

**EAST LYME BOARD OF FINANCE  
SPECIAL MEETING MINUTES  
Wednesday, JANUARY 23, 2019**

**Members In Attendance:** William Weber, Chairman  
Lisa Picarazzi, Vice-Chairperson  
Camille Alberti  
John Birmingham  
Jason Pazzaglia  
Anne Santoro

FILED

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Kenneth Gallo  
EAST LYME TOWN CLERK

**Also In Attendance:** Mark Nickerson, First Selectman  
Anna Johnson, Finance Director  
Dan Price, Police Commission Chairman  
Mark Powers, Police Commission Member  
Tracy Collins, Town Counsel

**Absent:** No One

**A. Call Special Meeting to Order**

Chairman Weber called this Special Meeting of the East Lyme Board of Finance to order at 7:04 PM.

**B. Pledge of Allegiance**

The Pledge was observed.

**C. Delegations**

Mr. Weber called for Public Delegations asking that those wishing to speak cite their name and address for the record.

Julie Wilson, 13 Park Place said that she is a 28 year resident and 12 year employee of the Town. She thanked the Board of Selectmen for agreeing to purchase the Honeywell Building as well as the task force and police who have brought forth all of the information to them. She said that she does not agree with those who are against this or those who feel that this is too fast moving. She also thanked the Honeywell people for giving the Town the Right of First Refusal but cautioned that it will not last forever. She thanked Mr. Nickerson for the vision on this for the Town and also for setting up the Vision Committee. She urged all of them to vote in favor of this for all of Public Safety and for the taxpayers to move this forward.

Ron Rando, 194 Boston Post Road said that he normally would not be here this evening because the 'girls' are playing tonight and he always watches them play – but it was more important for him to be here as a taxpayer. The Town of East Lyme has taken on projects such as the pool, Boardwalk, High School, the Firehouse and others and has wasted a lot of money. He said that he has been talking about a Police Department for many years – but you don't put in a Police force until you have a building. The current building is in the wrong area. It belongs on Flanders Road. They could have had someone put up a building and then rented it for 35 years. If this goes to referendum he said that he would put signs all over the Town to vote No and that he would pay for them himself. He said that it is not the right place and they cannot afford it. He also thinks that money has been spent very foolishly and asked that they think of the taxpayers.

William Cornelius, 29 Forest Road said that he studied the proposal closely and that on a house like his with roughly a \$300,000 value that it would be some \$3 to \$4 more per month – so he is for this project in its entirety. He would urge them to vote yes as the Town has good schools and other facilities. The Police Department is extremely professional. He said that he has lived here for 12 years.

Pat Larkin, 14 Oakhill Drive said that in the agenda that they are looking for \$6M - \$2.55M is for the building and the rest for renovations – but they do not have the details on the renovations. He feels that before authorizing funds that they should see how the bids/needs come in. He urges them to not approve funding for upgrades until they have the needs and wants itemized.

Ray Hart, 44 Bush Hill read his statement into the record and submitted his statement in writing – These two (2) pages are attached to the Minutes. See attachment.

Bruce Babcock, 45 Roxbury Road said that he is a 45 year member of the Police Department and a 30+ year resident of this Town. He said that he is not going to belabor the various needs. He recapped the past attempt for a new building and said that they have before them a comprehensive task force product. He thanked Mr. Rando saying that while he may not always be a diplomat that he is more right on various items than wrong which is why he feels that they can afford this building. He advocates that they move it forward to the taxpayers.

Mike Schulz, Lovers Lane prefaced his written statement by saying that he has been accused in the paper of being a 'naysayer'. He said that he is not; he advocates for the taxpayers. (See written statement read, submitted and attached.) He also said that he does not feel that the extra healthcare costs should be passed on to the taxpayers.

John Drabik, 18 Drabik Road said that he does not think there is a taxpayer in Town who does not want the Police Department to have a new building. He went on to synopsise the events of 15 years ago when they were looking at Camp Niantic. He said that about 10 years ago Mr. Formica said that they were going to hold the bonding level – while that is fine to say – they have less people in the Town supporting this and less businesses to support it. They also spent a lot of money for things that were wanted but not needed while they knew that they needed a new building for the Police. Our income has dropped and we have a State that will nickel and dime all of us even more. While he does not feel that this should be passed on to the taxpayers he feels that is what will be done. If someone buys a building and we rent it the Town would still get tax revenue – with this building we don't. Mr. Rando provided an option to have someone else build it and we rent it. They need options.

Ron Rando, 194 Boston Post Road said that he has been coming to these meetings for a long time and that he is tired of hearing that it is only going to cost \$50; \$100 or \$150. He said that the Hartford Courant had an article in today's paper about putting in tolls; raising taxes and people moving out – he asks that they think about the taxpayers.

Chris Taylor, 9 Monticello Drive said that at the Board of Selectmen meeting that Mrs. Hardy brought up that it was in 1984 that they looked at a Police building and that was not the right time – he asked when the right time will be. He thinks that now is the right time to get it done and move on. They have looked for many years.

Bill Cornelius, 29 Forest Road said that he had heard in a presentation that Old Saybrook spent over \$10M on a smaller building – this one is much cheaper. Further, the downtown building will be sold.

John Drabik, 18 Drabik Road said that it is not that they don't want the building – he feels that it is a question of affordability and that they should not be chasing the long term residents out of Town.

#### **D. New Business**

##### **♦ Special Appropriation \$6,000,000 Purchase and Retro-Fit Public Safety Police Facility**

Mr. Weber asked Mr. Nickerson if he would like to present any information.

Mr. Nickerson said that there is no formal presentation as there have been many. He introduced Dan Price the Chairman of the Police Commission and Mark Powers a Police Commission member noting that they are present to answer any questions that they might have.

Mr. Weber noted the resolution that was forwarded to them from the Board of Selectmen and asked if the Board members had any questions. He said that he would start with Mr. Birmingham and move down the table.

Mr. Birmingham said that he had a question for Mr. Nickerson or Mr. Price – over the years, have they looked at multiple locations and if so – approximately how many.  
Mr. Price said yes, approximately 20 locations.

Mr. Birmingham asked what the reasons were for not choosing them.  
Mr. Price said that they all were of various costs and location areas but they all would need other things. This building would solve that problem and allow a Public Safety entity with enough room.

Mr. Birmingham asked if this does not pass what they would see having to do.  
Mr. Price said that they can do this for \$6M or the cost of a new building is in the neighborhood of \$15M as currently they have no other opportunity in Town. If they were to get an empty shell they would still have to create the various department areas and outfit them.

Mr. Birmingham asked with regard to the tax base in the Town – what would they say to the retired taxpayers to have them support this project.  
Mr. Price said that they have a great Police Department of 24 who are working in a totally unsuitable building that does not allow for expansion and would cost a lot to fix. He noted that he has been here for 30+ years so he understands taxes. He added that the Police feel that this new building is fine for them and their needs.

Mr. Powers said that he understands that any additional expenditure has to be scrutinized. He has found very few people who do not agree that this is a suitable place. Other buildings are in the \$12M to \$15M range and this is \$6M. He feels that it has been established that they have to do something now. He asks that they send it on to referendum and see what the outcome is.

Ms. Picarazzi thanked everyone for showing up tonight and for all of their comments. She thanked Mr. Nickerson, Mr. Price and Mr. Powers for all their work. Further, she said that she has to agree with Mr. Drabik that she does not think that there is a person in Town who does not feel that we need a new Police building. She asked that they understand the task of this Board. She said that she has toured the Honeywell building and doesn't doubt that it is a strong building but she does not find the entrance that conducive to pulling in and out or the location. She does support putting the public safety departments in one building. \$2.7M is the cost for the building but the Town appraisal is \$2.3M – she asked for an explanation as there is a big difference. Mr. Nickerson said that they are not exact and that just as with homes – appraisals are frequently lower. Ms. Picarazzi asked if they have an appraisal from a bank.  
Mr. Nickerson said no and added that he would have the Assessor attend the next Board meeting so that she could better address the questions that she has.

Ms. Picarazzi asked if they had tried to get the price down.  
Mr. Nickerson said yes – he noted that the price had started at \$4M and that it was negotiated down to \$2.775M. He said that they feel it is a fair price and that the \$6M is a fair price for the building totally outfitted. Further, much of the furniture is staying with the building.  
Ms. Picarazzi said that she would like to see our Police in it but also wants the best price. She said that there is a road that they want to put in to have access to the Capitol Drive area behind them that involves some other property easement. She asked what that would entail.  
Mr. Nickerson said that the JAG project would have to build it as it was required by Zoning for that project. If it were to be an issue they could acquire it by eminent domain as public safety trumps all else.

Ms. Picarazzi said that she had emailed Mr. Nickerson for data on the reason why they would want to double the Police area. They are currently at 7000 sq. ft. and they want to expand to 15,000 sq. ft. which includes holding cells.  
Mr. Nickerson said that was correct. He passed out rough proposed layouts for the two floors.  
Ms. Picarazzi recalled that he had said that they could knock \$1M off if they did the holding cells at a later time. She does not see why they would not want to do that as they do not have the basic information for doubling the current areas. Also, the \$3.2M for renovations, which is more than the cost of the building, does not come with details on what it is for. She feels that not having the details is irresponsible and a weakness in the project.

Mr. Nickerson said that it is just a difference in philosophies – for example – with the schools they gave \$100,000 upfront to get the details and then had to spend even more. Here they asked for what it would cost

to do what they needed – which is the \$3.2M – but they have others from the task force who are all working on implementing the program and if it comes up less then they would not bond that \$3.2M amount. It is an 'up to' amount and Board of Finance members will be part of the group who will be making the decisions on what they do and how much is spent.

Ms. Picarazzi said that the holding cells being withheld and staying with Waterford for that use could be a choice – but they are still being asked to vote without information.

Mr. Nickerson said that it is the 'hole' that they were stuck in and very unlike the Board of Ed that originally had \$100M to spend (elementary school projects). He explained that the architect had said that if they took the cells out that it would be around \$1M less as everything that they would have to do to the building would be to outfit and segregate the offices. They did not have the luxury of hiring an architect upfront; just like they could not get the \$100,000 down payment for Honeywell. He said that while he respects that she does not like how this came about – this is what they have they have to work with.

Ms. Picarazzi said that there is also the uncertainty from the State and the health costs that are out of sight. There is a lot to think about.

Mr. Birmingham asked – if they have roughly \$3.2M for the renovations and they hire an architect and he comes in with a number of say \$2M – you have not bonded anything yet, so it would be much less that would be bonded when that time came since the bonding comes at the end after they have that information – Mr. Nickerson said that was correct – it would all depend on what figures come in and what the committee decides on.

Mr. Pazzaglia said that the purchase comes prior to the renovations so what would come first.

Ms. Johnson said that the proposal was to bond the \$6M over two (2) years as East Lyme typically goes to market every year and they will have some short term notes from the school maturing in August so they would do a short term note for the purchase. They do not just go out and bond the full amount – the goal is always to try to keep it (the bonding) level.

Ms. Picarazzi said that the information that Mr. Nickerson had passed out (attached) did not answer her question. She then asked Ms. Johnson about the Town debt.

Ms. Johnson explained the authorized but unissued debt that they had removed came to around \$11M this year. She reiterated that they are not going to bond money that they do not need and that the bonding is watched very carefully.

Ms. Picarazzi said that she does not think that they would use less. It was noted that they recently heard that there would be no money turned back from the school renovation projects.

Ms. Alberti echoed Ms. Picarazzi's recognition to all who worked on the project and also to Ms. Picarazzi who has postponed a vacation at great expense to be here this evening. She said that she had requested information from Ms. Johnson but never received it. She asked Mr. Nickerson if the hand out that he provided was the only thing that he had for them.

Mr. Nickerson said yes. He noted that it does not make sense to stay in the downtown building that they are in now as it would cost around \$500,000 to fix it up. (Attachment)

Ms. Alberti said that is an important piece of information and thanked him for it. She said that they are buying a 30,000 sq. ft. building when they know that they need 15,000 sq. ft. for the Police and a total of 20,000 sq. ft. for the consolidation of the public safety facilities. She said that she would be a proponent of a brand new building and if it was going to cost \$20 more per \$100,000 of assessed property she would think that it was a good bargain. But – to do it this year – No – because they wanted to keep a flat line so if they were to wait three (3) years to approve this project then a \$12M new building would pay for itself due to the retiring debt that comes along that three year time frame.

Ms. Johnson asked if she was considering the school debt that would be coming on.

Ms. Alberti said that they already know that the BOE is going to ask for 3% so with that and the debt it would be way too much to take on.

Mr. Powers urged that if they are even considering putting it off for three (3) years that it would mean a new building and that would push it out another five plus years. They just cannot keep the Police where they are

now for that time. Further, what they are proposing at 15,000 or 20,000 sq. ft. would not allow for any room to expand and no future.

Ms. Alberti asked about a renovation cost of \$107/sq. ft.

Mr. Nickerson said that to put a cost on it is difficult.

Mr. Weber said that is based on 20,000 sq. ft. as 10,000 sq. ft. will be for other use.

Ms. Alberti said that with the \$3.2M there was the question of what it included – would it include the communications tower.

Mr. Nickerson said that they still would have to get the signal into the building somehow and there are various modes that could be employed to do it.

Ms. Alberti asked if it would reduce the \$3.2M.

Mr. Nickerson said that has yet to be determined.

Ms. Alberti said that she feels uncomfortable appropriating \$3.2M without the building blocks to justify it.

Further, if they use that figure she feels that they will spend the \$3.2M.

Mr. Nickerson said that the committee of which there would be two (2) to three (3) Board of Finance members on would be determining the spending so that is an important detail.

Ms. Alberti asked about the two (2) brokers who did the appraisal and if they were paid by us.

Mr. Nickerson said do, they did it gratis for the Vision Committee. There were six (6) comps plus comps of developable land.

Ms. Alberti asked about the agreement with Waterford and if the cost was \$42,000 per year.

Ms. Johnson said that this year it is \$42,000 and then the next which is the last on the contract is \$44,000.

Ms. Alberti asked if they could renew.

Mr. Nickerson said that there is no provision – they would have to re-negotiate.

Ms. Alberti asked what Plan B is if Waterford does not negotiate with us and if this does not pass.

Mr. Nickerson said that they would have to look elsewhere – but they still need a Police Station.

Ms. Alberti asked – assuming it does pass – what happens to the \$1 agreement with Dominion.

Attorney Collins noted that the Town does have the option to purchase the building for \$1.

Mr. Nickerson said that they would work together towards the best course of action.

Ms. Alberti said that she would be in favor of a restaurant with roof top dining in that area. She asked what about the other properties all over that would be left with the movement of the other public safety offices into this building.

Mr. Nickerson said that would be addressed as the new building would give them opportunity and options. (Mr. Weber called for a brief break here)

Ms. Santoro said that she had some questions with regard to matters of finance and that she had emailed them to Ms. Johnson. She said that she was looking for a brief overview of the financial position of the Town specifically the debt policies and where we fall. Also, the undesignated fund balance – what the percentage is and where they should be or should be working towards.

Ms. Johnson said that she touched base with their financial advisor regarding this project and he said that it is a valid project. She said that every year during the budget process that they are provided with a picture of the debt. Recently she put together 10 year budget and revenue projections which had been sent in their packets. She said that the current fund balance is at 7.2% and that they would like it to be at between 12% and 15% and that they are working towards that goal. She briefly reviewed the projection sheets noting that it is a working document and always changing.

Ms. Santoro asked about any policies on debt service levels.

Ms. Johnson said that for the most part that what they take off is what they put back on – and that this is how they keep it level as that is what the rating agencies like to see.

Ms. Santoro said that it looked to be around 3%.

Ms. Johnson also noted that our pension fund is reviewed each year and that we fund what is required; the Town also formed a Pension Committee so we are doing what should be done for our financial health.

Ms. Santoro asked the valuation for Costco and the 120 apartment units and what tax revenue is expected when they come on line.

Mr. Nickerson said that when they are fully built out that it would probably be in the \$800,000 to \$1M range but it would be pro-rated by what is done as of October 1 of each year.

Ms. Johnson noted that since 2009 that they have done six (6) debt refundings which has realized them over \$2.3M in budget savings.

Ms. Santoro noted that the health insurance costs have been skyrocketing and asked for some information on that.

Ms. Johnson said that they are currently self insured but the plan is to move to the CT 2.0 plan as of July 1, 2019. This is primarily driven by BOE employees as they make up two-thirds of the group. This year they took a 28% increase in hopes of building the fund balance but through November they went over the 28% (28.56%). December was a good month so the \$1.6M deficit through December was reduced to a \$1.1M deficit. They are doing budget freezes to make up for what they need to cover the health insurance instead of using fund balance.

Mr. Nickerson added that going forward that they should have much better 'known' costs.

Ms. Santoro asked if overall they would say that we are in good financial health.

Ms. Johnson said yes, she added that they have an operating contingency which is important.

Ms. Santoro asked Mr. Taylor about the tower versus fiber optic and if the \$250,000 would cover moving it to the new building.

Mr. Taylor said that he spoke with different groups and that to do the tower it would be in the \$400,000 range and the other would be the \$250,000 – but they are not positives.

Ms. Santoro asked Chief Finkelstein what safety features and services the taxpayers would get for their dollars.

Chief Finkelstein said that a big benefit would be the safety of one location and being able to go from department to department in the same building saves time and helps with getting to where they need to be to aid the public much faster. There is also the information aspect and being able to have the IT tunnel eliminated – they would all be able to access the same entity of information. Also, currently he has to go across Town to the EOC which he also manages – it would be in the same building making for much better emergency operations. It is the most economically sensible thing to do to house everything together where it would be manned and people could walk in and talk to someone.

Ms. Santoro asked Mr. Price what would be needed to be done for the \$3.2M.

Mr. Price said that they would need bullet proof glass, locker rooms, communications, security, record storage, ADA, files, evidence lock-up and more. He cautioned about eliminating the cells as it would probably cost more to go back and do them later on. You would also be paying yearly in the interim for cell use elsewhere.

Ms. Santoro thanked everyone for the information they provided.

Mr. Pazzaglia asked the cost of a referendum.

Mr. Nickerson said that it used to be \$5000 but now is closer to \$7000. It is an ever increasing situation.

Mr. Pazzaglia noted that Montville in 2013 built a 17,000 sq. ft. building for \$6.84M.

Mr. Nickerson said that he has been in that building.

Mr. Pazzaglia asked if he saw any other major projects coming up.

Mr. Nickerson said no – there is the extension of the library but that is a 'want' that is out there.

Mr. Pazzaglia asked if they had any idea on the architect fees that would go with this project.

Chief Finkelstein said that \$30,000 was an initial thought but it would have to be negotiated and the \$30,000 was from another project in another Town.

Mr. Pazzaglia said that the increase in the grand list for taxes in 10 years seemed rather high. The taxes would go up and the estimated mill rate would be 36 mills from what he could see.

Ms. Alberti asked if there was a way to break down the grand list numbers so that they would know what tax dollars would be from the new items that had been added to it.

Mr. Weber asked what the downside would be of them approving purchasing the building for roughly \$2.9M and having \$100,000 for kicking off the vision committee on the rest of the renovations for an expedited scope. They may come back at \$2.6M or maybe even \$3.4M – you don't know but the risk as he sees it is the \$7000 for an additional referendum. He said that round numbers such as \$6M do not make sense to him as nothing comes in at round numbers.

Mr. Price said that if the referendum passes for the purchase of the building and then they go back to referendum again for the retrofit and it fails – what happens then.

Mr. Nickerson said that if the figures come to \$3.4M then something gets cut out.

Mr. Weber said that there is a lot of leeway in things such as the \$250,000 versus \$400,000 so the biggest issue would be that it may not pass if it is done that way instead of with more details. He then asked about the buildings that would be left empty by the consolidation of the public safety sector.

Mr. Nickerson said that would be for the 20-20 Vision Committee to work on.

Ms. Picarazzi said to Chief Finkelstein that they spent \$30,000 on an architect and then went to referendum. Chief Finkelstein said it was a different process (in a different Town) because they did not have a building to go into.

Ms. Picarazzi said that everyone's concern has been the \$3.2M so she thinks that it should be done in two (2) phases. She added that the taxes would go up a substantial amount. She said that she supports the project but agrees with Mr. Weber on doing the two referendums.

Ms. Alberti asked if the 120 day window expires on March 15, 2019.

Mr. Nickerson said yes. He added that there are 60 days later for the closing with the tests done in-between that 60 day time frame.

Ms. Alberti said that if they actually put it on the market on March 16, 2019 and sold it that she does not see a downside. But – in reality would it really sell if we go beyond the 120 days.

Mr. Price asked if they could approve dollars for a hard assessment to be done before the referendum.

Mr. Nickerson said no as they would have to do RFP's etc.

Mr. Weber asked if they approve this tonight when the referendum would be.

Mr. Nickerson said in approximately four (4) weeks as they also have to publish it. For the second vote he said that they may potentially go to Town Meeting rather than a referendum which would push the cost down a bit versus another referendum and associated publishing, etc.

Mr. Birmingham said that he thought that they were talking about bonding the project and if they authorize \$6M – then in the end they will bond only what is necessary anyways.

Ms. Santoro agreed with Mr. Birmingham and said that Ms. Johnson has explained the bonding process and the vision committee will make the decisions on spending. She said that she has a big problem with two (2) referendums and further stated that it would be very confusing for the public and she would not support doing that. Let the public decide in one shot.

Mr. Pazzaglia said that he just wants to know where the numbers will fall for the renovations first.

Sgt. Macek, EL Police recalled a few years ago that he came before them for a start up for their own PD. There was a lot of work getting the information together and a lot that has to be worked on with the State at that level requirement wise. He said that the different amounts for the fiber network or tower are due to the two different systems. If they are going to do \$2.775M for the building you would still need the tower or fiber optic system amongst other items to make it all viable. The \$6M seems a much cleaner way to go.

Mr. Weber noted that there are needs and wants.

Ms. Santoro asked Mr. Weber if he is speaking about two referendums or one.

Mr. Weber said one referendum for the building and then a Town Meeting for the second phase.

Ms. Santoro said that would seem to be for our benefit only and more confusing for the taxpayers.

Attorney Collins explained that they could have the referendum and then there would be no guarantee that at the Town Meeting (for the next phase) it won't be petitioned to a referendum anyways.

Mr. Weber asked if there were any other comments.

Ms. Alberti said that she would risk the \$7000 referendum cost.

Mr. Weber said that they could do a number of things - not approve it and look for only seed money; approve the \$6M; approve \$3M for the building and the study phase ...

Ms. Santoro said that they are guessing yet again and that she is for bonding at the \$6M. If they are honestly on the side of this project then the right thing will be done – she really feels that they need to do the \$6M and then they will in the end bond only what is needed. It needs to go to the voters as a whole project.

Mr. Pazzaglia asked if they could get an extension on the 120 days.

Mr. Nickerson said no. The 120 days, etc. was approved by all the powers that be at Honeywell.

**\*\*MOTION (1)**

**Mr. Weber moved to adopt the Resolution making an appropriation in the amount of \$2,825,000 for the planning, design, acquisition, construction, equipping and furnishing of a public safety building and authorizing the issuance of \$2,825,000 bonds of the Town to meet said appropriation and pending the issuance thereof the making of temporary borrowings for such purposes and recommend for approval by the legal voters of the Town at a Special Town Meeting called by the Board of Selectmen.**

**Ms. Alberti seconded the motion.**

Ms. Picarazzi said that she would not support this as she does not like how it is structured.

Ms. Alberti asked her what she would change.

Ms. Picarazzi said all of it.

Mr. Weber asked if it would help if they only funded the building.

Ms. Santoro said that she thinks that this is a high risk, could not support it and would go with the \$6M.

Mr. Birmingham said that he would agree with the \$6M.

Mr. Weber called for a vote -

**Vote: 3 – 3 – 0. Motion failed.**

**In Favor: Ms. Alberti, Mr. Pazzaglia, Mr. Weber**

**Against: Mr. Birmingham, Ms. Picarazzi, Ms. Santoro**

Mr. Weber asked if anyone would like to suggest another motion.

**\*\*MOTION (2)**

**Mr. Birmingham moved to adopt the Resolution making an appropriation in the amount of \$6,000,000 for the planning, design, acquisition, construction, equipping and furnishing of a public safety building and authorizing the issuance of \$6,000,000 bonds of the Town to meet said appropriation and pending the issuance thereof the making of temporary borrowings for such purposes and recommend for approval by the legal voters of the Town at a Special Town Meeting called by the Board of Selectmen.**

**Ms. Santoro seconded the motion.**

Ms. Santoro noted that Mr. Weber raised the referendum issue and that while we do our due diligence there are also the taxpayers that would be cut out. The Board of Selectmen were also all on board with this and with doing it in other ways they would be denying the Towns' people the process to participate. She feels that they need to do this right and this is the way to go.

Mr. Pazzaglia said that it is the due diligence behind the project that concerns him. They do not know the detail on the renovations and costs.

Mr. Nickerson said that with three (3) Board of Finance members on the vision committee that they would be the ones approving and spending the money.

Ms. Alberti said that she heard four (4) of the six (6) Board of Selectmen members go for this although they did not really think that it is the best plan. There are also people who are not here who can't vote; those who may be in Florida; and so she feels that they have not done their due diligence.

Mr. Weber called for a vote -

**Vote: 3 – 3 – 0. Motion failed.**

**In Favor: Mr. Birmingham, Ms. Santoro, Mr. Weber**

**Against: Ms. Alberti, Mr. Pazzaglia, Ms. Picarazzi**



Mr. Weber said that it appears that the Board is not willing to go forward with it either way so they are at a stalemate and wish to request more detail.

Mr. Nickerson said that they have 30 days to act on the Board of Selectmen action that was forwarded to them.

Ms. Alberti said that she would make a motion.

**\*\*MOTION (3)**

**Ms. Alberti moved to adopt the Resolution making an appropriation in the amount of \$5,000,000 for the planning, design, acquisition, construction, equipping and furnishing of a public safety building and authorizing the issuance of \$5,000,000 bonds of the Town to meet said appropriation and pending the issuance thereof the making of temporary borrowings for such purposes and recommend for approval by the legal voters of the Town at a Special Town Meeting called by the Board of Selectmen.**

**Mr. Weber seconded the motion.**

Ms. Picarazzi asked Ms. Alberti what her rationale was with this motion.

Ms. Alberti said that if they are going to commit to purchasing the building and that it needs to be retro-fit but are just stumbling on the \$3.2M then this could help with that aspect.

Mr. Nickerson said that with the evidence portion leaving Waterford that it would lower that cost there which could help them.

Mr. Pazzaglia asked why not \$1.6M for the renovations instead of \$2.25M.

Ms. Santoro said that they had professionals – Brian Humes Architects look at the building and they felt that the \$3.2M was reasonable. They do this for a living and it is not the first building like this that they have looked at or worked on. They are in the business of doing this and they provided an honest assessment.

Mr. Birmingham asked Mr. Price if he thought that the \$5M would work.

Mr. Price said that while he is not that happy to write off the holding cells so quickly that he thinks that this could work.

Mr. Weber called for a vote -

**Vote: 6 – 0 – 0. Motion passed.**

**E. Public Discussion**

Mr. Weber called for Public Discussion.

Ron Rando, 194 Boston Post Road said that he stayed for the whole meeting and found it interesting. He said that if they are going to build this then they need to build it right – not 'half-ass' like we always do and then have to go back and waste more money to fix it to what we needed in the first place. They should not be skimping on the cells – if they are going to do this then they need to do it right – whatever the Police need – do it right. He added that he is in favor of a full time police department and that it was something that he had hoped that they would have had downtown and was surprised to learn that they did not and that people would have to stand outside and use an outside phone to contact anyone after hours.

**F. Adjournment**

**\*\*MOTION (4)**

**Ms. Picarazzi moved to adjourn this Special Meeting of the East Lyme Board of Finance at 11:53 PM.**

**Mr. Birmingham seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary

January 23, 2019

Raymond J Hart  
44 Bush Hill Drive  
Niantic, CT 06357

I would like to address the Board of Finance about the proposed Public Safety Building. As some of you may know, I am a past member of the Board of Finance. I served four years on this board, with some of you. I was the Chairman of the Board of Finance for three of those years. I sat where you are seating today.

I'm here tonight to address my support for this purchase of the Building and Land on West Main Street (**Honeywell Building**).

I have been quietly listening and observing while all this information and research was conducted, I witnessed both oppositions too and those in favor of this proposal. I read comments expressed by those for and against this.

With that being said, let me tell you a little of who I am and about my background.

I have been in the emergency / first responder industry, pretty much my entire adult life, I am a fourth-generation firefighter. I am current a full-time career city firefighter and EMT, I have been in the fire service for 30 years, I worked closely with Police and members of the police dept for a very long time. I am also a volunteer Firefighter/EMT with Niantic Fire Department. I am also currently serving as Deputy Fire Marshal with the Town of East Lyme. I work for FEMA, as a structural specialist and have been deployed to many incidents where buildings and structures have collapsed onto folks and my job was to dig them out. One of my last deployments was to Puerto Rico after the CAT 5 Hurricane Maria devastated the island, where we conducted extensive Search and Rescue Missions for 10 days.

I was also a licensed General Contractor for nearly 30 years here in the State of Connecticut, and an Architectural draftsman, working for a local architect.

So. Now that you have a brief description of who I am, let's talk about this building. I too, do not think this is the most perfect building or the best location in the Town of East Lyme. But with what has been presented over the years, the cost of new construction, the fact that there is no land really truly available for next to nothing cost. This building makes terrific sense. It's a Class 2A constructed building, meaning that this building will withstand CAT 4 or even CAT 5 hurricanes, this building will survive tremendous snow loads should we see large blizzards or storms. A concrete building or steel and concrete building will last 50, 60 or 70 years or longer with maintenance and up keep. Again, with my construction background, if the town were to build a new building and keep cost down, what you will get is a "butler" building of a large steel garage with offices constructed inside. That won't do for today's world and it would not improve our current situation.

What this town desperately needs is a true steel and concrete style building, to house the services under one roof. Police, Emergency Management, 911 dispatch center and

Ray Hart  
A. J. Miller 2019 2000 11/10 1/22/19

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Fire Marshal's Office. All these agencies work hand in hand. The Logistics alone would save money over time. In the event a large-scale incident takes place, you need to have a location will become the epicenter for all emergency communications, essentially you create a command post in the One Building. From there your department heads would work together and prioritize what tasks and operations need to be conducted in the best interest of the town, and from this one location the personnel would be sent out to handle the problems being faced by our residents. It truly impossible to provide this type of collaborated response for quick resolutions.

The Downtown PD for one part of the emergency response, and communications and Emergency operations center located north in the Flanders area for the other parts, does not make sense. It is ineffective at best.

The current building requires so much up keep and maintenance, it need a new roof, it has water leak issues. Eventually something horrible will happen, not if but will happen. You may have employees become ill, should mold issues arise. That will cast the town more money. You may have a partial roof collapse if the water continues to leak into the structure and cause erosion and rot and decay. That will cost the town money. The parking lot will need to be repaved, more money. This town is renting space in Waterford to hold prisoners, evidence and paperwork. This cost tax payer money EVERY YEAR. Almost 50,000 dollars. In ten years, that's a half million dollars. We're approaching 20 years in the not to near future. MORE MONEY

Members of the Board, I strongly encourage you to move this resolution with a favorable vote and allow the residents vote on the future of our town, let this go to the referendum and give the residents of East Lyme the opportunity to vote on the Public Safety Building.

Let me remind you, it is not your responsibility to decide if the town needs a building, or needs this building. That's already been done. The Board of Finance has one job. That job is to track revenue and expenses and debt services and Bond Ratings for the Town and make sure the Town can afford a project that is brought before them. Take personal feelings out of your decision making. Can the town afford to bond money and purchase a Public Safety complex? I have looked at this question, with my Bd of Finance background. I believe this is in the best interests of the Town. I have crunched the numbers, we're talking about 50 to 60 dollars per year for a majority of household's in East Lyme. Remember some of the current debt will be maturing soon. There is a large number of new projects coming into town which will offset some of this Bond Money.

In the past, some of you have solicited my advice, when it comes to public safety projects. I ask you now, take my advice again. This is a good deal, this is a good project. VOTE YES. Move this to referendum.  
THANK YOU

*Ray Hart*

MIKE SCHULZ      LOVERS LANE

BOF 1/23/19

THANKS FOR YOUR SERVICE AND FOR THE SERVICE OF ALL OF THOSE INVOLVED WITH THE ARDUOUS EFFORT ASSOCIATED WITH THE SAFETY COMPLEX. THE HONEYWELL COMPLEX IS NOT PERFECT, BUT IN MY OPINION THE LEAST EXPENSIVE AND FASTEST WAY TO RESOLVE OUR CURRENT NEED FOR RELOCATING OUR POLICE PERSONNEL. IT HAS BECOME A MATTER OF HEALTH & SAFETY, SO I'M IN SUPPORT OF THE PURCHASE.

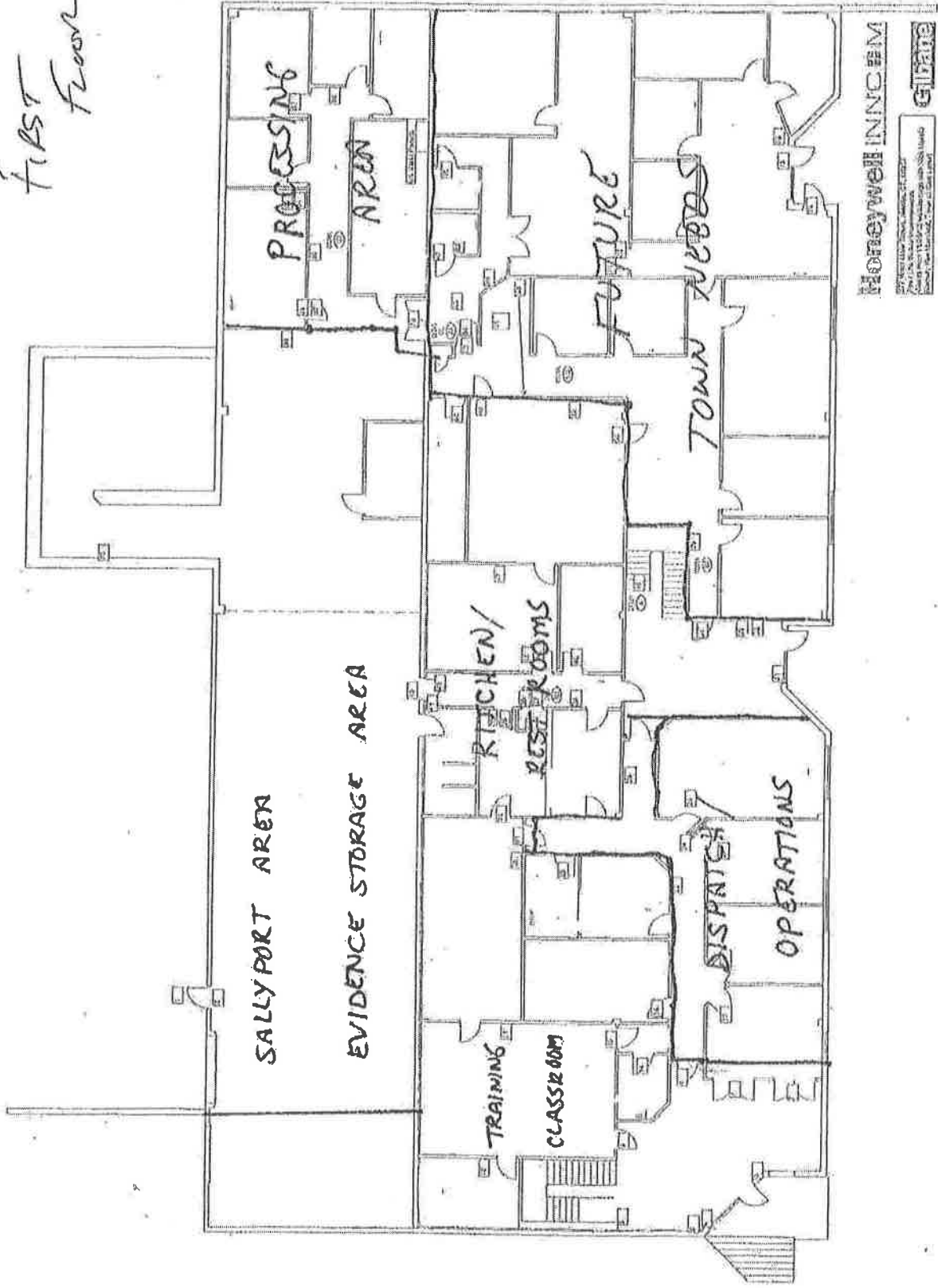
I DO HOWEVER WANT PLACED IN RECORD THAT EXPENDITURES IN TOWN HAVE REACHED A POINT THAT MANY TAXPAYERS ARE EITHER UNABLE TO SUPPORT OR UNWILLING TO FUND. TO THAT END I'M REQUESTING A "FREEZE" ON ALL TOWN AND BOE EMPLOYEE WAGES AT THE FISCAL YEAR 2018/2019 LEVEL. WHY?

- HEALTH CARE COST > \$1.6 MILLION OVER BUDGET
  - SCHOOL RENOVATION \$38 MILLION
  - WATER PLANT MODS > \$4.64 MILLION
  - SAFETY COMPLEX > \$9.2 MILLION
  - SPECIAL ED LAWSUIT > .5 MILLION
- TOTAL \$53.94 MILLION

Mike Schulz  
Submitted BOF Spec. mtg. 1/23/19

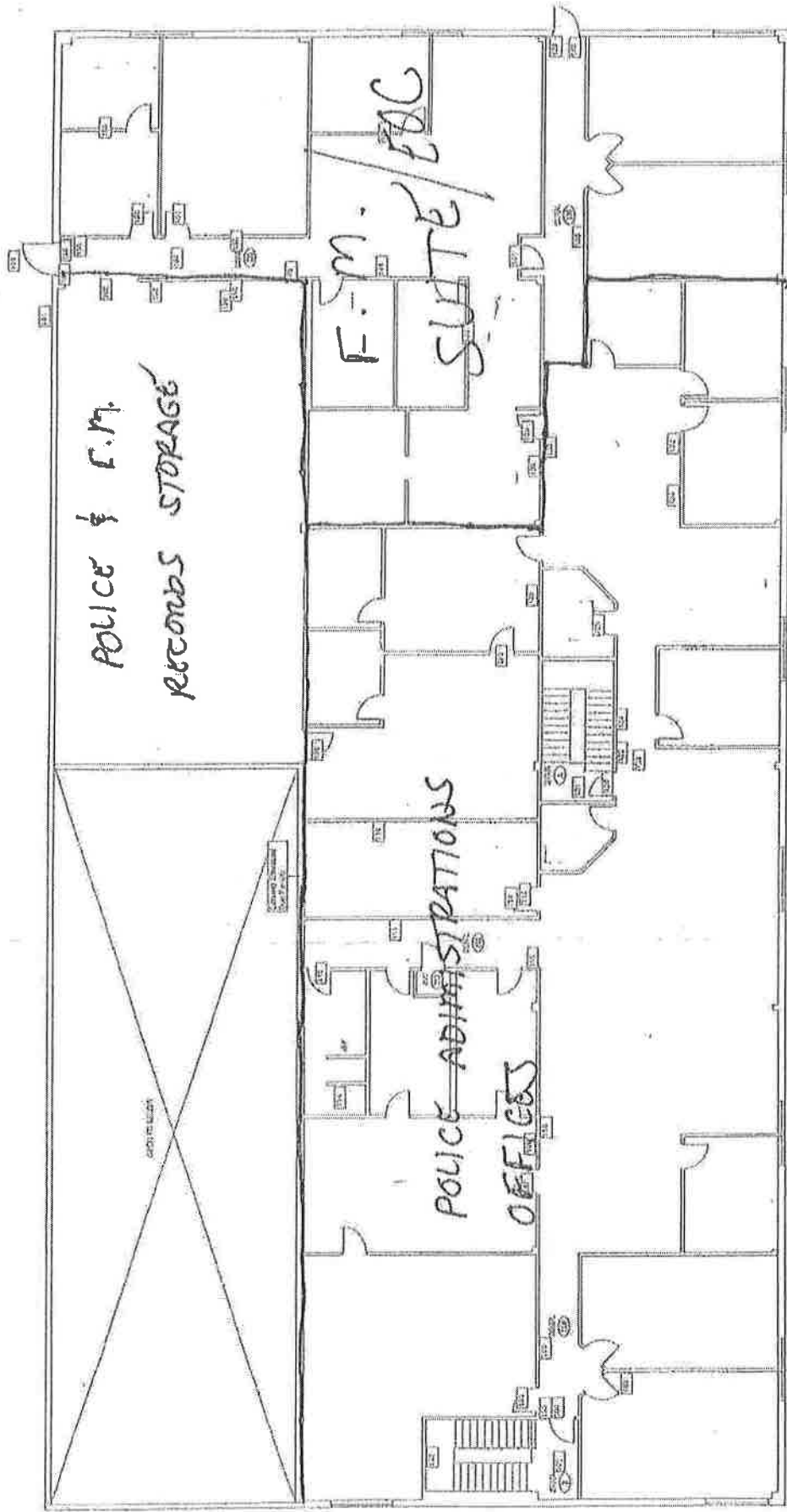
(1)

FIRST FLOOR



Attachment BOT Spec. Mtg. 1/23/19 preserved

2nd floor



Honeywell INNCBM



Attachment B07 Spec. wts. 1/23/19 preserved

## Town Facilities - 5 Year Improvement Plan for the Police Sta @ 278 Main St

*shaded building elements have annual preventive maintenance contract/work*

Projects/Requests	Rating	Current FY 2018-2019 *		Next FY 2019-2020 *		2020-2021		2021-2022		2022-2023		Total	Comment
		YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9			
<b>HVAC units (CNRE)</b>	<b>3</b>	\$ 20,000	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 70,000	all electric heat pumps and AC air handlers throughout building
Int & Ext Walls	1	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	sealing and repairing outside brick walls, repair water damaged interior walls
Roof (CNRE)	1	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	existing flat membrane roof repaired, we have had lots of issues with leaking
Flooring	1	\$ -	\$ 30,000	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	mostly carpet throughout, repairs needed due to water damage
Windows	3	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	e.x. windows from inception/Transaction window installed 2016 on Lobby area
Lighting		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	changed to energy efficient fixtures in 2015
Fire/Security Alarm		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Fire alarm only
<b>Generator</b>	<b>1</b>	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	older 65 KW propane generator, has major issues, needs to be replaced soon
UST's/AST's		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1000 gal UST propane for generator fairly newer
Parking Lot	3	\$ -	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000	parking lot in poor condition, material under lot may be contaminated
<b>Totals</b>		\$ 20,000	\$ 480,000	\$ 25,000	\$ 15,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 580,000	

\* The funding of many of these repairs/improvements is contingent on whether the town plans keeping this building as our Police Dept.

**Ratings Key:**

1. Essential for the provision of public health & safety
2. Required by State and Federal Regulations
3. Required to maintain current levels of service/infrastructure
4. Funded previously by outside sources
5. Enhance or make more efficient provision of current level of service
6. Provide additional services

Attachment — BOT Spec Wts. 1/23/19