

Received: 9/9/26 3:50pm Nick Charest, TC

Town of Durham
Board of Selectmen
Wednesday, August 5, 2026, at 8:30 a.m.
3rd floor, Town Hall, and Remote via Zoom

Meeting Recording

Passcode: O2q.upGR

Meeting Minutes

1. Call to Order

First Selectman Rea called the Wednesday, August 5, 2026, Board of Selectmen meeting to order at 8:30 a.m. Selectman Chadd and Selectman Hennick also present.

2. Pledge of Allegiance

First Selectman Rea led with Pledge of Allegiance.

3. Approval of Agenda

MOTION BY FIRST SELECTMAN REA, SECONDED BY SELECTMAN CHADD, TO APPROVE THE AGENDA WITH THE TABLING OF AGENDA ITEM #11 UNTIL THE NEXT REGULARLY SCHEDULED MEETING. VOTE: ALL AYE

4. Public Comment (*Open to agenda items only*)

Rick Parmelee: spoke about item #7, town's compliance with state laws regarding licensing for Shady Lane.

Roger Kleeman: spoke about item #7 regarding specifics for the fill from the project. First Selectman Rea: The Town has not determined how the fill will be deposited but currently is working on it.

5. Expiration of Terms (*per Charter Sec. 2.7*):

- a. Ethics Commission, terms ending April 30, 2026 (1 regular, 1 alternate)
None.

6. Accept nominations and vote to fill the following vacancies (*per Charter 2.6*):

- a. Building Code of Appeals, 2028
None.
- b. Ethics Commission, Regular, 2028
None.
- c. Ethics Commission, Alternate, 2028
None.
- d. Sustainable Durham, Alternate, 2027
None.
- e. Sustainable Durham, Regular, 2028
None.

7. Bid Award: Shady Lane

First Selectman Rea explained the town received seven bids for the Shady Lane Project. The lowest bid was Sunset Valley Construction LLC in the amount of \$948,380. Per Nathan Jacobson, there were no computational errors and all required submission items were included and filled out properly from the low bid. Nathan Jacobson (NJA) recommended the town award to the low bidder.

Project funding was approved on January 13, 2026, through the Department of Transportation's STEAP (Small Town Economic Assistance Program) for \$1 million; town will contribute \$270,000. NJA will complete CRHO compliance form once the Town awards contract. Then, a notice of award will be sent to contractor, and they must submit required documents including executed agreement, performance bond, payment bond and certificates of insurance. Town will then issue notice to proceed. Contractor will have sixty calendar days to attain substantial completion of project; with

readiness for final payment occurring within 90 calendar days.

MOTION BY FIRST SELECTMAN REA, SECONDED BY SELECTMAN HENNICK TO AWARD THE SHADY LANE BID TO SUNSET VALLEY CONSTRUCTION, LLC IN THE AMOUNT OF \$948,380. VOTE: ALL AYE

8. Discuss and take action to enter into an Easements, Declaration of Covenants, Declaration Of Preservation Restrictions agreement and authorizing resolution with the State of Connecticut, State Historic Preservation Office for the Durham Public Library Exterior Stair Project

MOTION BY FIRST SELECTMAN REA, SECONDED BY SELECTMAN CHADD, TO ENTER INTO AN EASEMENTS, DECLARATION OF COVENANTS, DECLARATION OF PRESERVATION RESTRICTIONS AGREEMENT AND AUTHORIZING RESOLUTION WITH THE STATE OF CONNECTICUT, STATE HISTORIC PRESERVATION OFFICE FOR THE DURHAM PUBLIC LIBRARY EXTERIOR STAIR PROJECT. VOTE: ALL AYE

9. Request from the Tax Collector for approval of the annual tax abatement for Trinity Corporation per Special Town Meeting dated 3/1/1993.

MOTION BY FIRST SELECTMAN REA, SECONDED BY SELECTMAN HENNICK, TO APPROVE ANNUAL TAX ABATEMENT FOR TRINITY CORPORATION AS REQUESTED BY THE TAX COLLECTOR. VOTE: ALL AYE

10. Local Traffic Authority:

- a. Discuss and take action to approve the Temporary One-Way Traffic on Fowler Avenue/Cherry Lane During the 2026 Durham Fair with Traffic Entering from Main Street onto Fowler Avenue and Exiting Higganum Road from Cherry Lane

First Selectman Rea: The traffic pattern last year was favorable with one complaint. The State Police will work with drivers on road that if traffic allows, may go southbound, otherwise, they will be redirected.

MOTION BY FIRST SELECTMAN REA, SECONDED BY SELECTMAN HENNICK, TO APPROVE TEMPORARY ONE-WAY TRAFFIC ON FOWLER AVENUE/CHERRY LANE DURING THE 2026 DURHAM FAIR WITH TRAFFIC ENTERING FROM MAIN STREET ONTO FOWLER AVENUE AND EXITING HIGGANUM ROAD FROM CHERRY LANE. VOTE: ALL AYE

11. Approval of Tax Refunds
Tabled

12. Old/New Business

First Selectman Rea spoke about the following Old/New Business:

- At last meeting, selectmen sent recommendations back to Charter Commission.
- The Water Commission met and agreed that minor maintenance is needed on pump house at Lexington Place, noting some equipment is oxidized and standing water is getting in; repair options include recaulking/sealing or a sump pump.
- America 250 reminder noting the Revolutionary War Encampment/interactive history event on October 17, 2026.
- Treasurer Thomas Peters is working with CVEF on Spencer Camp Fund, which would administer scholarships with profits made on account interest from fund. More to come on this.
- Early voting is ongoing at the Community Center. Hours and information are listed on the Town website. Absentee ballots are available at Town Clerks' Office.
- Met with Complete Streets Chair about their work with Middlefield on a multi-use trail between Peckham Park and Durham.
- Chip sealing is ongoing, and to adhere to the 15 mile per hour speed limit in those areas (Laurel Terrace, Ridge Road North, Cedar Drive, Creamery Road, Ridge Road South, Meeting House Hill Road, Anthony Terrace, Doty Drive, Augur Lane, Edsel Drive, and Pleasant Terrace. He noted contacting Public Works with questions.

- Conservation Commission is pursuing a grant from the state for forestry practices on Curtis Woodlands. Durham would be a partial contributor for \$150,000, 10% of purchase price, along with State of Connecticut and private donors for 57 acres west of New Haven Road and 20 acres east of New Haven Road. This will be discussed at next meeting.
- Sustainable Durham is working on town communications. They sent an email outlining what is currently in place as well as a strategic plan for improvement.
- Altumint, the towns contractor for speed cameras, is working on a DOT OSTA packet. More to come on this.

13. Selectmen Comments

Selectman Chadd: The Cherry Lane hydrant can't be used due to lack of water pressure, wondered if this is giving false hope to residents in that area. He also asked about the status of cameras.

Selectman Hennick: Asked if there was a timeframe on the cameras. First Selectman Rea responded the town meets bi-weekly with Altumint on their checklist and hopes to have a timeframe to report soon.

14. Public Comments

Rick Parmelee: Reiterated Shady Lane comments, fire hydrant identification/status, spoke about Maple Ave pump house issues to be addressed.

Roger Kleeman: asked about Maple Ave pump house, concerns with Durham Fair traffic plan at State level, issues with comments in June 22 minutes/no recording posted.

15. Adjournment

Meeting adjourned at 9:00 a.m.

Respectfully submitted,

Jason Beaudoin, Recording Secretary