

TOWN OF DURHAM
BOARD OF FINANCE
P.O. Box 428
DURHAM, CONNECTICUT 06422-0428

BOARD OF FINANCE

SEPTEMBER 7, 2005

REVISED MINUTES

The Board of Finance met at the Durham Public Library on Wednesday, September 7, 2005 at 7:30 p.m.

Members Present: Fran Korn, Fred Raley, Loraine Coe, Paul Keurajian, Elmer Clark

Others Present: Brian Ameche, Charles Corley (*Town Times*)

1. Conservation Commission Recommendation for Purchase of Open Space

Brian Ameche provided a detailed explanation of the work of the Conservation Commission's Open Space Acquisition Plan. He commended Rick Terrill and Adam Moore for doing an excellent job working with and following through with property owners as 30 properties were reviewed for their appropriateness as open space acquisitions. At this time the Conservation Commission (CC) is recommending the purchase of 30 acres of land currently owned by Jennifer A. Smith located between James Road East and the New Haven Road. The appraised value of the property is \$60,000. The land is currently used for hunting and haying and produces about 1,500 bales of hay per year. If purchased for open space, the Town would continue to hay it. The property has an interesting and complex assortment of vegetation and wildlife. Brian reviewed a map of existing and proposed open space in Durham.

Brian explained that under the purchase agreement the Town would work with P&Z to detach a small portion of the parcel known as the Casa Lane Piece from the remainder of the parcel. Conveyance expenses and taxes in the amount of approximately \$4,000 would be paid for by the Town in addition to the \$60,000 purchase price. Paul Keurajian questioned the appraised value of the land and remarked that the price seems too high for land that is not marketable because it cannot be developed. Brian explained that the property could be used for agricultural purposes, for example a greenhouse. Paul asked why the CC didn't negotiate a better price for the property rather than agree to pay the appraised value. Brian explained that the owner originally asked \$100,000 for the property and then lowered the price after it was appraised.

Discussion followed regarding the purchase of gates that the CC had requested in this year's budget. Brian reported that the gates were purchased within the last 60 days. The CC was able to obtain DEP-quality gates at a very good price.

MOTION BY FRAN KORN, SECONDED BY FRED RALEY THAT THE BOARD OF FINANCE RECOMMENDS THAT THE BOARD OF SELECTMEN TAKE TO TOWN MEETING A RECOMMENDATION TO PURCHASE 30 ACRES OF PROPERTY KNOWN AS THE SMITH PROPERTY FOR OPEN SPACE AT A PURCHASE PRICE NOT TO EXCEED \$65,000, SAID FUNDS TO COME FROM: \$25,000 FROM THE OPEN SPACE RESERVE FUND AND \$40,000 FROM FUND BALANCE AND SURPLUS.

Discussion followed. Paul Keurajian said he believes the Town is paying too much for this property because the price of \$60,000 is too high for property that is not developable.

AYES: FRAN KORN, FRED RALEY, LORAIN COE. NAYS: ELMER CLARK, PAUL KEURAJIAN. MOTION PASSED.

2. Minutes

MOTION BY LORAIN COE, SECONDED BY PAUL KEURAJIAN TO APPROVE THE MINUTES OF THE SPECIAL BOARD OF FINANCE MEETING ON AUGUST 29, 2005, AND THE SPECIAL JOINT MEETING OF THE BOARD OF FINANCE AND THE BOARD OF SELECTMEN ON AUGUST 29, 2005 AS PRESENTED. AYES: LORAIN COE, PAUL KEURAJIAN, FRED RALEY, FRAN KORN. ABSTAIN: ELMER CLARK. MOTION PASSED.

3. Correspondence

The following correspondence was reviewed:

- Current Monthly Financial Report from Laura Francis, Town Clerk as of July 30, 2005.

4. Invoices

No invoices were presented for the Board's consideration or approval.

5. Cover Photo for Annual Report

Lorraine Coe agreed to obtain a photo for the cover of the 2004 Annual Report.

6. Other Business

Fran Korn reported that Maryann Boord advised him that revenue is coming in from payments for billing associated with false alarms. Members agreed that Rett Mancinelli should establish a new line item for this revenue.

Fran suggested that the B/F make a recommendation at tonight's meeting for the B/S to take to Town Meeting that the Town make a financial contribution toward the relief efforts for victims of Hurricane Katrina. He remarked that as citizens of Durham we are blessed and the Town is in a position to help. He suggested for discussion purposes a donation in the amount of \$10,000 and added that he would like to suggest that the B/S make a recommendation as to where the money will be donated. Discussion followed. Lorraine Coe, Fred Raley, and Paul Keurajian agreed with the suggestion. Elmer Clark remarked that the recommendation should come from the B/S, not the Board of Finance. Fran responded that this is an extraordinary situation.

MOTION BY FRAN KORN, SECONDED BY PAUL KEURAJIAN THAT THE BOARD OF FINANCE RECOMMENDS THAT THE BOARD OF SELECTMEN TAKE TO TOWN MEETING A RECOMMENDATION THAT THE TOWN OF DURHAM MAKE A \$10,000 CONTRIBUTION TO THE HURRICANE KATRINA RELIEF EFFORT, SAID DONATION TO COME FROM ACCOUNT 6020-CONTINGENCY IN THE 2005-2006 BUDGET YEAR. AYES: FRAN KORN, PAUL KEURAJIAN, LORAIN COE, FRED RALEY. ABSTAIN: ELMER CLARK. MOTION PASSED.

7. Adjournment

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Alice Tucker

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Secretary to the Board of Finance