TOWN OF DURHAM

Office of the First Selectman
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Maryann P. Boord
First Selectman

REC'D 7-21- 1989 AT 10:45 A.M. TOWN CLERK

BOARD OF SELECTMEN'S MEETING
July 20, 1989

The meeting was called to order at 7:06 p.m. by First Selectman Maryann P. Boord; Present: Francis E. Korn; Absent: Hugh Curley (arrived at 7:08 p.m.). Also Henry Philip, Assessor; Kurt Bober, Karen Avitabile, Ellen Mauro, Jan Melnick.

Minutes

MOTION M. BOORD, SECOND F. KORN, TO APPROVE THE MINUTES OF THE PREVIOUS MEETINGS OF JUNE 22, 1989, AND JUNE 27, 1989; 2 AYES.

Reval Bids

Discussion with Henry Philip, Assessor, for work to be done for the October 1, 1990 grand list. He advised that the town not get involved with computerization of the reval. Five-year reval is not yet mandatory, and he does not recommend it for a small community like Durham.

Bids:
1) MMC $112,300 low bidder; advises to pass on them.
2) SLF $114,000 small operation out of Rhode Island, no rave reviews from their clients.
3) United Appraisal $118,600 clients have given rave reviews. He used to work for them, but left when then were purchased by a larger company.
4) Saber Systems $130,000.

Suggested we use our present dimensions and ages of buildings. He recommended awarding the contract to United Appraisal Co. **MOTION M. BOORD, SECOND F. KORN, THAT WE AWARD THE REVAL BID TO UNITED APPRAISAL COMPANY FOR $118,600, TAKING ADVANTAGE OF $2,000 IN REDUCTIONS AS RECOMMENDED BY THE ASSESSOR; 3 AYES.**

Handicapped Ramp Construction Bids

Bids:
1) A & P $12,595

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2) Jeff Moesel $27,850
3) M & E $25,650
4) Quinn and Quinn $10,948
5) A & A Builders $24,250
6) A & G Associates $17,900

Tony Satagaj, Building Official, recommended A & P Builders of Durham for $12,595. **MOTION M. BOORD, SECOND F. KORN, TO AWARD THE CONTRACT FOR THE CONSTRUCTION OF THE HANDICAPPED ACCESS RAMP TO A & P BUILDERS FOR $12,595; 3 AYES.**

Performance Bond Knettleton Knoll, Sect. B

Mr. Zimmer, Road Foreman, will have to determine the condition of the road and the drainage before Board action; M. Boord suggested holding the issue and have G. Wallace, Town Engineer, look it over since Mr. Zimmer is out on Workmen's Comp.

Ct Surplus Property Purchase

MOTION M. BOORD, SECOND F. KORN, TO AUTHORIZE ALFRED BRECHLIN, MALCOLM PEARCE, RICHARD OLSEN, MARYANN BOORD, AND WILLIAM WIMLER TO PURCHASE FROM THE CONN. SURPLUS DEPT.; 3 AYES.

Special Town Meeting

MOTION M. BOORD, SECOND F. KORN, TO HOLD A SPECIAL TOWN MEETING ON AUGUST 3, 1989, THURSDAY, PRIOR TO THE SELECTMEN'S MEETING AT THE DURHAM TOWN HALL AT 7:00 P.M. FOR ACCEPTANCE OF THE RETALLACK EASEMENT; 3 AYES. The issue of taking to town meeting action the transferring and expending of Recreation Reserve fund monies was discussed between the Chairman of the Board of Finance and Town Treasurer, and they agreed that the funds had been handled sufficiently to enable expenditure without further town meeting action.

Street Name

MOTION M. BOORD TO NAME THE ROAD LEADING TO COGINCHAUG REGIONAL HIGH SCHOOL, KORN SCHOOL, AND OUT TO MAIDEN LANE FROM ROUTE 17 AS DURFIELD ROAD. It was explained by F. Korn and Malcolm Pearce that the road was historically known as Pickett Lane. **VOTE: FOR DURFIELD ROAD: 1 AYE (BOORD); FOR PICKETT LANE: 2 AYES (KORN, CURLEY).** F. Korn will confirm the spelling.

Appointment

J. Muraca has chosen not to be reappointed to CAGM. The Board is seeking interested persons, perhaps from the pool of the Human Services Committee.

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Amending the Agenda

MOTION M. BOORD TO AMEND THE AGENDA TO INCLUDE WAIVER OF AUTO INSURANCE FOR WALTER CIHOCKI; SECOND F. KORN; 3 AYES.

MOTION BY M. BOORD, TO AMEND THE AGENDA FOR USE OF THE GREEN ON AUGUST 9, 1989, FOR THE SUNSET POPS, SECOND F. KORN; 3 AYES.

MOTION M. BOORD, SECOND H. CURLEY, TO AMEND THE AGENDA TO DESIGNATE DURHAM'S SHARE OF THE GOVERNOR'S INITIATIVE GRANT MONIES TO THE RUSHFORD CENTER, INC.; 3 AYES.

Insurance

MOTION M. BOORD TO WAIVE THE REQUIRED COVERAGE AND ACCEPT THE $350,000 CERTIFICATE OF AUTO INSURANCE FOR WALTER CIHOCKI, WHO IS SUBCONTRACTING FOR MICHAEL JEWCZYN FOR WORK AT THE AMBULANCE BUILDING; SECOND H. CURLEY; 3 AYES.

Pops

MOTION M. BOORD TO APPROVE USE OF THE TOWN GREEN ON AUGUST 9, 1989, FOR THE SUNSET POPS, WHICH IS BEING SPONSORED BY PALS; SECOND F. KORN; 3 AYES.

Rushford Center

MOTION M. BOORD TO AUTHORIZE GIVING $2,200 OF DURHAM'S SHARE OF THE GOVERNOR'S FUND TO THE RUSHFORD CENTER. SECOND H. CURLEY FOR DISCUSSION. MOTION CARRIED AFTER DISCUSSION WITH 3 AYES.

Update From the First Selectman

1. Hospice Tournament coming up.

2. May 1989 unemployment 1.7%.

3. Auditors report for the Small Cities Grant has been accepted.

4. State of Conn. has also accepted the Town of Durham audit.

5. We have a request to join the CT Development Association for a fee of $50. No action taken.

6. The First Selectman asked the Board members to consider attending the CCM Expo to be held October 5th at the Treadway; cost is $65 for first attendee, and $50 for each thereafter.

7. Bill Johnson has been hired, effective July 24, 1989, for a full-time position on the Road Crew, to replace Don Schmitt.

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8. The Allyn Brook Park Committee will present its recommendations at the next Selectmen's meeting on August 3, 1989.

9. The Town has a "hold harmless" clause for snow plowing damages to private roads and she has informed Nick Pomeranz of that.

10. Chip sealing contract will be rebid.

11. Visited the 92 acre parcel of Nick Pomeranz's and those who went felt the condition of the gravel pit was better than expected; the gravel will be tested under Bob Melvin's direction...they are not sure, for various reasons, who will pay that bill.

12. The Personnel Policy Board meeting is scheduled for July 26th, but Mr. Davis will not present his Job Study report until the August 23rd meeting. She will discuss with the PPB revisions to the Personnel Policy; she asked Mr. Korn and Mr. Curley to submit their recommended changes.

13. The 18 acre Thompson parcel on Higganum Road is being considered by Trinity Corps; Town Engineer is considering the cost of putting in a bridge, which would be necessary to access the property.

The State Education Department has to consider access to the parcel being considered next to the school facilty, which is owned by Mr. Stannard.

<u>Selectmen's Concerns</u>

H. Curley:
1) Concerned about grass cutting around town. M. Boord responded that the mower parts have not come in. Mr. Zimmer was going to check, but he's out with his bad back; Phil Woods, crew leader has been asked to check on them. Kurt Bober said weed wackers would do some good now. M. Boord reported asking Mr. Zimmer if we could rent a mower and he had told her no. Kurt Bober suggested going ahead and getting the new mower.

2) Any update on DMIAAB? M. Boord reported that the Lazor's will oppose any permitting of a transfer station on the present site. DMIAAB will meet next on July 27; 4:30 p.m., Town Hall in Durham. The Board members have explained to the Lazor's that there are several advantages to the short-term solution of any permitting at that location which otherwise would force us to use curbside pickup. Geoffrey L. Colegrove, Town Planner, had prepared a cost analysis and confirmed that curbside to the Hartford facility is NOT a cost effective, long-term solution.

3) Inventory List...has it been implemented? M. Boord responded

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that she has asked for the inventory at the highway garage, but it has not yet been done.

4) Was there correspondence from Karen Avitabile? M. Boord responded yes, a request for letters referencing a CHRO complaint; the town's attorney advised her the letters deal with pending litigation and it would be inappropriate to divulge them at this time. On the next Board of Selectmen's Agenda will be an Executive Session to deal with this case. H. Curley questioned if it was "pending" or "impending" litigation. M. Boord said she has put Connie Chambers of FOI in touch with the attorney representing the town in this matter. Mrs. Boord further noted it is not a requirement that each piece of correspondence be brought forward to a Selectmen's meeting. H. Curley feels it was a significant piece of correspondence.

Public Comments

KURT BOBER
1) Have snow plow bills gone out? M. Boord said yes. Discussion. The Roads in question are Sumner Woods Road, Park Place, Green Lane. Mr. Bober asked if there was any billing for Ridge Road. M. Boord responded no. Mr. Bober went on to say that Ridge Road is a private road and the town has been assuming full maintenance on the road. He asked if he could see the bills sometime in the future and Mrs. Boord responded yes.

2) Invited the Board of Selectmen to come see how the crew does the "sweeping of the roads." Perhaps this Saturday, if the weather permits.

JAN MELNICK
1) Questioned the impact of the Lazor's move to delay permitting for the landfill site. M. Boord responded it will be discussed at the next landfill meeting.

2) Asked for and received clarification as to the reval bids and the company awarded the contract.

KURT BOBER
3) When will chip sealing be rebid? M. Boord responded we anticipate beginning the work on July 31st. He reminded her that some crew members have vacations planned right after the process is completed...she was aware of that.

Executive Session

MOTION M. BOORD, SECOND F. KORN, TO GO INTO EXECUTIVE SESSION AT

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8:29 P.M. TO DISCUSS PENDING LITIGATION RELATIVE TO THE CREAM POT ROAD CASE.; 3 AYES.

MOTION M. BOORD, SECOND H. CURLEY, TO ADJOURN THE EXECUTIVE SESSION AT 8:50 P.M.; 3 AYES.

Amend Agenda

MOTION M. BOORD, SECOND H. CURLEY TO AMEND THE AGENDA TO INCLUDE AN EXECUTIVE SESSION TO DISCUSS GRIEVANCES; 3 AYES.

Executive Session

MOTION M. BOORD, SECOND H. CURLEY, TO GO INTO EXECUTIVE SESSION TO DISCUSS GRIEVANCES; 3 AYES.

MOTION F. KORN, SECOND M. BOORD, TO GO OUT OF EXECUTIVE SESSION AT 9:20 P.M.; 3 AYES.

Adjourn

MOTION M. BOORD, SECOND H. CURLEY, TO ADJOURN THE MEETING AT 9:21 P.M.; 3 AYES.

dda
July 21, 1989

July 18,1989

MaryAnn P. Boord
First Selectman
P.O. Box 428
Durham, Connecticut

Dear MaryAnn:

I have reviewed the bids for our upcoming revaluation. It is my opinion after many calls to the clients listed and unlisted by the bidders that The United Appraisal Company is the most reliable contractor. The bids were as follows:

MMC: $112,300 + $18,000 for a computer program

SLF: $114,000 + $18,000 for a computer program

United Appraisal Co: $118,600 - $2,000 if Town provides owner's cards and notices to taxpayers, and - $1300 should the Town provide labels in lieu of typing property record cards.

Sabre Systems: $130,000

MaryAnn, you should be aware that I have been employed by two of the companies (United and Sabre) and that one of the managers of SLF is a very good personal friend of mine. I had been in the revaluation business approximately 30 years before becoming an Assessor, so I am quite familiar with the various company operations, reputations, etc.

Sincerely,

Henry S. Philip
Assessor