

Board of Selectmen's Meeting – November 9, 2020 (Approved minutes)

Robert McGarry called the meeting to order at 6:30 pm Via GoToMeeting

Kate Anderson and Sean Moriarty were present.

The Pledge of Allegiance was recited.

McGarry called the meeting to order at 6:38 pm

Approval of Agenda:

Anderson made a motion to approve the Agenda. Moriarty requested to add 90 Foothills water problem and an update on the Welcome to Haddam signs. McGarry would like to add under approval of minutes, the Special Meeting minutes from November 2, 2020. No further discussion. Motion approved as amended.

Approval of Minutes:

Moriarty made a motion to approve the October 13, 2020 minutes. There was a brief discussion, under New Projects, change "roadabout" to "roundabout" and under Ethic & Social Media Policies, second line, letters are jumbled change to "we are also". No further discussion. Motion approved as amended. Motion carried unanimously.

Anderson made a motion to approve October 16, 2020 Special Selectmen's meeting minutes. No discussion. Motion carried unanimously.

Moriarty made a motion to approve the October 30, 2020 Special Selectmen's meeting. There was a brief discussion. The motion was missing who made the motion, need to add "Moriarty" made a motion. No further discussion. Minutes approved as amended. Motion carried unanimously.

Anderson made a motion to approve the November 2, 2020 minutes. No discussion. Motion carried unanimously.

Public Comment: N/A

Selectmen's Update:

Tylerville Water: paving is done, some connections still need to be made.

Road Work: Paving on Lt. Schubael it is planned to start on Wednesday.

COVID-19: CRAHD is here to discuss the pandemic. Haddam stats: 13 cases in October. This week we had 9 cases reported. As of right now, we have a total of 76 cases reported.

Elections: everything went smoothly, 86% turnout overall, which 1573 were absentee. Thank you to all the residents who worked at the polls.

Anderson: Thank you to Bob & Chris Corsa for the sign on Depot Road, "No Parking"
December 5th there will be an outside Farmers Market and Craft Fair. 11:00 am - 3:00 pm

Board of Selectmen's Meeting
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Board of Education update: Attached as Schedule 1

CRAHD:

Scott Martinson: Thanked the First Selectman excellent leadership during this pandemic. Cases are increasing locally; we are keeping an eye on Middletown as Haddam borders that town. The governor is keeping a close eye on the States numbers. The numbers in Haddam will stay in an orange/red for a while. We are all in this together. Businesses in town are doing great. We are in constant contact with them. Schools are tough, closures are happening due to staffing and operational issues. He is meeting with Superintendents next week.

Sherry Carlson: Contact tracing – I call anybody who tests positive and anyone that's been in contact. The big red flags in Haddam are the sports teams. We ask that anyone who has tested positive be as open and transparent when we call. This helps us contain the disease and give proper guidance to the community. We are seeing very mild cases in our residents. Looks and feels like a cold or flu. We are doing a great job keeping it out of our high-risk community. As far as the flu goes, we have plenty of flu vaccines available. Starting this Wednesday, we are going back to drive-up flu clinics located at 455 Boston Post Road, Old Saybrook. Testing for COVID-19 was very limited on the shoreline. We worked with the Governor's office to get it down here. It will run Monday – Friday, 8:30 am – 4:00 pm, no cost, no appointment needed. We are working on getting additional testing up Route 9.

Tax Refunds:

<u>Last Name</u>	<u>Amount</u>
Real Estate (01)	
Gordon, Jessica	\$4,008.63
Total:	\$4,008.63
Personal Property (02)	
LABBE, DANIEL	\$199.73
international indust sales2	\$9.82
bijleveld, susan	\$15.25
Total:	\$224.80
Motor Vehicle (03)	
HERBST, JOHN	\$20.22
HERBST, william	\$28.80
vault	\$156.39
French, Jordan	\$11.86
plumb and level	\$286.00
landell, steven	\$27.63
rees, susan	\$100.00
davidson, scott	\$17.84
THOMPSON, WILLIAM	\$75.42
waskiewicz, jeffrey	\$60.12
Total	\$784.28
Grand Total:	\$5,017.71

Moriarty made a motion to approve the November 9, 2020 Tax Refunds. No discussion. Motion carried unanimously.

Higganum Center Update:

William Warner, Town Planner discussed the attached report (attached as Schedule 2).

Drainage on 590 Foothills: Moriarty stated the resident who lives at 590 Foothills wrote a letter to a few papers, stating that she has been on it for three years and we as a town, never addressed her concerns regarding the drainage on Foothills. McGarry state he went to Foothills to observe the drainage during a rain storm. A contractor removed a piece of curbing while doing work for a property owner. The contractor attempted to repair the curb, it is not at the 6-8-inch height that it was. There is work that needs to be done, it will be done next time the Public Works crew is in the area. McGarry stated he would get back to the homeowner on this issue.

Welcome to Haddam Signs:

McGarry stated the town has two (2) bids on the signs, we were waiting on a third, but we'll review the two we have. Once we find money in our budget and we can get those signs replaced.

Adjournment: Moriarty made a motion to Adjourn, no discussion. Motion carried unanimously.

Meeting adjourned at 7:51 pm. Minutes taken by JoAnn Ricciardelli.

Summary of October 2020 Board of Education Meetings

2020-2021 School Year:

The Superintendent provided the following school summary for October: Our first full month of in-school learning for our K-8 students was successful. There were some challenges with transportation, which is common, and adjustments are being made to accommodate for fluctuations in driver shortages. In the high school, which remains in the hybrid model, the administration has been assessing how the students have been doing academically, socially and emotionally. Teachers and guidance counselors have held small group check ins and students and parents have been surveyed. As a result, some students were given the opportunity to come back to school full time or switch the days they attended in order to better support their academic or social-emotional needs at this time. The administration and staff at all of our schools will continue to keep an eye on students' needs throughout this unique school year.

Policy:

The Policy Subcommittee Chair, Joanne Nesti, led the Board in reviewing the 9000 Series of the Board Bylaws - the role of the Board of Education and it's members. The Subcommittee recommended, and the Board voted, to accept several changes including 1) limit the term of the Chairperson to two consecutive terms (past practice is that the chairmanship transfers between the towns of Killingworth and Haddam every two years, however there is no written policy that requires the Board to do so) and 2) allow three members of the Board to dictate to the Chairman and Superintendent to add an item to the Agenda on any given meeting agenda.

Facilities:

The Facilities Subcommittee Chair, Peter Sonski reported that the replacement of the underground oil tank at Burr was completed and the KES oil tank is close to completion. The Field House project at HKHS is progressing as expected. The Public Building Committee recommended, and the Board approved, adding two expenses to the original scope of the project. The first was to hire a contractor to remove and replace the window caulk surrounding the Field House windows for \$33,500, and the second was to install a new system for hanging the athletic banners inside the gymnasium for \$20,900. Finally, the Facilities Committee will begin to take steps towards a more formal and extended capital plan for the buildings in our district.

Vision of the Graduate:

The Board of Education is developing a long-term strategic plan for the district. At the center of the strategic plan is the "Vision of the Graduate"- which is what the HK community believes are the essential skills and dispositions that our students need to acquire by the time they graduate high school. The School District invites every member of Haddam and Killingworth, whether parent, student, staff or community member, to provide input on the "Vision of the Graduate". Please take the time to participate in an online survey to consider the question: "**What are the most essential skills and dispositions every Region 17 student needs to be successful in a highly dynamic and challenging world?**". We invite everyone to contribute to the community conversation through a link posted on the homepage of the RSD17 website titled "Vision of the Graduate Thought Exchange".

Website:

On The RSD17.org website: the 2021 Board of Education Meeting Schedule, including important budget dates, has been posted under District -> Board of Education -> BOE Minutes and Schedules

Higganum

On Organization (PRIORITY #1) – CT main Street, businesses and property owners must be involved. Looking to set up follow up meeting with CT Main Street and First Selectman.

- **COVID19 Update** – EDC working to communicate with and organize local businesses. We need to create database of business emails so the town can contact local businesses and businesses can have collective voice when contacting town about concerns. Neglect, weeds and overgrown areas in Higganum is an excellent example.

On HES Building – A lot of progress leasing to private school, discussing terms, retained broker to represent town. Using survey results to craft terms. Town submitted initial lease terms. Positive response on most terms – 10 year triple net lease. Very close to bringing matter to Town Meeting and closing deal.

- **COVID19 Update** – Interest remains but on hold. New landscape contractor starts July and really needs to maintain the property and other public spaces in Higganum. **Hired IPM to clean up HES. Looking much better, a few other projects to complete. Good conversation with private school. They are busier than ever and remain very interested as COVID issues are resolved.**

On connections between Higganum Center and the natural environment – Working with Land Trust and Conservation Commission and others interested in trails to ID trails and plan of attack. Discussions with Town Engineer and sub-contracting with consultant with trail experience. Meeting next week with Chamber of Commerce and Middletown Mayor on Blue/Green Way to Middletown and update of Conway Study.

- **COVID19 Update** – Meetings all canceled. Posted thoughts on Facebook. Posted Higganum Cove tour on Facebook. Clearly great interest in developing Cove as first step. Discussing potential funding with Gateway Commission. **Cove is a mess, need to create low maintenance park which will be more frequently used / patrolled. Secured \$14,000 from BOF to begin cove clean up and trail work surrounding the Center. Want to look into security cameras.**

On the Scovil Hoe Property - \$225,000 – received state Assistance agreement in October 2018, Milardo signed back to state, Commissioner signed in December, ready to proceed with final environmental studies and negotiation with CT DOT on acquisition. Completed and advertised RFP. Responses due April 1st. work will address possible acquisition, liability issues final Remedial Action Plan with goal of creating an occupy-able shell. State Brownfield Remediation and Revitalization funding available - \$30 million in FY 20 and \$17 million in FY 21.

- **COVID19 Update** – Interviews complete. Committee selected Tighe and Bond to perform necessary testing and Remedial Action Plan. Final contract approved by DECD. Stalled waiting for access agreement from CTDOT. Delayed because waiting for signature from Attorney Generals Office. Hoping to kickoff project 8/1/2020. **Environmental work underway. Had kickoff meeting, pleasantly surprised by interior of buildings. Lot of potential. Fall funding round coming up, we will be in good position to apply for cleanup funding for Scovil Hoe.**

On Community Septic – conceptual plan submitted to state, Dept. of Public Health issued very positive guidance document with DEEP concurrence. The State legislature approved bonding. The package includes: State Small Town Economic Assistance Program (STEAP) available- \$30 million in FY 20/21.

- **COVID19 Update** – preparing to start design and create Water Pollution Control Committee (WPCA). Waiting for announcement for STEAP grant funding. We hope to secure funding for road crossings. Most expensive and complicated element of project. Funding for design in the Capital Plan. STEAP application in progress, due Aug. 14th. BOS approved WPCA, need Town Meeting to approve. Applied for \$128,500 in STEAP funding. Capital budget includes \$217,500 for Community Septic. Should be able to have shovel in ground Fall 2021.

On the Rossi Site - this property is the lynchpin - critical to our success. Initial discussion on value and towns interest in acquiring property. Rossi working on justification for purchase price.

- **COVID19 Update** – Rossi retained MAI appraiser, highest designation possible for commercial appraiser. Preparation of appraisal in progress. Will bring purchase and sale agreement to BOS on Sept 14th to authorize First Selectman to sign and begin due diligence on environmental and structural. Developer interested in acquiring front half for large commercial development. Very positive in terms of clean up, retaining existing tenants and new development. Rossi Lumber pulled out in 1994. Since then property has been much more of a negative than positive influence on the center and no progress. Time for town to control its destiny.

On Citizens Bank building – I have spoken with Citizens (lease to 2021 will gladly sublet) and now have landlords contact in Houston. Want to discuss potential connection to community septic. Great restaurant site. No response from Houston. \$46 billion Real Estate Investment Trust.

Town Garage at the Rossi Site – Dependent on Rossi talks. Cromwell new town garage construction \$240/sq.ft. A new site with all new construction will be twice as expensive as Rossi.

- **COVID19 Update** – First Selectman has determined it is in best interest of town to acquire and control Rossi property but not ready to propose a large project to create new Public Works facility on Rossi. I completely agree. Control, clean up, retaining existing tenants and new development most important.

The Hutch - permits in place for renovation and re-opening. Majority of work complete and ready for certificate of occupancy. Seeking final inspections and applying for sign permits.

Steady Habit Brewing – owner indicates all issues resolved and work proceeding.

Truck Family Entertainment Center- work progressing. Working with Building Inspector and Fire Marshall on code issues.

Tylerville

Day Care in Tylerville – new construction, fully approved experienced day care provider. \$2 million project.

- **COVID19 Update** – Interest remains, fully approved, architect proceeding with design.

Sidewalks on Bridge Road - public meeting Feb. 27th. Public meeting went very well. In final design. Submitted 3rd application for federal BUILD funding for walkway attached to swing bridge which will connect Tylerville Village to East Haddam village. Cost reduced from \$17 million to \$9 million.

- **COVID19 Update** –in final design phase. Prepared CTDOT required Right of Way Plan for acquisition of properties required for sidewalks. Secured quotes from appraisers. Will start appraisals and negotiations in August. Appraisals complete for required easements, will begin title search and negotiations with property owners.

Multi-family - 2 developers looking at MF in Tylerville, PZC approved zone change. Lower interest rates should help but slowing of economy could hurt.

- **COVID19 Update** – Both developers remain but on hold until economy opens up. One working on conceptual design for a new lower density model. Basically large home design with 4 units per building. **Expecting application for 48 unit market rate, multi-family development on Bridge Road late September.**

Haddam Center

Sidewalks - in design phase including signage landscape benches etc, grant from Eversource to have historical society research key historical elements. Meeting scheduled on 25th with sidewalk project Landscape Architect, the Historical Society and the Library.

- **COVID19 Update** – Design still in progress but mostly on hold waiting for public meetings and site walks. Design team and Historical Society in communication regarding historic buildings and historic events along the route. **Completing final design to submit to state. Real focus on fact that it is a National Register Historic District and gateways.**

~~**Jail** – very successful restaurant group very interested talked to them last week. They were in South Carolina looking at a project! I keep pestering them to come for a walk through. Very busy running nine CT restaurants.~~

~~**COVID19 Update** – Restaurateur has closed all their restaurants. Remains interested but on hold until economy opens up.~~

7 Island Dock building – plans done conversion to residential \$3 million project. Special permit approved. Hopefully the break ground. Project keeps expanding. Just added tennis courts and swimming pool and cabanas.

- **COVID19 Update** – Fully approved. Moving to closing. **New investors from Philadelphia. Project back in play. Architects in building yesterday, met with Building Inspector and Fire Marshall. Estimate - \$6 million project.**