



# BOARD OF SELECTMEN

## DEEP RIVER TOWN HALL

Regular Meeting – October 23, 2012

**Attendance:** Selectmen Dick Smith, Angus McDonald, David Oliveria; Tom Lindner (*Treasurer*); Margot Hilfinger, Rich Strukus (*videography*); Tim Ballantyne, Paul Carlson, Linda Hostetler, Ron Larson, Tim Lee (*Fire Department Study Committee*); Bob Jenkins, Jonathan Kastner, Russell Marth.

This regular meeting was called to order at 6:42 pm by Dick Smith.

**Minutes:** Regular Meeting – October 9, 2012

Motion by Oliveria, 2<sup>nd</sup> by McDonald, to approve the minutes of the regular meeting of October 9, 2012.

APPROVED 3 – 0

### **Main Street Streetscape – Phase 5:**

Following discussion concerning the three bids received for Streetscape – Phase 5, Oliveria moved, 2<sup>nd</sup> by McDonald, to award the contract to the firm of G. Pic, whose low bid was \$210,000.

APPROVED 3 – 0

### **Town Hall Auditorium Management Committee:**

Art Thompson, Chairman of the Deep River Town Hall Auditorium Restoration Committee (DRTHARC) advised the Board that when auditorium renovations have been completed in the Spring of 2013 the DRTHARC would be dissolved. At that point a committee to oversee the functioning of the Auditorium / Theater will be needed.

Following a lengthy discussion, Board members agreed to establish a five-member committee under the direction of the Board of Selectmen. Among its oversight duties the Committee would be responsible for maintenance of the furnishings and equipment, and for the scheduling of events. The Board of Selectmen will draft a complete list of responsibilities. A list of residents

interested in serving will be kept by the 1<sup>st</sup> Selectman's Office, so that the New Town Hall Auditorium / Theater Operations Committee can be established within the next several weeks.

### **Memo from the Planning and Zoning Commission:**

There was brief discussion among the Board, with comments by P & Z Chairman Jonathan Kastner concerning the parameters of the Design Advisory Board. At a future meeting representatives of both P & Z and the DAB will be invited to discuss the matter further.

### **Town Projects Update:**

#### **Town Hall**

Art Thompson gave an update on the Restoration Committee's progress, listing elements that have been completed and those yet to be done. He noted that their treasury held approximately \$260,000 at the time of the Committee's formation, and that sufficient funds remain to complete their tasks.

Smith listed the work that has been completed through the remainder of Town Hall: the HVAC is fully functioning; with the exception of the space above the Selectman's Office, which is finished except for carpeting, all office renovations have been completed. Some structural work in the basement will be scheduled during the next several months.

#### **Village Street Bridge**

Smith stated that the project continues to be ahead of schedule. Concrete decking was placed during the week of October 15<sup>th</sup>. Then, on October 22<sup>nd</sup>, work began on replacement of the water main from Main Street, across the bridge, and extending approximately 50 feet to the west of the bridge. To cross the stream, the new pipe will be hidden within the structure of the bridge for a more esthetically pleasing look. New sidewalk and granite curbing, as well as reclamation and repaving from the intersection with Main Street to the construction limit of the bridge will be completed by the town.

#### **Streetscape – Phase 5**

Smith reported that the Town's site preparation work is well underway. As they have during earlier Streetscape phases Highway Department personnel will remove the present concrete sidewalk, install two-inch diameter electrical conduit to serve the streetlights and install the five-foot-deep bases to which the streetlights will be secured. They will also prep the base with process gravel. The contractor (G. Pic) will be responsible for the five and half concrete base, a one inch layer of class twelve leveling course, mastic and then brick.

#### **Lords Lane**

Smith explained that the Highway Department has exhibited its skills once again, in this instance by expanding the sewer line approximately 900 feet along Lords Lane. During previous phases construction has been performed by contractors. For this phase Smith's son, Richie, who has extensive experience in the construction industry, trained town employees in the use of the pipe laser and specialized techniques. He volunteered his time during the week and on a Saturday. Chief WPCF plant operator Pete Lewis sought bids from outside contractors to perform this work. The quotes for the entire project ranged

upward from \$125,000 as high as \$175,000 for labor and equipment only—materials were not included. There were two major reasons for the Town to undertake this task at this time:

- 1] The road construction offered an opportunity to install a new sewer line while construction was in process;
- 2] Smith explained that it was important to the Town of Deep River to have staff with the knowledge and ability to expand the sewer in other areas. There has been discussion in earlier meetings of the Boards of Selectmen and Finance concerning the possible sale of the Putnam Park Apartments at 52 Essex Street. The potential developers, who would completely raze and rebuild the complex, would require that the Town extend the Essex Street sewer line from its present terminus to serve the new complex. The advantage to the Town would be the additional tax revenues on the property and accompanying motor vehicles.. On both Lords Lane and Essex Street the sewer service would also generate more income for the treatment plant.

### **Additions to the Agenda for Discussion and Action:**

Smith asked the Board to add the following:

- 1] Transfer of \$93,127.89 from the Capital Non-Recurring Account to the General Fund to cover the Town's 20 per cent share of the cost of the Village Street Bridge through the close of Fiscal Year 2011-12;
- 2] Approve an amount not to exceed \$125,000 for the purchase of a new Highway Department truck.

Motion by Oliveria, 2<sup>nd</sup> by McDonald, to add the two items.

**APPROVED 3 – 0**

Smith explained that a budget line under the Debt Service category allows for the purchase of major new equipment on a five-year rotation as needed. It has been the Town's practice for some years to make major acquisitions such as fire apparatus and large Highway Department trucks through a lease/purchase plan, under which large capital expenses are leased for a maximum of five years, at which time the total cost has been paid and the equipment becomes the property of the Town. The annual payments are included in each year's budget.

Smith said that the acquisition of a new Highway Department truck needed to be included under the same lease / purchase agreement approved by the Board of Selectmen and Board of Finance at their joint meeting of June 26, 2012 for a new ladder truck. The fixed interest rate has already been locked in at 2.25 per cent.

Smith said that he has been advised by Whelen Engineering President (and Deep River resident) John Olson that they have recently purchased a new dump truck themselves, and will be selling the truck it will replace. The truck is in excellent condition, includes a new stainless steel sander body, and lacks only a plow, and would cost less than a new vehicle.

During the 1990s the Town had a similar opportunity, and obtained a heavy duty Ford dump truck that served our needs for many years.

Following a brief discussion Oliveria moved, 2<sup>nd</sup> by McDonald, to forward items 1] and 2] to the Board of Finance for their approval.

APPROVED 3 – 0

*The Board of Selectmen remained in session for a joint meeting with the Board of Finance.*

**Fire Department Study Committee:**

Smith gave an update, and acknowledged that despite the Committee's efforts over the past two years, which included investigating many possible sites on which a replacement for the aging and inadequate Headquarters at 57 Union Street, no clear alternative to the present location had come to light. He noted that the present building, which dates to the 1960s, does not meet today's needs as well as building codes and is not ADA compliant.

Smith suggested that a solution might be to erect a replacement on the grassy lot on the south side of the present structure, and perhaps to use adjoining property behind the house which is owned by the Deep River Fire Department, Incorporated. Such a building could be designed to blend into the 19<sup>th</sup> Century residential neighborhood. A disadvantage to attempting to upgrade the present structure is that such renovations are often not cost effective. Smith explained that he was looking for direction from the two Boards as to how to proceed: should we continue to seek a solution now, or should we table the issue for some period of time and revisit it in the future.

Chief Tim Lee thanked the Selectmen and Board of Finance members for their support, but noted that the Committee had found no clear solution to the Department's needs had appeared. The Chief took the opportunity to publicly thank Firefighter John Kollmer, who had served as Chairman since the Committee was first formed, and who had prepared the final draft of their report just prior to stepping down a few weeks ago.

After lengthy discussion both boards agreed that, with the exception of the Fire Headquarters, all Town buildings have been upgraded through the past two decades to address all public safety code issues, with renovations that will serve well into the future. Both Boards agreed that the Town should hire a consultant/ architect to study the possibility of using the adjacent property.

At this point Board of Finance member Bud Eckenroth expressed his opinion that we approve funding to begin the feasibility process. All members of both Boards agreed.

For the Board of Selectmen Oliveria moved, McDonald 2<sup>nd</sup>, that \$5,000 be appropriated from the Capital Nonrecurring Fund.

APPROVED 3 -- 0

**Audience of Citizens – Any Other Matters to Come Before the Board:**

During the joint meeting of the two Boards residents Margo Hilfinger and Rich Strukus questioned why the DRES had not made their contribution to the Pension Fund for FY 2011-12. Smith and BOF Chairman Bauer explained that the school had been directed to make the payment for \$45,000 for FY 2011-12 as well as the payment due for this fiscal year 2012-13. As a result, the school's budget for 2011-12 was over-expended by \$45,000. Additional money to cover the shortfall had already been approved by both Boards and at a Special Town Meeting. Hilfinger and Strukus were assured that following discussions with the Superintendent of Schools Ruth Levy and the Regional School District Business Manager Garth Sawyer that this would not occur again.

**Adjournment:**

Oliveria moved, 2<sup>nd</sup> by McDonald, that the meeting adjourn at 9:25.

APPROVED 3 – 0

Respectfully submitted,

*Richard H. Smith,*

First Selectman