

TOWN OF DURHAM  
BOARD OF SELECTMEN  
6:00 P.M., MONDAY, MARCH 22, 2021  
THIS MEETING WILL BE HELD REMOTELY VIA ZOOM TELECONFERENCE  
Meeting Minutes

1. Call to order and roll call

Laura Francis called the meeting to order and led with pledge of allegiance. John Szewczyk and George Eames, IV present.

2. Approval of agenda

L. Francis noted the Joint Boards/Commission meeting is scheduled to begin at 7:00 p.m. In order to get through all the agenda items tonight, she would like to manage public comment. She respectfully requested that those with public comment on items #7 and #8 wait until after the board has their discussion. Item #8 is missing a second question for approval of funds and she does not anticipate a vote on this tonight.

J. Szewczyk stated it is important to hear from the public and he would appreciate it. L. Francis clarified that she would like to hear from the public as well but wants to respect the time.

MOTION BY LAURA FRANCIS, SECONDED BY GEORGE EAMES, TO APPROVE THE AGENDA AS PRESENTED. ALL AYE

3. Public Comment

L. Francis explained she was on the Board of Finance agenda to request funding for Korn School but asked to be removed. Using needs assessment numbers from 2014 and 2018, and adding an escalator to reflect current conditions, she feels the building renovations would easily be in the \$3-\$4 million range. A phased approach is viable and credible strategy, but due to a number of factors, including overall cost, she believes it would be irresponsible for the town to accept Korn School at this time. Building costs/supplies have increased greatly over the last year. The town would need to dip into the fund balance which is not advisable at that level. There are other building renovations and responsibilities to consider borrowing funds or increasing budgets for. She does not think the towns people are willing to take on this type of fiscal responsibility even though we could manage it. There were many supporters last time for the concept of 'renovate as new' that ultimately failed at referendum. She has not seen the same type of support this time around. The phased in approach could work, but the town must acknowledge and accept the significant cost.

Chuck Stengel addressed and opposed agenda item #8, he believes the call to town meeting misleads voters to believe they will be getting Korn School for free. He spoke about the condition of the building and the major impact it would have on the towns budget. He noted Board of Finance has not been approached on this and he suggested the selectmen have a professional code compliance analysis completed. He noted there are many other questions, including; liability rights, locked boundaries etc. The call should be amended to include that no use or cost study plan has been completed. C. Stengel feels that bringing this to the public without a plan or funds from Board of Finance nearly assures another under-funded and/or under used town owned building.

Phil Muzio supports the statement made by L. Francis.

Frank DeFelice thanked J. Szewczyk for speaking up to allow public comment and thanked L. Francis for her consideration. He believes the Silver Petrucelli study done (3) years ago is probably now on the low-end cost wise. Building materials increased 25-35%, when they are available. He agreed with L. Francis' statement.

Phil Augur spoke about Korn School; he did not agree with the decision to send it to referendum (3) years ago and felt there was very little support for acquiring the building from a survey he conducted. He supports the building being demolished and the retaining the land for future needs of RSD13.

Carl Stoup agreed with the comments made thus far on Korn School. There are bigger priorities in town, such as renovating the Fire House.

Rick Parmelee reiterated the town should not be intimidated by RSD13. Before the town potentially acquires Korn School, he wants to know the size of the parcel, have confirmation the town has no obligation outside of that area, no in-kind

services or road services.

Donia Viola commented the town already voted Korn School down at referendum.

D. Viola spoke about correspondence she sent to the Board of Selectmen on January 25<sup>th</sup> regarding her disappointment with the removal of trees on her property by Public Works. She has not heard back from any town officials on this matter. She recommended that Public Works only remove dead trees moving forward.

Sherry Hill spoke about the importance of recreation, especially during COVID. The town needs to think about future needs of the community.

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

1. Ethic's Commission (Regular, R, 2023) - None

2. Recreation Committee (3 members) - None

3. Sustainable Durham (1 members)

MOTION BY LAURA FRANCIS, SECONDED BY JOHN SZEWCZYK TO APPOINT ROBERT CROSTON TO SUSTAINABLE DURHAM TO FILL A VACANCY EXPIRING IN DECEMBER 2021. ALL AYE

5. Accept resignation from Sustainable Durham Committee

MOTION BY LAURA FRANCIS, SECONDED BY JOHN SZEWCZYK TO ACCEPT WITH GRATITUDE THE RESIGNATION OF PAUL GRIESE FROM SUSTAINABLE DURHAM. ALL AYE

L. Francis noted Mr. Griese was one of the founding members and was always very reliable.

6. Proclamation: Apraxia Awareness Day

MOTION BY LAURA FRANCIS, SECONDED BY JOHN SZEWCZYK TO APPROVE THE APRAXIA AWARENESS DAY PROCLAMATION. ALL AYE

# PROCLAMATION

## APRAXIA AWARENESS DAY

**WHEREAS**, May 14, 2021 marks Childhood Apraxia of Speech Day during which awareness will be raised throughout Connecticut about Childhood Apraxia of Speech, an extremely challenging speech disorder that affects 1-in-1,000 children.

**WHEREAS**, Childhood Apraxia of Speech (CAS) causes children to have significant difficulty learning to speak and is among the most severe speech deficits in children.

**WHEREAS**, the act of learning to speak comes effortlessly to most children, those with apraxia require early, appropriate, and intensive speech therapy, often for many years to learn to speak

**WHEREAS**, without appropriate speech therapy intervention, children with apraxia will have diminished communication skills, but are also placed at high risk for secondary impacts in reading, writing, spelling, and other school-related skills

**WHEREAS**, that such primary and secondary impacts diminish future independence and employment opportunities and challenge the ability to become productive, contributing citizens if not resolved or improved

**WHEREAS**, public awareness about childhood apraxia of speech in Connecticut is essential for families of children with this neurological disorder and the professionals who support them to achieve the needed services for those learning to use their own words

**WHEREAS**, our highest respect goes to these children, as well as their families, for their effort, determination and resilience in the face of such obstacles.

NOW, THEREFORE, WE, the Board of Selectmen, of the Town of Durham, by virtue of the authority vested, do hereby proudly declare that May 14th is "Apraxia Awareness Day" and citizens of Connecticut and surrounds are encouraged to work within their communities to increase awareness and understanding of Childhood Apraxia of Speech.

Laura L. Francis  
First Selectman

John T. Szewczyk  
Selectman

George M. Eames, IV  
Selectman

Dated in Durham, Connecticut, this, 22nd day of March 2021

7. Korn School Discussion

L. Francis reiterated her comments from earlier and explained this was not an easy decision to make.

G. Eames noted the town has been gun shy since the beginning. Staff met and there was a plan to conduct a code review to get real numbers, but there is a clear reluctance to spend money. Compared to the private sector, the world of government has more steps. The town is not prepared to move forward on this project.

J. Szewczyk stated it is always hard to say no, but he cannot support any amount that is over the tear down cost. He thanked the First Selectman for being honest if she believes the town could not get into the building for that amount. He reminded the board that the voters already spoke on Korn School and the town has other building needs such as fire and public safety. The board supports the concept of a community center, but fiscal realities are what they are.

MOTION BY JOHN SZEWCZYK, SECONDED BY LAURA FRANCIS, TO DECLINE THE OFFER FROM REGIONAL SCHOOL DISTRICT 13 FOR THE TOWN OF DURHAM TO ACQUIRE KORN SCHOOL AT NO COST. ALL AYE

MOTION BY JOHN SZEWCZYK, SECONDED BY LAURA FRANCIS, TO TABLE AGENDA ITEM #8. ALL AYE

8. Set time, date, place and approve Call to Special Town Meeting (Per Town Charter Sec. 3.1.3):  
Tabled.

9. Request for permission for the First Selectman to enter into an agreement with Alter Pearson, LLC for professional legal services provided to the Planning and Zoning Commission

L. Francis confirmed this was approved by Planning and Zoning Commission.

MOTION BY LAURA FRANCIS, SECONDED BY GEORGE EAMES, TO GRANT PERMISSION TO THE FIRST SELECTMAN TO ENTER INTO AN AGREEMENT WITH ALTER PEARSON, LLC FOR PROFESSIONAL LEGAL SERVICES PROVIDED TO THE PLANNING AND ZONING COMMISSION. ALL AYE

10. Bid Award: Janitorial Services fy21-22

The town re-bid the janitorial services fy21-22 bid and received (13) bids:

|  |                    |
|--|--------------------|
| • Chano and Sons Inc.                      | \$93,995.00        |
| • Superior Maintenance Corp                | \$92,555.00        |
| • R&L Morgan Enterprises, LLC              | \$92,301.88        |
| • Quality Facility Solutions, Corp         | \$63,620.15        |
| • Paramount Services Group                 | \$59,752.99        |
| • Exquisite Cleaning, LLC                  | \$50,567.74        |
| • Coastal Cleaning, LLC                    | \$49,332.00        |
| • Building One Facility Services           | \$47,536.00        |
| • NSI Clean Worldwide, Inc                 | \$47,499.00        |
| • Champion Maint. & Construction           | \$46,640.00        |
| • Greenlife Janitorial, LLC                | \$46,511.40        |
| • Clean Mode Pro, LLC                      | \$41,000.00        |
| • <b>Platinum Janitorial Services, Inc</b> | <b>\$31,458.13</b> |

The low bid is Platinum Janitorial Services is out of North Haven, CT. They have 75 employees and would assign 2-3 employees to the town. Facilities Manager, John Jenkins, requested (3) references .After speaking with the references, including the Town of North Haven/School district, he recommended the Board of Selectmen award the bid to Platinum Janitorial Services, Inc at \$31,458. The current proposed fy21-22 budget line item for Janitorial Services is \$33,134.

MOTION BY LAURA FRANCIS, SECONDED BY GEORGE EAMES, TO AWARD THE BID FOR JANITORIAL SERVICES FY21-22 TO PLATINUM JANITORIAL SERVICES, INC., AT \$31,458. ALL AYE

11. Request from Paper House productions for use of the Town Green on Saturday, May 22, 2021 from 1:00 p.m., to 4:00 p.m., with a rain date of Saturday, May 26, 2021 4:00 p.m., to 7:00 p.m.

MOTION BY LAURA FRANCIS, SECONDED BY GEORGE EAMES TO APPROVE A REQUEST FROM PAPER HOUSE PRODUCTIONS FOR USE OF THE TOWN GREEN ON SATURDAY, MAY 22, 2021 FROM 1:00 P.M., TO 4:00 P.M., WITH A RAIN DATE OF SATURDAY, MAY 26, 2021 4:00 P.M., TO 7:00 P.M. ALL AYE

12. Approval of Meeting Minutes:

1. February 22, 2021 regular

MOTION BY LAURA FRANCIS, SECONDED BY GEORGE EAMES TO APPROVE THE MEETING MINUTES OF FEBRUARY 22, 2021 AS PRESENTED. ALL AYE

2. March 8, 2021

MOTION BY LAURA FRANCIS, SECONDED BY GEORGE EAMES TO APPROVE THE MEETING MINUTES OF MARCH 8, 2021 AS PRESENTED. ALL AYE

13. Approval of Tax Refunds

MOTION BY LAURA FRANCIS, SECONDED BY GEORGE EAMES TO APPROVE (4) TAX REFUNDS TOTALING \$843.50 ALL AYE.

|   | Bill            | Name                       | Address             | City/State/Zip             | Reason for Refund                      | amount of refund |
|---|-----------------|----------------------------|---------------------|----------------------------|--|------------------|
| 1 | 2019-03-0050061 | ACAR LEASING LTD.          | 4001 EMBARCADERO DR | ARLINGTON, TX 76014-4106   | Sec. 12-129 Refund of Excess Payments. | \$ 125.59        |
| 2 | 2019-03-0052349 | ENTERPRISE FM TRUST        | 9315 OLIVE BLVD     | SAINT LOUIS, MO 63132-3211 | Sec. 12-129 Refund of Excess Payments. | \$ 539.17        |
| 3 | 2019-03-0058080 | WOODFORD, AVIAN M.         | 59 HOWD RD          | DURHAM, CT 06422-2403      | Sec. 12-129 Refund of Excess Payments. | \$ 139.12        |
| 4 | 2019-04-0080151 | CHAMPAGNE, MERTON G.       | 66 NEW HAVEN RD     | DURHAM, CT 06422-2716      | Sec. 12-129 Refund of Excess Payments. | \$ 39.62         |
|   |                 |                            |                     |                            |  | \$ 843.50        |
|   |                 | To: The Board of Selectmen |                     |                            |  |                  |

14. Old/New Business

L. Francis spoke about the following new/old business:

- COVID-19 update; weekly vaccine clinics will be for second doses only moving forward. After that focus of the towns Health Department will be for home bound residents or those who have a difficult time getting to a clinic.
- The town is very close to a recommended rate design for water company. Will have plan for approval at next meeting.
- The town is got the green light from Middlesex Hospital to continue negotiations on the transfer of the PSR for ambulance service to Middlesex Hospital.
- There was another food distribution held on March 18, 2021
- Reconstitution of the POST Council due to new legislation resulted in my position being eliminated. Honored to have served our law enforcement community in this capacity under 3 different governors.
- Durham proposed allocation from Rescue Plan \$707,421 - Waiting on guidance from Treasury Department
- Town received from siting council - EM-T-MOBILE-038-210304 - T-Mobile notice of intent to modify an existing telecommunications facility located 134R (a/k/a 128R) Creamery Road, Durham, Connecticut

L. Francis attended the following meetings:

- CCM Board of Directors Meetings
- CCM Legislative Committee Meetings
- Local and State Health Department meetings
- Several MAT Board and MOA Meetings
- Governors Statewide Calls
- Safety Circuit Rider Advisory Committee
- Durham Middlefield Division Middlesex Chamber of Commerce
- Greater Middletown Healthy Communities
- Several CCSMM meetings and waste management seminars
- MIRA Town Meeting
- DEMHS Reg 2 Steering Committee meeting
- Monthly RSD13/TOD/TOM Meeting
- REPT Meeting
- CCM Waste Management Working Group

15. Selectmen Comments

J. Szewczyk noted that the insurance for agenda #11 is all set and was included in the packet for the board.

J. Szewczyk explained that he spoke with an agent in the FOI department regarding an email that the First Selectman sent to himself and Selectman Eames. In the email, specifically the 2<sup>nd</sup> and 3<sup>rd</sup> paragraph, the First Selectman discusses strategy for an upcoming board meeting. The FOI agent stated the email was borderline FOI violation, and if either Selectmen had responded, it would have been a violation. He asked that moving forward the First Selectman only contact the board via email regarding upcoming meeting dates or sharing documents, but not to get into strategy. He reminded the board that he and the First Selectman can speak in a Republican caucus. J. Szewczyk noted he did not file a complaint or take legal action. L. Francis responded that she shared information with the board stating it was for discussion at their next meeting and is certain there was no violation.

16. Public Comment  
None

17. Adjourn  
Meeting adjourned at 7:00 p.m.,  
Respectfully submitted,  
Jaclyn Lehet