

Board of Selectmen  
Special Meeting  
July 31, 2007 – 6:00 PM  
Town Hall

**MINUTES**

- 1.0** The Regular Meeting of the Board of Selectmen was called to order at 6:01 p.m. by First Selectman Joyce Okonuk. Selectmen Russ Blakeslee and John Bendoraitis were also present. Also in attendance: Town Planner, Phil Chester and Administrative Assistant, Patti Handy. Audience: 6

**Motion** made by Okonuk, seconded by Blakeslee to change the order of the agenda, putting item **5.0** first on the agenda.

**Vote: Yes; unanimous.**

- 5.0** Discuss and act upon the purchase of new cemetery property as recommended by the Cemetery Commission.

The property in question is at the corner of Babcock Hill and Kick Hill Roads. Chester presented maps of the property. Although the asking price for this property is unknown, Okonuk said that the town has approximately \$70,000 set aside for this purpose. This property has many advantages including visible location and room for organized parking and access roads. Blakeslee said that the Cemetery Search Committee considered this land in the past and found that the asking price at that time was too high--approximately \$300,000. Chester countered that the present owner may be willing to entertain an offer.

Blakeslee presented another option; a piece of property adjacent to the Lebanon Middle School on Route 207 (Exeter Road) that is already owned by the town, and has been considered in a previous search. The piece was rejected at that time due to a small amount of wetland, but could possibly still have 4+ acres that could be cleared for a cemetery. Chester said that the Soil Conservation Commission was against using that property for a cemetery, and that using the Babcock Hill/Kick Hill site was a good general preservation of open land. Discussion concluded. Okonuk said she would like to walk the land near the Middle School as she was the only Selectman who has not been on the site.

**Motion** was made by Okonuk, seconded by Bendoraitis to return to the regular order of business.

**Vote: Yes; unanimous.**

- 2.0** Open and discuss Asbestos Abatement Bids.  
Two bids were received and opened:

- |  |          |
|--|----------|
| 1. Superior Industries, Southington, CT:   | \$10,540 |
| 2. Abatement Industries Group, West Haven: | \$15,260 |

**Motion** made by Bendoraitis, seconded by Blakeslee, to award the bid to Superior Industries of Southington if they are found to be qualified by the consultant.

**Vote: Yes; unanimous.**

- 3.0** Discuss and act upon opening bids for 2007 Highway Paving, FSC Parking Lot Overlay and Community Center Sidewalk.

Six bids were received and opened: (see spread sheet following). A representative for Boivin Construction expressed dissatisfaction with the methods used to pave town roads--she was thanked for providing her opinion.

**Motion** by Blakeslee, seconded by Bendoraitis, to award the entire road paving package to Charles Pasteryak, Jr., Inc. in the amount of \$518,223.87 and the total award as well for the Fire Safety Complex Parking Lot Overlay and Community Center Sidewalk in the amount of \$51,080. This award is being made conditional upon the approval by Town Meeting to release funds for this purpose.

**Vote: Yes; unanimous.**

BIDS FROM:	AMERICAN INDUSTRIES Jewett City, CT	HAIN MATERIALS CORP. Windham, CT	CHARLES PASTERYAK, JR., Inc. Lisbon, CT	BOIVIN CONST. Columbia, CT	ALL STATE ASPHALT Dayville, CT	NEW ENGLAND BLACKTOP, Inc. Glastonbury, CT
ITEM:						
TOBACCO ROAD	\$119,000.00	\$151,000.00	\$115,960.00	\$153,000.00	\$132,414.00	-----
BARKER ROAD	\$72,500.00	\$89,500.00	\$62,019.50	\$69,000.00	\$75,400.00	-----
CLUBHOUSE ROAD	\$170,000.00	\$202,500.00	\$174,086.04	\$239,500.00	\$182,352.00	-----
LEVITA ROAD	\$178,000.00	\$222,000.00	\$166,158.33	\$219,000.00	\$204,334.00	-----
TOTAL	\$539,500.00	\$665,000.00	\$518,223.87	\$680,500.00	\$594,500.00	-----
FIRE SAFETY COMPLEX	\$70,000.00	\$59,000.00	\$48,080.00	\$73,450.00	\$50,812.82	\$66,474.75
COMMUNITY CENTER SIDEWALK	\$6,000.00	\$3,500.00	\$3,000.00	\$2,400.00	\$2,000.00	\$2,690.00
TOTAL	\$76,000.00	\$63,000.00	\$51,080.00	\$75,850.00	\$52,812.82	\$69,164.75

**Motion** made by Bendoraitis, seconded by Okonuk to return to Item 5.0 upon the arrival of Howard Wayland, acting Chair of the Cemetery Commission.

**Vote: Yes; unanimous.**

- 5.0** Okonuk re-capped the previous discussion on the property for the benefit of Wayland, now present. She explained the need to meet with the Board of Finance to request the funds for the purchase. Wayland presented the statistics on unsold plots, burial history, and analysis of plots per acre and cemetery life factors. There are a total of 91 unsold plots in all cemeteries, giving approximately two years remaining with existing sites. Bendoraitis emphasized that no matter which site is chosen for a new cemetery,

it will take time to develop it for use. Okonuk reiterated that the need to move forward on this is urgent. Wayland said that the increase in cremations may allow a little more time, as well as the newer custom of using double vaults to inter the remains of two people on one site.

Okonuk also expressed concern that the longer the town waits to purchase the land, the more it will subsequently cost. Blakeslee stressed that the price of the Kick Hill/Babcock Hill property may be cost prohibitive and Bendoraitis agreed. Discussion followed on the merits of using the property on Exeter Road. The size of both sites is comparable. It was decided that the town would enter a discussion with the owners of the Kick Hill/Babcock Hill property, and that Okonuk would initiate said discussion with an opening offer on the property.

**Motion** made by Bendoraitis, seconded by Blakeslee to have Okonuk and Town Planner Phil Chester initiate negotiations on the Babcock Hill Property making it clear to the owners that all offers and negotiations are not valid without the recommendation and approval of the Board of Finance and Town Meeting.

**Vote: Yes; unanimous.**

**Motion** made by Blakeslee, seconded by Bendoraitis to return to the regular order of business on the agenda.

**Vote: Yes; unanimous.**

- 4.0 Discuss and act upon Town Improvement Program (TIP) Fund Procedures. Selectmen discussed the new TIP fund created by the Board of Finance with a \$50,000 appropriation in the '08 budget. Members discussed preliminary procedures to manage this account. Further discussion will take place at the next regular meeting.
- 6.0 **Motion** by Okonuk, seconded by Bendoraitis to correct errors in Item 7.0 of the July 10, 2007 Regular Selectmen's Meeting as follows:  
Stella Horsika should be Stella Horiska  
J. Allen Stein & Virginia Stein should be Citi Financial mortgage Company  
J. or C. Vanderfield should be J. or C. Van **Cedarfield**  
**Vote: Yes; unanimous**
- 7.0 Selectmen discussed the various items that need to be added to the agenda for the next Town Meeting. Many of these items require approval by the Board of Finance. Selectmen will meet prior to the Finance Meeting to provide a list of approved items for their review.
- 8.0 **Motion** by Bendoraitis, seconded by Blakeslee to adjourn at 8:00 PM.  
**Vote: Yes; unanimous.**

Respectfully submitted,

Joyce R. Okonuk  
First Selectman