F. Street Lighting

The Selectmen's office received a request for a street lamp at the intersection of Stevens and Route 81, which will be more active with new businesses moving in. Another request was submitted by a Jensens' resident for another at Route 81 and their street in the park.

lino learned from CL & P that if the state requests a street lamp, the state pays for it, but if we are requesting this lamp we would. We currently pay for 17 streetlamps, mostly on 81.

Discussion followed including the suggestion of more research to determine the number of accidents that happen at night in town. Adametz learned from the State DOT engineer and our local District 2 representative that they have identified this intersection as well as Route 80 and Roast Meat Hill Road as problem areas which would benefit from a traffic study and possibly blinking lights.

Further discussion regarding billing for street lamps followed. BOS will follow up with CL & P to clarify.

G. Accept Killingworth Historical Society Donation

Motion by lino, Second by Dudek to accept the Historical Society donation for the repairs to the sills at Parmelee Farm. Motion passed unanimously.

9. First Selectwoman's Comments

Recent incidents of threatening behavior on the part of visitors to Town Hall remind us of the benefits of having the Resident State Trooper stationed here. Speaking as member of EOCBC, Dudek assured her that relocating the Trooper to the Town Campus is the goal.

10. Selectmen's Comments

None

11. Adjournment **Motion to adjourn at 9:24 by lino, second by Dudek. Motion passed u
unanimously.**

Respectfully submitted,

Elizabeth Doyle Disbrow, 7/16/14

Next meeting: July 28, 2014