

Received 6/25/26
9:30 AM Jodi Moore, ATC

CALL TO SPECIAL TOWN MEETING TOWN OF DURHAM

The eligible voters of the Town of Durham are hereby warned that a **SPECIAL TOWN MEETING** will be held on the 3rd floor, Town Hall, on Monday, June 22, 2026, at 7:00 p.m., to consider the following items:

1. To fill 1 vacancy for the term expiring 2028 on the Compensation Review/Personnel Policy Board
2. To elect one member to a five-year term on the Compensation Review/Personnel Policy Board expiring 2029
3. To transfer \$34,520 from #8520068-54300 Building Maintenance Reserve to #9520068-57208 CIP Facilities Building Maintenance and Repair, Public Works Building for the installation of overhead doors and removal of existing doors at the public works garage building B as recommended by the Board of Finance at their 3/19/2026 meeting
4. To transfer \$6,400 from #8520068-54300 Building Repair Unanticipated to #9520068-57206 CIP Facilities Building Maintenance and Repair, Library Building for the emergency removal of (2) oil tanks at the Durham Public Library as recommended by the Board of Finance at their 3/19/2026 meeting
5. To transfer \$21,500 from #8414305-57340 Computers/Servers/ Backup to #9414305-57340 Information Technology for the purchase of a Dell PowerEdge R470 Server as recommended by the Board of Finance meeting on May 12, 2026
6. To transfer \$150,000 from #8520068-54300 Building Maintenance Reserve to #9520068-57209 CIP Facilities – Building Community Center for the purchase of a Trane chiller. The balance of the reserve funds are to be used to offset the costs associated with the removal, installation and required associated work after going out to bid as recommended by the Board of Finance meeting on May 12, 2026
7. To transfer \$1,700 from #8416505-57101 Conservation Barn Maintenance Reserve to #9416505-57202 CIP Conservation Buildings for the expense related to the repair of lighting in the hay loft November 6, 2025 as recommended by the Board of Finance meeting on May 12, 2026
8. To transfer \$11,601 from #8420305-57322 Fire Apparatus Reserve to #9420305-57322 CIP Vehicles – Fire Apparatus for the emergency repair expense to 2016

Spartan MetroStar Engine as recommended by the Board of Finance meeting on June 2, 2026

9. To transfer \$51,775 from #8520068-54300 Building Maintenance Reserve to #9520068-57208 Buildings – Public Works for the purchase and installation of an HVAC system at the public works garage as recommended by the Board of Finance meeting on June 2, 2026
10. To transfer \$113,250 from #8520068-54300 Building Maintenance Reserve to #9520068-57206 Buildings -Library for the purchase and installation of two (2) oil fired boilers at the Durham Public Library as recommended by the Board of Finance meeting on June 2, 2026

Brendan Rea
First Selectman

Robert Chadd
Selectman

Thomas Hennick
Selectman

Dated in Durham, Connecticut, this 3rd day of June 2026

RETURN OF THE CALL

Return is hereby made, that the Undersigned, on the 4th day of June 2026 caused to be posted on the Public Signpost in the Town of Durham, a written warning by the Selectmen, and on the 10th day of June 2026 caused to be published in the Middletown Press, a newspaper having a circulation in the Town of Durham, a like warning of the **SPECIAL TOWN MEETING** to be held the 22nd day of June 2026.

Motion: Motion by Rob Chadd, seconded by Richard Parmelee to nominate Martin French for Moderator. All aye, Motion passed.

The moderator requested that all those present who are ineligible to vote so signify. 1 person raised their hands

Date: June 22, 2026
Time: 7:00 pm
Place: Town Hall 3rd Floor
Moderator: Martin French
Clerk: Nicole Charest, Town Clerk
Call: The call was accepted as read by the clerk

Synopsis of Action

Item 1: To fill 1 vacancy for the term expiring 2028 on the Compensation Review/Personnel Policy Board

Motion: no nominations

Item 2: To elect one member to a five-year term on the Compensation Review/Personnel Policy Board expiring 2029

Motion: no nominations. Richard Parmelee made comment on underutilization of Compensation Review Board

Item 3: To transfer \$34,520 from #8520068-54300 Building Maintenance Reserve to #9520068-57208 CIP Facilities Building Maintenance and Repair, Public Works Building for the installation of overhead doors and removal of existing doors at the public works garage building B as recommended by the Board of Finance at their 3/19/2026 meeting

Motion: by Rob Chadd, seconded by Eileen Buckheit

Discussion: Brendan Rea spoke to the motion, explaining that the current doors provide inadequate insulation

Roger Kleeman asked whether the work had already been completed and whether the price has changed since March, when the transfer was recommended

Richard Parmelee asked how many bids were received and whether the contract was assigned. Also stated the building inspector must pull permits and inspect the work

Beth Moncata responded that the work has not been completed, one bid was received

Action: with two in opposition, the Moderator declared the motion passed

Item 4: To transfer \$6,400 from #8520068-54300 Building Repair Unanticipated to #9520068-57206 CIP Facilities Building Maintenance and Repair, Library Building for the emergency removal of (2) oil tanks at the Durham Public Library as recommended by the Board of Finance at their 3/19/2026 meeting

Motion: by Tom Hennick, seconded by Rob Chadd

Discussion: Richard Parmelee asked who will oversee the work, will soil testing be done

Beth Moncata responded that the work was completed on an emergency basis, tanks were inside the facility so testing was not required

Roger Kleeman questioned the need to replace two tanks at the same time

Action: With none in opposition, the moderator declared the motion passed

Item 5: To transfer \$21,500 from #8414305-57340 Computers/Servers/ Backup to #9414305-57340 Information Technology for the purchase of a Dell PowerEdge R470 Server as recommended by the Board of Finance meeting on May 12, 2026

Motion: by Rob Chadd, Seconded by Phil Muzio

Discussion: Rob Chadd explained that the server holds shared files, and files necessary for work for the entire town. Server is out of compliance with security requirements

Beth Moncata noted that the replacement was budgeted over several years with the expectation of replacement in 2026

Action: With none in opposition, the moderator declared the motion passed

Item 6: To transfer \$150,000 from #8520068-54300 Building Maintenance Reserve to #9520068-57209 CIP Facilities – Building Community Center for the purchase of a Trane chiller. The balance of the reserve funds are to be used to offset the costs associated with the removal, installation and required associated work after going out to bid as recommended by the Board of Finance meeting on May 12, 2026

Motion: by Eileen Buckheit, seconded by Phil Muzio

Discussion: Richard Parmelee asked why the system is being replaced, is the new system compatible, and who determined the need for replacement.

Brendan Rea explained that the current chiller uses a banned form of refrigerant which is difficult and expensive to obtain. Maintenance on the current chiller is becoming more and more expensive. Switching to a new chiller will reduce energy costs and increase reliability. The chiller will be purchased through a state bid list and the town will go out to bid for the installation

Richard Parmelee asked whether a building permit will be taken out and whether the Building Inspector will be overseeing the work

Brendan Rea replied that the building official will be inspecting the project

Roger Kleeman asked why the Trane chiller specifically

Brendan Rea replied that Trane is the current model of chiller, Community Center HVAC system is compatible with that model and is a well-known international brand

Richard Parmelee asked whether there is salvage value and how that will be handled

Brendan Rea suggested adding salvage provisions to the bid specifications

Action: With none in opposition, the moderator declared the motion passed

Item 7: To transfer \$1,700 from #8416505-57101 Conservation Barn Maintenance Reserve to #9416505-57202 CIP Conservation Buildings for the expense related to the repair of lighting in the hay loft November 6, 2025 as recommended by the Board of Finance meeting on May 12, 2026

Motion: by Eileen Buckheit, seconded by Tom Hennick

Discussion: Richard Parmelee asked whether multiple quotes were received and whether the building inspector will oversee the project

Beth Moncata replied that three verbal quotes were received. Light fixtures were removed and replaced in the hayloft, and covers were added for safety.

It was clarified that the work was completed using funds allocated from Barn rent in November because the town can only go to town meeting once per department. The project was approved through the Conservation Commission

Action: With none in opposition, the moderator declared the motion passed

Item 8: To transfer \$11,601 from #8420305-57322 Fire Apparatus Reserve to #9420305-57322 CIP Vehicles – Fire Apparatus for the emergency repair expense to 2016 Spartan MetroStar Engine as recommended by the Board of Finance meeting on June 2, 2026

Motion: by Rob Chadd, Seconded by Richard Parmelee

Discussion: Rob Chadd explained that engines cost upwards of \$1 million. Fire Dept found antifreeze in the oil, had to replace the head of the engine. Operating budget was used for emergency repairs, this allocation will reimburse

Action: With none in opposition, the moderator declared the motion passed

Item 9: To transfer \$51,775 from #8520068-54300 Building Maintenance Reserve to #9520068-57208 Buildings – Public Works for the purchase and installation of an HVAC system at the public works garage as recommended by the Board of Finance meeting on June 2, 2026

Motion: by Brendan Rea, seconded by Tom Hennick

Discussion: Brendan Rea spoke to the motion, the HVAC system will be installed in the same building as the new garage doors. Currently the system uses radiant floor heating which does not maintain temperature well in wintertime, when doors are opening and closing as trucks are brought in and out. Also noted OSHA is preparing requirements for improved heating and cooling

Richard Parmelee asked how many bids were received. Three bids were received and the bid was awarded to SK Mechanical

Roger Kleeman questioned why the highest bidder was chosen

Beth Moncata replied that one bid was disqualified, Facilities manager recommended against Savemore Heating and Cooling due to previous negative experience. SK Mechanical was contractor for firehouse project and did quality work

Roger Kleeman expressed concern that the decision was made with the opinion of the Facilities Director

It was noted that the town has the responsibility to choose the most qualified bidder

Richard Parmelee commented that a permit must be issued by the building inspector. The Facilities Director does not have authority and his “tie-in” with other businesses should be investigated

Action: With two in opposition, the moderator declared the motion passed

Item 10: To transfer \$113,250 from #8520068-54300 Building Maintenance Reserve to #9520068-57206 Buildings -Library for the purchase and installation of two (2)

oil fired boilers at the Durham Public Library as recommended by the Board of Finance meeting on June 2, 2026

Motion: by Maya Perry Liss, seconded by Anne Mueller

Discussion: none

Action: With none in opposition, the moderator declared the motion passed

Adjourn: The moderator declared the meeting adjourned at 7:40pm

Attest: Nicole Charest, Town Clerk