

**Board of Selectmen's
Regular Meeting**

Wednesday, November 2, 2016

7:30 PM - Town Hall

The meeting was called to order at 7:35 p.m. and the Pledge of Allegiance was recited.

Present: First Selectman George Temple, Esq., Selectman Jeff Haney, Selectman Kathy Johnson, Joanne Pelton, Administrative Assistant

First Selectman George Temple announced that it was Kathy Johnson's anniversary today of 47 years of marriage. Congratulations Kathy.

ACCEPTANCE OF MINUTES

1. 10/5/16 Regular Meeting

MOTION:

Jeff Haney moved to approve the 10/5/16 Regular Meeting minutes as presented. This was seconded by Kathy Johnson with one correction. All 3 Ayes as corrected. Motion carries.

Discussion: Members present should read Selectman Kathy Johnson, not Nancy Johnson.

2. 10/12/16 Public Hearing

MOTION:

Jeff Haney moved to approve the 10/12/16 Public Hearing minutes as presented. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

3. 10/19/16 Special Meeting

MOTION:

Jeff Haney moved to approve the 10/19/16 Special Meeting minutes as presented. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

AMENDMENT OF AGENDA

1. Library Construction Project Discussion

MOTION:

Jeff Haney moved to amend the agenda to add Library Construction Project Discussion as Item #6. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

2. Debris Management Discussion

MOTION:

Jeff Haney moved to amend the agenda to discuss Debris Management as Item #7. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

3. No Thru Truck Sign on West Street - Approve

MOTION:

First Selectman George Temple moved to amend the agenda to add No Thru Truck Sign on West Street – Approve as Item #8 and move Executive Session to Item #9 and Report of First Selectman to Item #10. This was seconded by Jeff Haney. All 3 Ayes. Motion carries.

APPOINTMENTS

1. Board of Ethics Re-Appointments

MOTION:

Jeff Haney moved to re-appoint Benjamin Blue, of 18 Jensen Farm Road, and David VerNooy, of 11 Macintosh Drive, both to the Board of Ethics and both with terms to commence immediately and expire on 12/31/19. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

Discussion: This is a re-appointment and they will both have to take the oath.

2. Housing Authority Re-Appointments

MOTION:

Jeff Haney moved to re-appoint Elaine Barrett, of 27 Dunn Circle, to the Housing Authority with a term to commence immediately and expire on 12/31/19 and Peter Aiksnoras, of 785 Oxford Road, to the Housing Authority with a term to commence immediately and expire on 12/31/20. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

Discussion: This is a re-appointment so they will both need to be sworn in.

3. Library Board of Directors Appointment

MOTION:

Jeff Haney moved to appoint Nicole Bunnell, of 18 Laura Lane, to the Library Board of Directors with a term to commence immediately and expire on 12/31/16. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

Discussion: Nicole Bunnell is filling in for a member that resigned. This is a recommendation of the Library Board, and has been involved with the Library. We will eventually have to reappoint her in another month.

4. Oxford Center Fire Company 2017 Fire Chief – Re-Appoint Scott Pelletier

MOTION:

Jeff Haney moved to re-appoint Scott Pelletier as the 2017 Chief of Oxford Center Volunteer Fire Company as recommended in their letter dated 10/18/16. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

NEW BUSINESS

1. Hire Full-Time Public Work's Utilitymen

MOTION:

Jeff Haney moved to hire Kenneth Blood and Glen Persson as full-time Public Works Utilitymen effective Monday, November 7, 2016, contingent upon passing all necessary tests. This was seconded by Kathy Johnson.

MOTION:

First Selectman George Temple moved to amend the motion to hire Glen Persson and Kenneth Blood in that order as full-time Public Works Utilitymen effective Monday, November 7, 2016. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries

Discussion: Kathy Johnson stated she thinks highly of Mr. Blood, and is happy to get this off the table tonight. First Selectman George Temple feels both of these people are good choices.

2. Oxford Land Trust, Inc. Open Space Land Acquisition Tax Exemption – Approve

MOTION:

Jeff Haney moved to exempt the Oxford Land Trust, Inc. from payment of taxes for the Grand List of October 2014 and the Grand List of October 1, 2015 for property located on Riveria Terrace, identified as Map 16, Block 57, Lot 22 and consisting of approximately 18.48 acres, due to the fact that they are a tax-exempt organization having qualified as a 501(c)(3) corporation under the Internal Revenue Code; all as they presented and requested in their letter dated 10/13/16. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

Discussion: Atty. Kevin Condon has no objection to this. First Selectman George Temple stated that the Oxford Land Trust is tax- exempt. Jeff Haney had read the letter that was submitted, and the people who use to own this parcel owed the back taxes. The Land Trust President Margaret Elliott stated that we had received the parcel from Mr. Oczkowski who had owned it since December, 2015. Prior to this the Charden Corporation owned it in 2014. The Charden Corporation owed the 2nd half of the 2014 taxes, and then it was transferred to Mr. Oczkowski and he owned it in 2015. When the Land Trust got the property, they assumed the outstanding taxes. Margaret Elliott stated she is not an expert in taxes, but thought the amount for the 2nd half of 2014 and the full year of 2015 the taxes would be \$2,221.22 owed by the Charden Company, and then passed it on to 589 Investments who only owed the property for approximately 1 month, then it was donated to the Oxford Land Trust. The Assessor's value is \$51,000. It was noted that the only entry to the property is off of Roosevelt Drive, and the Land Trust is keeping it as open space. Joanne Pelton did not talk to the Assessor or the Tax Collector regarding this matter. Jeff Haney considers it a wash. They will take it as a write-off, and we will end up with the land which will be open space. David McKane stated that when the Oxford Land Trust came to a town meeting in 1988 it had the 501(c) status, and when people donated land it was accepted by the Land Trust under the 501(c) status. When we come back to the Selectmen's meeting, it is a formality. We don't tell the donor what to take as the write-off.

3. **Ratify Proposed Town of Oxford/Oxford Towne Center Agreement Re: Goodwill Industries – Approve and Authorize First Selectman to Sign**

MOTION:

Jeff Haney, under the advice of counsel, would like to move this item to the Executive Session.

Atty. Kevin Condon stated that the OTC have an agreement on this issue. First Selectman George Temple stated that it should be done as a Special Meeting. The Board of Selectmen is not ready to go at this right now. Haynes is paying taxes on this now. This is concerning Goodwill and the fact that they will be paying taxes to Oxford. First Selectman Temple wants to be sure that the building Goodwill is in pays taxes, and wants to be sure they don't sell to Goodwill who won't pay taxes.

MOTION:

Jeff Haney moved to table this at a future date for a Special meeting. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

4. **Friday, November 18, 2016 Jack Walsh Day**

MOTION:

Jeff Haney moved to proclaim Friday, November 18, 2016 as **Jack Walsh Day** in the Town of Oxford. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

Discussion: This was a request of the Valley United Way. Jack Walsh has done a lot of work for the United Way for Oxford and the Valley. First Selectman George Temple endorses this.

5. **540 Roosevelt Drive Open Space Appropriation – Approve and Forward to Board of Finance**

MOTION:

Jeff Haney moved to approve an appropriation, in an amount not to exceed \$10,000.00 and to be taken from the Conservation Fund, for payment of two (2) yellow book certified appraisers for the proposed purchase of 540 Roosevelt Drive, known as the Shingara property, to be used as Open Space; as presented and recommended by the Conservation Commission/Inland Wetlands Agency in their letter dated 10/26/16. This was seconded by Kathy Johnson. This matter will be forwarded to the Board of Finance and then to Town Meeting. All 3 Ayes. Motion carries.

Discussion: This is for the appraisals of this property that may or may not be for sale. If it is not for sale, we will not spend this money. If it is not going to be worked out then

we will not spend this money voted here tonight, and we will not be able to make application for a State grant unless we take this action tonight. This is 150 acres and will be a nice piece of property that has a nice view of the Housatonic River, and will be used for open space. If we approve this today and the deal falls through, it will not go to the Board of Finance.

6. Library Construction Project Discussion

George Mitchell gave a presentation of the Project Cost for Construction of the Library. They received the bids back on October 21, 2016. Montagno bid was the lowest bid. The Construction Budget with the project soft costs came in over the approved budget by \$127,000 which is 3.63%. The committee met last night and interviewed all of the three lowest bids from the contractors, and feels very comfortable with the low bid company. The committee checked references and asked the architect and the construction company to see if there can be some reductions in the cost of the project. Mr. Mitchell reviewed some of the cost reduction ideas which could have a potential savings of \$127,000 by making some changes with a different brand window, reducing plantings, eliminating HVAC Commissioning, fewer window shades, light fixture material change, an Asphalt walkway from Lily Park instead of concrete, and eliminating some of the built-in cabinets. The committee also talked about the roof materials being changed to asphalt shingles which could be a further reduction. The base bid is with no basement. We will not have additional parking at this time, or have a digital screen. The contingency is 5%. A discussion was held regarding the contingency. Also, a discussion was held regarding having a basement done now while the building is being constructed. In the base bid, it was noted that there is an allowance for rock removal. There is a 50 cubic yards fixed price then a negotiated fee for anything over. Jeff Haney asked if there was enough core testing done. There were a lot of test results done on the property. Jack Kiley noted that there are always changes made by the architect. Jeff Haney asked about construction going into the winter, and it was noted that it was all included in the price. George Mitchell stated there might be rebates that are available which need to be looked into for using energy efficient materials that can earn some credits. Mr. Mitchell stated one option would be to change the specs and have it go out to rebid, or accept it as is and trust the committee to negotiate more. First Selectman Temple stated he would like to proceed. Jeff Haney stated that some of the construction costs are expensive and would not like to rebid it and would want the basement added. For a full basement, the cost will be an additional \$234,700. Currently the plan has a 600 square foot basement, and will have an elevator shaft roughed in. Kathy Johnson stated that the basement is very important, and it really bothers her that we are going over this again. The committee has worked long and hard on this, and we want to do this for the town. Jack Kiley stated that it would be foolish to go without a basement. Jack Kiley asked the committee to look back into the roof to see if we can save that money for the basement, and we could possibly put a few extra dollars from the general fund for the basement and the town can use some of the space for storage. First Selectman Temple would like the committee to sharpen their pencils more to make more reductions. Jeff Haney stated that they want to break ground now and we would have to appropriate the money quickly to start the construction. First Selectman Temple stated that the committee can negotiate, and to let

the construction company know that we like their references and would like them to have the bid but would like to have a full basement and see if they can negotiate more. The Board of Selectman will have a special meeting to approve this. George Mitchell will give First Selectman Temple a call and will also look at the roof to try to get that cost down. First Selectman Temple stated that we can have a special meeting which can be held on November 7, or November 9th.

7. Debris Management Discussion

Discussion: First Selectman Temple stated we have a spot on North Larkey Road that if we have a hurricane there is a place where we can put all of the brush from this type of disaster. The town would need to have a wood chipper there, this way we have a place to put debris or if there was a bad ice storm where trees come down. There is a 500' driveway, and there are no houses there. Today there was a disaster drill, and right now we would have to use someone's parking lot to dump the debris into, and have it hauled out at a later date. We would need a different type of wood chipper than we have currently, and the wood chips can be used for the town. First Selectman George Temple state this came up today, and would like to put this on the radar for now.

8. No Thru Truck Sign on West Street - Approve

MOTION:

Jeff Haney moved to approve the installation of a 'No Thru Truck' sign on West Street. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

Discussion: Two people have requested this. The First Selectman of Beacon Falls approved a "No Thru Truck" sign on West Road that is in Beacon Falls and would like Oxford to do it on the part of West Street in Oxford, which is a section approximately ½ mile long. This is a residential road and is subject to First Selectman Temple discussing this with Sgt. Dan Semosky from the Police Department. This was a concern of neighbors from Beacon Falls. Currently there is a "No Thru Truck" sign on Christian Street. First Selectman George Temple would like to proceed with this.

9. Report of First Selectman

MOTION:

Jeff Haney moved to table the Report of the First Selectman. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

10. Audience of Citizens

MOTION:

Jeff Haney moved to table the Audience of Citizens. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

11. Executive Session

1. Discuss, with Possible Action, Legal Settlement Matter Regarding Previous Tax Collector Karen Guillet

MOTION:

Jeff Haney moved to enter in Executive Session at 8:38 p.m. in order to discuss, with possible action, the Legal Settlement matter regarding previous Tax Collector Karen Guillet. The following individuals are invited into this Executive Session: First Selectman George Temple, Selectman Jeff Haney, Selectman Kathy Johnson, Town Counsel Kevin Condon, and Finance Director Jim Hliva for the purpose of discussing a proposed settlement in the foreclosure on Karen Guillet.

This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

MOTION:

First Selectman George Temple moved to come out of Executive Session at 8:50 p.m. This was seconded by Jeff Haney. All 3 Ayes.

MOTION

First Selectman George Temple stated there were no motions made at the Executive Session. The proposed settlement between the town of Oxford vs. Guillet, which is a foreclosure action on the judgement lien. We settled for a foreclosure amount of \$160,000 and that figure was arrived at by the appraisal of the property of \$320,000 value of the house in which Nil Guillet owns one-half interest and Karen Guillet owns the other half. In essence, the town does not have a claim on Nil Guillet's half. \$160,000 and this has no effect on any future proceedings or claims that the town has, but will be given credit for \$160,000. First Selectman George Temple believes that the Town Attorney did a professional job on this and First Selectman Temple recommends acceptance of the \$160,000. This was seconded by Jeff Haney. All 3 Ayes. Motion carries.

AMENDMENTS

None.

ADJOURNMENT

MOTION:

Jeff Haney moved to adjourn the meeting at 8:55 PM. This was seconded by Kathy Johnson. All 3 Ayes. Motion carries.

Respectfully submitted,



Lynda Romanowski
Clerk, Board of Selectmen

16 NOV - 8 PM 4:32
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK