

**EAST LYME BOARD OF FINANCE
SPECIAL MEETING MINUTES
Monday, JULY 20th, 2020
Via Zoom Meetings**

Members in Attendance: Camille Alberti, Chairperson
Ann Cicchiello, Vice-Chairperson
John Birmingham
Peter DeRosa
Anne Santoro
Richard Steel

FILED

July 27, 2020 AT 1:28 AM/PM
Brooke Stevens ATC
EAST LYME TOWN CLERK

Also In Attendance: Mark Nickerson, First Selectman
Paul Dagle, PS Vision Committee Chairperson
William Silver, Silver Petrucelli Architects
Brian Cleveland, Silver Petrucelli Architects
Anna Johnson, Finance Director

Absent: No One

A. Call Meeting to Order

Ms. Alberti called this Special Meeting of the East Lyme Board of Finance via Zoom to order at 7:11 PM. She welcomed everyone to the meeting and introduced the members.

B. Delegations

Ms. Alberti called for delegations noting that this was an opportunity to hear from members of the public their thoughts. She said that she would first read into the record letters that had been submitted for the record from those not able to be present for the meeting.

- Mike Schulz, Lovers Lane, East Lyme, CT citing his reasons against continuing on this 'extravagant boondoggle. (See attached #1)
- Maxine DeFusco, 15 Oswegatchie Hills Rd., noting that the police deserve a much better space and the need for transparency. (See attached #2)
- Michele Maitland, 6 Acorn Drive providing her opinion as a taxpayer and concern citizen. (See attached #3)
- Gian Lombardo, 2 Hillcrest Ave., citing a 'textbook case on how not to buy real estate'. (See attached #4)
- Tom Kalal, 80 Grassy Hill Road said that he and his family have been much more careful in their spending during these unusual times and that he does not think that now is the time to be spending more money and he also suspects that other citizens feel the same way. He had submitted his original statement but also attended the meeting. (See attached #5)
- Lucira Jane Nebelung, Quarry Dock Road reiterated key points. (See attached #6)
- Steve Larcen, Quarry Dock Road said that he appreciated the work that everyone has done; noting that he also served on the Board of Finance and that during that time they tried their best to have level budgets. These times call for being very thoughtful over expenditures. He recalled the process and the promise by the First Selectman that it would cost \$5M; further he had promised the same prior to the election and the sally ports and cells were out but now they are back in. He said that he had spoken about this and had asked that they seek a regional approach as CT has a very high tax base and the only way to moderate it is to approach it regionally. He said that he understands that Old Lyme was not ready to join in but still urges

that they act on projects such as these with a regional approach. The sally ports and cells come in around \$810,000 – they had made a good decision in January 2019 not to do this and there is no reason to go back on it now. A takeaway on all of this is that debt service is going to go up over the next 11 years. He thanked the Vision Committee but noted that tonight's proposal is 44% over the original proposal – the voters should vote on a project with eyes wide open and not on a bait and switch. They need a professional cost estimate for an eyes wide open project. He recommended that they take the sally port and cells out and the elevator and that would reduce the project by \$1M making it a \$6.2M project.

- Holly Cheeseman, Mitchell Drive said that everyone knows all of the attempts that have been made to move the police to a new building and this is not something that happened just six (6) months ago. We are in the middle of a serious health crisis and we have all heard about the status and issues with the current police facility which is unhealthy and unsafe. She said that she understands the financial concerns however; we have a building that we have purchased, and no one has said how we could move elsewhere in the same time frame. She asked that they please consider the health and safety aspect and the people who go into the building every day to work and those who go to see them.

- Lisa Picarazzi, 14 Oakhill Drive said that she is a former member of the Board of Finance and a current member of the PS Vision Committee. As a former BOF member she said that in 2018 she made a motion to remove the PS Building from the capital plan due to the expensive school renovations that they had chosen to undertake. But – a year later it was back on and the First Selectman had a building. As a member of the Vision Committee she noted that there are different things to be considered – the roof is 30 years old and should have been negotiated into the selling price; also two (2) HVAC units are at the end of their useful life – this comes to a half million dollar cost and it is not appropriate for it to be considered a maintenance item when it really is further fleecing of the taxpayers. The Honeywell building was not inspected by an independent consultant. If it was not purchased so hastily – they would have a lot more information on the condition. They have also let the Dominion building decay over the years and our police deserve better.

- Dan Price, 205 Upper Pattagansett said that he is on the PS Vision Committee, the Vice-Chair of the Police Commission and has been previously on the Board of Selectmen. He has been involved since the late 1980's trying to get the police a new space. They came up with a cost of around \$6M so this is really not that far off. They are where they are and the Dominion building even if it were fixed and remodeled is just too small for the police department and it is not up to date technology wise. He has heard a lot of bait and switch and said that it is just not true – this is not just for the police – it is a complete Emergency Management Building. While he understands that Covid has changed things, he said that he feels that this needs to go to referendum so that the townspeople can decide.

- Elizabeth He, 15 Freedom Way spoke but also submitted her comments for the record. (See attached #7)

- Dan Cunningham, 3 Regatta Drive said that he is on the Board of Selectmen but is speaking as a member of the PS Vision Committee and a citizen. He said that he supports the \$7.2M as there have been many attempts in the past and all of them have failed and – he also cannot see a new building being built for the type of dollars that they are proposing here. He said that there are no extravagances here the primary function is that it will locate all of the Public Safety functions in one place. It has been stated that these are unusual times and yes, they are different times and – they have heard that the police department should be re-imagined, and this will allow that to happen. If they do not move forward, there is no other plan to move the police out of the building that they are in now. The Board of Selectmen voted unanimously without hesitation on this project. They need to provide a referendum for the people to decide.

- Sgt. Mike Macek, ELPD said that Sgt. Bruce Babcock wanted to speak this evening but has to work – so he drafted a memo and sent it to him so that he could read it into the record for him this evening. Being a member of the police department for 37 years – he detailed the various previous attempts for a new police building in his memo. (See attached #8)

Sgt. Macek said that he would also echo the issues with the current facility as stated by Sgt. Babcock. There is still water seeping into the building which is creating unhealthy breathing issues. One main AC condenser in the building is not operating and it was upwards of 85 degrees in the building. He said that they also cannot be certain that Waterford will always want to house our prisoners under the current set up.

It is not a 'given'. He asked that they move forward with this to referendum for the citizens to be able to vote on it.

- Michael Goss, 40 Riverview Road said that he thinks that the \$5M is probably not enough to bring the other departments in and the additional \$2.2M for the cells and sally ports is for now. The Town cannot afford this when 10% of our neighbors are unemployed and who knows how long it will take for that to change. Something does need to be done for the police, but he does not think that the Honeywell building is the right place for it.

- Julie Wilson, 13 Park Place said that Holly Cheeseman had said that we are in an unprecedented health crisis, but the police are also in a health crisis in the building that they are in now. They have waited for over 20 years and have been pushed aside for school and other projects. The Public Safety sector is a huge set of employees – men and women of the police who work as a team and the time is now to move them and unite them with others in Public Safety that they work with every day. She also submitted a statement for the record. (See attached #9)

- Susan Ostrowski, 63 Sleepy Hollow Road said that she thinks that this should go to a vote for the taxpayers to weigh in and wants to know when and how that gets decided. She also said that she would like to know how much it would cost to renovate the current police building.

Ms. Alberti said that they would decide later on in the meeting with regard to the referendum and that the cost to renovate the current building would be found in the minutes with the presentation.

- Mark Powers, 4 Round Rock Road thanked the BOF members for their service and attention to this issue. He said that he has been involved with this for some time and worked to have our own police department headed by a Police Chief instead of the Resident Trooper system that we previously had. We now have our own Police Department headed by a fine Chief with Mike Finkelstein. He recalled that there were other opportunities to add other items to this project and feels that this should be supported and moved forward to referendum. He urged them to listen to Paul Dagle, the architects and the Police chief as he feels that they will see that this project has been very well thought out. He further urges them to review why the sally ports, cells and elevator were put in and thinks that if this does not pass that it would be a grave error. He urged them to support sending this to referendum for the people to decide.

- Gary Upton, 14 State Road said that he had forwarded the letter that he was reading into the record. He cited his background as a businessman of 20 years with high-end offices in NY, Mystic, etc. He said that they should look to the experts. (See attached #10)

- Joseph Perkins, 55 Carriage Hill Drive said that he has lived here for over 70 years and is a retired master sergeant having been with the police for 32 years. He is now a member of the Police Commission. He was also involved with looking for a new police building and that project just kept kicking the can down the road. He said that he has heard many comments. We have a fine school and the \$38M in renovations went through many iterations. The school projects have been done but for some reason they have kicked the can down the road for the police. The police in Town are there for us and we have the opportunity for \$7.2M to have something but he keeps hearing about the elevator – well it is the law these days that when you upgrade a building you have to have this. If you ask the experts, they will tell you this and they will tell you how you have to build this right. You have people within the police retiring and you will have to find the people to replace them. You have to take care of our officers now – Do the right thing.

- Steve Rebelowski, 24 McKinnon Place expounded upon what Joe Perkins has said. He said that he also was part of the ELPD in the early 1970's and worked for them for 12 years; then went to Waterford and worked for their police department for 25 years and retired from there. He explained the history of the building and asked that they do the right thing.

- Tony Buglione, 55 Society Road said that he is a member of the EL Police Commission and that he sat on the Vision Committee. He is retired from the State Police in Westbrook. He said that he was in the ELPD Main St. building one day when the rain was pouring in through the lights and they had 55 gallon drums collecting it. He said that he thinks that it is time that we take care of our police officers and he feels that this should be put to the taxpayers for a vote. He agreed that cells in Waterford are not the answer and echoed that it takes a person from EL to have to go there to do the processing.

- Gary Upton, 14 State Road said that he reached out to not only Dr. Weiss but also Ian Reeves who designs Public Safety buildings who brings up the question of if the building welcomes the public or does it have a fortress look and feel. He said that he feels that the Honeywell building has a fortress look and feel.

- Steve Rebelowski, 24 McKinnon Place said that as a point of information that from June to July of this year that only 70 people came into the Police station and most of those were for golf cart registrations. (Note; 9:20 PM concluded Delegations – a short break was taken commencing again at 9:33 PM)

C. New Business

- **Presentation – Public Safety Building (PSB)**

Ms. Alberti said that she wanted to take the time to thank the PS Vision Committee for all of the time that they gave to this project and all of the work that they had to do. She said that Paul Dagle, Chairman of the Vision Committee would start the PowerPoint presentation with William Silver and Brian Cleveland from Silver Petrucelli presenting some of the parts. In this updated PP Ms. Santoro and Ms. Johnson would also be presenting.

William Silver said that they are based in Hamden, CT and have 45 architectural engineers with public offices in New London. See PowerPoint presentation – (Copy Attached 27 pages #11)

Mr. Dagle closed the presentation thanking Ms. Wilson, Chief Finkelstein and Silver Petrucelli who all have gone above and beyond on this project; he also thanked everyone for the opportunity to present this.

Ms. Alberti noted the lateness of the hour and asked the BOF members if they would like to continue as they have yet to ask questions and then provide summations prior to voting on the resolution. She said that if they would like to continue that she could easily see this going for another hour. If they did not want to continue, they could schedule another meeting.

The consensus of the Board was to continue on and finish up.

Ms. Alberti called upon the members for questions, comments.

Mr. DeRosa said that he listened carefully to the comments and what he heard from the people at large was two (2) distinct points - 1 – people have expressed concern about how the project evolved and 2 – the fear that it is a money pit and that there are potential problems down the road with the roof, HVAC, etc.

His opinion with regard to the pros for moving forward are – there is no question that a building is needed; the overall cost is less than a new building and the location would be great if they partnered with Old Lyme. His concerns are that – the timing is poor; he overall supports sending this to referendum but also would be open to modifying the proposal however – overall he would like to see it move forward.

Mr. Steel questioned the extension of water to the building as the deed of sale said that use of the well was forbidden. There is also an affordable housing project going in there that will have water.

Mr. Dagle said that the restriction on drinking water is one that Honeywell puts on all projects. The affordable housing project is about to start so they should be able to tie into that project at around \$20,000.

Mr. Steel asked about sprinklers vs. fire rated walls based on cost and asked if the holding cells get approved would it be better to have sprinklers with people in the cells.

Mr. Dagle said that in the event of fire the cells will open and release people.

Mr. Steel asked if they would have male and female restroom facilities.

Mr. Dagle said yes.

Mr. Steel asked about the cells – male and female.

Mr. Dagle said that they would have one for males, one for females and one for juveniles.

Mr. Steel asked about the Clerk of the Works and why one is needed here when they did not have one for the much larger school project.

Mr. Dagle said that is due to the Covid situation. The TBC could not provide coverage as necessary. It would be an outside hire as the Town employees could not provide the coverage needed due to the demands of the projects that they are currently working on.

Mr. Steel noted the information on Page 16 of the presentation saying that granted new construction is more expensive, but the one benefit is that you would get exactly what you need and want. And if you were to build new – you would not want extra empty space as you have now.

Mr. Dagle said that they were trying to compare 'apples to apples' (space to space)

Mr. Steel said that he understood that this was moving from a flood zone but he thinks that this is in a flood zone.

Mr. Cleveland said that the building itself is out of the flood zone but some of the parking is in it.

Mr. Birmingham said that in the past they had said that no one inspected the building but two (2) real estate agents went through it and they said that it came to \$104/sf at the \$2.77M that we paid for the building and the value is somewhere around \$355/sf so the value would be \$8M.

Ms. Alberti asked who the two (2) real estate agents were.

Mr. Birmingham said that it was Norm Peck and John Jensen. He continued that considering the history on looking for a new police building – when would the time be right or good if not now. He asked about using the cells in Waterford and how long that was good for.

Ms. Santoro said that there has been a renegotiated deal at \$46,000 and that they are talking about a 5% increase per year.

Mr. Birmingham asked if they have to have the sally ports with the cells.

Mr. Cleveland said that, it is one access area out of space with the detention area.

Mr. Birmingham asked about the debt service noting that it drops off as we go out in time. He said that he is of the opinion that they can well afford approving the \$7.2M for the Public Safety building and let the taxpayers vote on it at referendum.

Mr. Steel commented that the schools project was \$100M when they first started but was trimmed down to \$38M. He said that he wonders how they are going to conduct a referendum during Covid. He also asked if the co-location of the departments into this building was practical during Covid. Also – is there a Plan B for just the \$5M or a contingency plan for getting the police out of the current building. Gary Upton had mentioned the fortress aspect – for the current facility one aspect of it is that the community could access it easily but at 277 W. Main – the only interaction will be the lobby and then only with an Admin. Lastly, he said that he thinks that the body cams should be our first priority.

Ms. Alberti said that the cost to fix the Dominion building as presented in January 2019 in a sheet provided by Mr. Nickerson was \$500,000. She asked what could be done for the \$5M if the resolution for the other dollars is not approved tonight.

Mr. Dagle said that if you allow what the bids have for deducts that you still would not get to the \$5M so you would have to go back and it would potentially involve re-designing and re-bidding which would involve spending even more money.

Ms. Cicchiello asked about the elevators and if they were to carry passengers or freight.

Mr. Cleveland said that they are primarily for passengers – they can carry 2500 lbs. and would be for handicap accessibility. They could also be used for some freight, but they do have a large door where they can get those items in also.

Ms. Cicchiello asked if the people could use that door and could a handicap ramp be built there.

Mr. Cleveland said that they are making handicap parking there, but it would require driving through the police area.

Ms. Cicchiello asked if the elevator needs to be ADA compliant.

Mr. Cleveland said that when the building was built in the early 1980's there was no code for ADA accessibility – that code was adopted in 1986 by the State.

Ms. Cicchiello asked about cost savings, or if there were any grants.

Mr. Dagle said that they did apply for one and that they were denied. They are looking for additional opportunities but there is a lack of definition on that type of grant at this time.

Ms. Cicchiello asked if a new egress road needed to be built to combat flooding.
Mr. Dagle said no.

Ms. Alberti said that she had some questions for Mr. Dagle and asked that he please answer yes or no. She noted that on Page 4 of the presentation - were the project requirements and scope the needs assessment.
Mr. Dagle said yes.

Ms. Alberti asked if a committee decided.

Mr. Dagle said that they reviewed the information after they were presented with it.

Ms. Alberti asked if the Camp Nett requirements assessment was reviewed.

Mr. Dagle said the he could not say that it was reviewed but he could say that this study had a detailed list also but the two of them (Camp Nett) were not compared.

Ms. Alberti asked about having a list of items of omissions when the dollars were pared down (\$1.75M)

Mr. Dagle said no – but the basic expense was that the second floor was not going to be used any longer which has costs for renovation.

Ms. Alberti asked about the egress road and how it was stated that it was not in a flood plain. She said that she has a map that shows that it is in a flood plain and has heard that it has flooded over 30" at times.

Mr. Cleveland displayed a current FEMA flood map showing that it was not in a flood plain.

Ms. Alberti asked if anyone has heard of it flooding over 30".

Mr. Birmingham said that he heard about the back parking lot flooding.

Mr. Cleveland identified the 100-year flood plain noting that the building is well outside of it.

Ms. Alberti mentioned Rocky Neck Village that is going in there and asked if anyone knows how long it will take to put that road in.

Mr. Dagle said that they would have to put the line in first and he has heard that should be done by the time this project is complete.

Ms. Alberti asked what it would cost to hook up to Capitol Drive if necessary.

Mr. Dagle said that he does not have the exact number.

Ms. Alberti said that she seems to have heard that it would be in the area of an unverified \$200,000. She continued that originally the space required was 20,000 sf but now they are not going to outfit the second floor and they are going to put all of the PS departments into 15,000 sf – she asked what is being sacrificed to do that.

Mr. Dagle said that he does not have a list but all of the occupants are being accommodated and it meets their needs.

Ms. Alberti asked, for example how many officers and how many lockers as 10 lockers were removed – so will they come back and ask for the 10 lockers.

Mr. Cleveland said that they did reduce the number of lockers to what was needed however the space exists for those 10 lockers if they need to put them in.

Ms. Alberti noted that one committee member had made the comment that 14,000 sf on the second level could be rented for \$200,000/year – she asked - has the committee looked into leasing the second floor temporarily to offset the costs prior to it being used as other municipal space at a later time.

Ms. Santoro and Mr. Dagle said that they were not tasked with that.

Ms. Alberti asked if regionalization has been discussed with the new First Selectman of Old Lyme.

Mr. Dagle and Ms. Santoro said that to their knowledge no one has approached them to ask.

Ms. Alberti asked where the generator cost of \$175,000 was.

Mr. Cleveland said that it was provided to the Vision Committee and is included in the lump sum bid.

Ms. Alberti asked if anyone applied for the neighborhood activity grant as it is good for roofs, etc and expires July 31, 2020.

Ms. Santoro said that grants always pop up and that the State has re-instituted the STEAP grants.

Ms. Alberti noted that the Selectmen had mentioned the potential savings from solar panels and asked if that was brought up to the Vision Committee.

Mr. Dagle and Ms. Santoro said that they did not recall it being mentioned.

Ms. Alberti asked Ms. Johnson about the debt service and how much would be needed to bond \$7.2M over 20 years. She noted that Ms. Johnson had previously said that \$6M bonded over 20 years would be \$9.2M. So – what would the cost be to bond \$7.2M over 20 years.

Ms. Johnson said that she could not provide those numbers at this time.

Ms. Alberti said that on page 18 of the presentation it mentions spreading it out over a 23 year period –

Ms. Johnson said that it would be phased in over three different years, so they do the bonding over those three years.

Ms. Alberti said that she wanted to point out that page 23 of the presentation itemizes the hit to the taxpayers. Even if a new building costs \$2M more it probably would not cost the taxpayers anymore. She presented her spreadsheet of estimates that she had worked up and said that she came up with a cost of over \$8M. (See attached #12) She said that the roof needs to be done within five (5) years and that there are lost tax revenues until the Dominion building is sold. Further, they are now asking taxpayers to fund items such as electricity for the two (2) buildings until one is sold and the police are moved to the new place. She said that she does not feel comfortable with the narrative that they are all in for the \$7.2M. She also asked how they came up with a Clerk of the Works costing \$50,000; and - if the Town employees are going to cover some of these inspections it would be taking away from their own work and projects. She also said that she was not sure why Ledyard was not included for comparative purposes as they have 23 officers also. They paid for a commissioning agent. She asked what would happen if this does not pass at referendum.

Mr. Dagle said that he was told that a commissioning agent was not needed.

Mr. Silver said that one was not needed based on the size of the project.

Mr. Dagle said that if it does not pass then items would be pushed down the road. He said that he feels that the residents of the Town should be allowed to vote. They tried as a committee to provide for a need of the Town and this is what came forward. It provides the short term and long-term needs.

Ms. Johnson said that the \$7.2M total financing would be \$9.7M – the fact that there is not that much difference is due to the market rate difference of 2% which is less than the 3.5%.

Ms. Alberti asked for closing comments from the Board members.

Ms. Santoro said that the purpose here is not to argue the past but to provide for a need and that it is a viable project with manageable debt being taken on. She said that she thinks that the process has proven the need and that they should approve the additional dollars and send it on to the voters to decide. She thanked the public for all of their many comments.

Mr. Birmingham said that the Registrar is working on drive-up voting and social distance voting. A lot of people have put in a lot of time on this Public Safety building. He said that he thinks that this is too important to be decided by six (6) people and that it needs to go to referendum for the voters to decide.

Mr. DeRosa said that he listened to a lot of things and he thinks this is a reasonable proposal. He said that he supports a vote for this to go to referendum for the people to vote on. He is also open to pulling out some items to bring the cost down and he also feels that they should re-visit the regionalization with Old Lyme.

Mr. Steel said that the police need to be out of their current unhealthy facility but that he also does not feel the need to go beyond what the voters approved. They do need the police out of their current building now, but they also need a contingency plan to get into the building on budget. With the timing of the high unemployment, the uncertainty of the Covid situation and the social justice issues he said that he feels that body cams have to be done now. The new building may diminish community involvement with the police, but he thinks they can work with contingency plans in place.

Ms. Cicchiello said that her decision has not been an easy one to make. She read a statement that is attached so that nothing has been omitted. (See attached 3 pgs #13)

Ms. Alberti said that she has been studying this project for a year and a half, has attended many meetings, met with many people and followed comments regarding the projects. She read a composite statement of her findings and summary opinion. (See attached 4 pgs #14)

▪ **Bonding Resolution – Additional \$2.2M for PS Building Project**

Ms. Alberti said that before they commence to a resolution and vote that Ms. Santoro has been an active member of the vision committee and has previously voted in favor of this project. She suggested that she may have a conflict of interest and may want to recuse herself from this vote and asked Ms. Santoro how she felt.

Ms. Santoro cited her reasons for feeling that she does not have a conflict of interest and feeling that it was not appropriate to suggest that she recuse herself. She said that she understands conflict of interest and that there is no reason for her not to vote.

Ms. Alberti asked that the record show that Ms. Santoro has decided not to recuse herself from voting on the resolution.

Ms. Alberti called for a motion.

****MOTION (1)**

Ms. Santoro moved the resolution amending a 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 purpose

RESOLVED:

Section 1. The resolution entitled "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 purpose", adopted at a referendum held February 20, 2019 (the "Resolution") is hereby amended to increase the amount of each of the appropriation and the bond authorization set forth therein by \$2,200,000 from \$5,000,000 to \$7,200,000.

Section 2. ... (See attached resolution in its entirety which was read into the record..... #15)

Mr. Birmingham seconded the motion.

Ms. Alberti asked if there were any comments.

Ms. Santoro said that she feels that if they vote against this then they are denying the taxpayers of the Town the right to decide. It would be a misstep of the Board of Finance to do this. She said that she hopes that common sense will be the order of the day.

Ms. Cicchiello said that she has spoken with different people in the Town and feels that her decision to say yea or nay is why she was elected to this Board. She does not think that this is fair to the taxpayers. She said that she does not disagree that the police need a place, but she is voting how she feels is the best.

Ms. Alberti said that while she may have offended people on the board that she cannot advance the \$7.2M because it is a narrative that she just cannot agree with.

Ms. Santoro said that while she values their ideas and opinions that she also feels that nothing prior to this project has had to be subject to such scrutiny. They were told that they could come back with the detail and here is that detail. Let's mend fences; she said that she values everyone's votes.

Ms. Alberti called for a vote on the motion one member at a time.

Vote: 3 – 3 – 0. Motion failed.

For: Mr. DeRosa, Mr. Birmingham, Ms. Santoro

Against: Ms. Alberti, Ms. Cicchiello, Mr. Steel

Mr. Birmingham asked for the break down on the voting.
The Recording Secretary read back the voting.

D. Public Discussion

Ms. Alberti called for public discussion.

Gary Upton, 14 State Road thanked everyone for the time that they put into this discussion noting that it is difficult and is also too bad that they cannot hit the reset button and start over. He noted that most millennials see an endorsement for a referendum as an endorsement. He highlighted that they can sell the building.

Lisa Picarazzi, 14 Oakhill thanked all of them noting that she knows that it had to be very difficult of a decision.

Paul Dagle said that there are options, not recommendations and that he does not know how they will go now – the Board of Selectmen will have to determine how to proceed from here.

E. Board Comments

Mr. DeRosa asked if there was any possibility of having a vote without the sally ports, and elevator. Ms. Alberti said that is up to the Board of Selectmen and not something that they can do here.

F. Adjournment

Ms. Alberti called for a motion to adjourn.

****MOTION (2)**

Ms. Cicchiello moved to adjourn this Special Meeting of the East Lyme Board of Finance at 1:43 AM (7/21/2020).

Ms. Santoro seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

****There are 15 Attachments**

Karen Zmitruk

From: Camille Alberti <camilleforfirst@gmail.com>
Sent: Saturday, July 18, 2020 10:04 AM
To: Karen Zmitruk; mycats7113@att.net
Subject: Fwd: Public Safety Building

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning Karen,

Here is a letter from Mike Schulz that I will be reading into the record during Delegations at our 7/20/20 meeting. I wanted to forward it to you before I forgot!

Stay cool. It's going to be a hot one!

Thanks,
Camille

----- Forwarded message -----

From: <homecraftschulz@aol.com>
Date: Wed, Jul 15, 2020 at 9:11 AM
Subject: Public Safety Building

To: camilleforfirst@gmail.com <camilleforfirst@gmail.com>, lisahpic@aol.com <lisahpic@aol.com>

Mike Schulz



I want to thank you for your continued efforts to keep the insanity that appears to be taking over this town's finances. If this epidemic has taught me anything, it would be that we can do more with less. Having attended many of the meetings involving the initial purchase of the building, it was clear to me that much more than the approved \$5M would be required to complete the projected renovations. It was stated however, that the renovations including the cost to purchase could be completed for the \$5M. I also recall a number of \$6M being discussed. Now we are approaching \$7.2M an obvious larger sum of money being needed in the future to make other repairs, such as the roof and AC unit. I'm sure the other unit will also need replacement at some point down the road. Other expenditures have also been pointed out and to be honest scares the hell out of me. Cost overruns are always present and don't rear their ugly head until in the middle or end of the project. As you are aware, the first 80% of any project is easy. It's the last 20% that is difficult. I don't really see an end to it. Millions will be spent for this project, only to be followed by millions to correct other deficiencies that will soon surface in other areas of the town, such as school repairs, Town Hall building needs, board walk and other unforeseen storm related damages. Nature is not going to let up on us. The only group needing a location change or other action is the police. I'm sure we can find something that would satisfy their needs. The police don't need a place to hang out! Their jobs don't involve sitting in an office. They too need a paradigm shift. A much smaller building, even one rented would do. What about the use of other land that the town owns? Seems to me, that every time some need comes up that involves a building, we go crazy with needs that we don't actually have driving costs beyond reason. We could hire the Amish to come in and put up a structure that would last for decades, as long as it is maintained. It would be done in 30 to 60 days. I am totally against continuing on this extravagant boondoggle. This is my opinion and you can share it with others if you chose. I'm not able to participate in the electronic methods.

Mike Schulz

1

Bot Spec.
Submitted 7/20/2020
read in by C. Alberti

July 20, 2020

MEMORANDUM

To: Camille F. Alberti, Chair
Ann M. Cicchiello, Vice Chair
Richard Steel
Peter W. Derosa
John T. Birmingham
Anne R. Santoro

2

Maxine
DeFusco

From: Maxine C. DeFusco, 15 Oswegatchie Hills Rd., 06357

Subject: Additional monies requested for Public Service Building

I regret that I am physically unable to attend tonight's meeting on this very important budget request. However, I do want to make my thoughts known on this request for additional monies for the PSB.

Our household was divided on the initial referendum. My partner voted Yes and I voted No. Should there be another referendum we will both be voting No in addition to many of our friends. I am hoping – no praying – that there will not be another referendum. I am so thankful that our town has a system of checks and balances when it comes to expenditures and most especially those in the millions. You play a vital role!

The BOF has been charged with a very important task of keeping our monies safely guarded while providing transparency in all areas. It would seem that the Board of Selectmen would be willing to do the same but recent events would tell us they do not share this charge. The last referendum on the PSB was in excess of 5 Million and we were assured by the FS that the repairs/additions would come in UNDER budget. I said then and I say now that the FS will nickel and dime (really millions) us so long as he is in office with little to no transparency just so he has a legacy. This Board needs to carefully examine the expenditures requested and see what if any benefit will be served to the Taxpayers.

I certainly hold with the belief that our police force deserves a much better space than they currently have now. I would like to see a Commission formed to study

2 pgs.

Ref Spec. 7/20/20
Submitted Read in by C. Alberti

Page Two
Board of Finance
July 20, 2020

In depth the last monies granted and what can be done to give the police what they need while providing "full and complete transparency" to the Taxpayers. I realize there was a committee of sorts before the purchase but really doubt just how much transparency that group was afforded.

If it means looking elsewhere and purchasing another property closer to town and for less money then I say do it. After all didn't the FS say "we got the Honeywell Bldg for a steal"? If that is true perhaps it could be sold at a profit. The handwriting is on the wall Board. How long before more monies are requested to complete everything else and bring it up to code? Supposedly the upstairs can be rented for \$200,000 I've heard stated. Show me the lease agreement and the cost to outfit the second floor for that tenant(s).

I feel that we the Taxpayers should be able to trust the BOF for transparency as well as accountability and truth. Show us that this is so by voting NO. Referendums cost money as well. I say stop it before the spending gets totally out of hand.

Thank you for listening to my point of view.

MCD

Karen Zmitruk

From: Camille Alberti <morganalberti@aol.com>
Sent: Tuesday, July 21, 2020 8:41 AM
To: Karen Zmitruk
Subject: Fwd: Statement

Please add Michelle Maitland's email to the public record.
Thank you,
Camille

#3

Michelle
Maitland

-----Original Message-----

From: Michelle Maitland <mmaitland1@mac.com>
To: Camille Alberti <morganalberti@aol.com>
Sent: Mon, Jul 20, 2020 3:17 pm
Subject: Statement

Hi Camille

I appreciate your willingness to read the below statement into the public record. Keeping my fingers crossed there might be an unexpected turn of events with others sharing similar sentiments.

Take care,
Michelle

A statement on the Public Safety Building submitted by Michelle Maitland of 6 Acorn Drive

Good evening and thank you for this opportunity. I offer this opinion solely as a concerned citizen and taxpayer.

I am sorry I am unable to be present for this call but want to express my desire that the Town back out of this project, even knowing it might constitute a short-term loss.

Yes, I support—and am grateful for-- our emergency response crews. I do not deny our police officers are owed a comfortable and up-to-date facility—and it is unconscionable to me, that we-- as townspeople-- allowed their working conditions to deteriorate to such an extent. I am not opposed to the concept of a public safety building, and-- while I was ambivalent about the site-- I voted in favor of the undertaking.

However, then-- repeatedly-- new facts came to light which eroded my confidence. And I ended up regretting having voted for it, even months ago before Covid.

But here you all are, tonight, on ZOOM -- amidst a historically unprecedented global crisis— and talking about fine points of a project started— how many years ago??

I am aware we are under contract, and there would be costs associated with withdrawals, but NO ground has been broken yet—and for that we should be grateful.

As much as I hate the idea of breaking contracts, the fact is— an entity doesn't need to fulfill a contract at ANY cost. If conditions change and become untenable for either party, there are processes for contract termination. Obviously this would not be a first choice, nor would the loss of the already sunk costs. Yet I believe Town leadership should act swiftly and decisively to disentangle us from this obligation.

I understand why we might have continued on this path had there *not* been a pandemic...

and I would have begrudgingly supported that, despite my change of heart. But we cannot turn a blind eye to our changed circumstances. We are amidst a tsunami of change and have before us now high ground within sight.

It does not not take a stretch of the imagination to see we CAN reverse course on this single but costly project. And to me that is the responsible choice.

I thank the volunteers who have been working long and hard on this and believe, *if given another chance*, they can do better by our police and community. Thank you.

"Be the change you want to see in the world"- Mahatma Gandhi

1

BAF Spec. 7/20/20
Submitted
lead in by C. Alberti

Karen Zmitruk

From: Camille Alberti <camilleforfirst@gmail.com>
Sent: Monday, July 20, 2020 5:02 PM
To: Karen Zmitruk
Subject: Fwd: FW: PSB statement

Hi Karen...Here is another email to be attached to the public record.

Thanks,
Camille

----- Forwarded message -----

From: **Gian Lombardo** <lombardo@quale.com>

Date: Mon, Jul 20, 2020 at 4:56 PM

Subject: FW: PSB statement

To: Camille Alberti <morganalberti@aol.com>, Camille Alberti <camilleforfirst@gmail.com>

#4
Gian Lombardo

"This is a textbook case on how not to purchase real estate. At the time \$6 million was more than enough to purchase and renovate the building. Now we are told it will be at least \$1.2 million more than that, with other expenses unaccounted for and only half the building renovated. It's time to say no to bad management. Either live with the \$5 million, or rethink the project, sell Honeywell and rehabilitate the Dominion property properly, which should have been done over the last dozen years."

Gian Lombardo

2 Hillcrest Rd.

Submitted -
BOT 7/20/20
read in by
C. Alberti

Karen Zmitruk

From: Camille Alberti <morganalberti@aol.com>
Sent: Sunday, July 19, 2020 8:20 PM
To: Karen Zmitruk
Subject: Fwd: Police Station

Here is another letter from a constituent to be included in the public record.

Thanks,
Camille

#5
Tom
Kalal

-----Original Message-----

From: tom Kalal <nancykalal8934@gmail.com>
To: MorganAlberti@aol.com; Tom & Nancy Kalal <nancykalal8934@gmail.com>
Sent: Sun, Jul 19, 2020 7:25 pm
Subject: Police Station

Please forward this letter to the finance board.

The thoughts and plans for a new Police Station are exciting, but can also take your breath away.

I supported the initial investment but am taken back for the request for more money. I did not know this when the selectman asked for approval.

1. Will this additional funding totally satisfied the needs for this police statons. ie- no more "Oops I forgot to include this, so i need more money?" 100% assurance from the Board of Selectman is needed!
2. Even if it does, I ask the finance board, is this really the time to be incurring these tremendous expenses? For me, my last tax bill was quite a shocker, Ok I accepted it, but times are different now. we have COVID. For my wife and I we have changed our spending habits. We are much more conservative, not knowing what the future will bring. I suspect most of our citizens are thinking the same way.

So is this the right time for such big expenses? I say No!

We should just pause and "think about this."

thank you,

thomas kalal
80 grassy hill rd, east lyme, ct
860-501-0929

Submitted
BOT Spec. 7/20/20
Tom Kalal lead
into record

Karen Zmitruk

From: Camille Alberti <morganalberti@aol.com>
Sent: Sunday, July 19, 2020 5:32 PM
To: Karen Zmitruk; mycats7113@att.net
Subject: Fwd: Statement for the Delegations Public Record

Hi Karen,

Here is another letter I will be reading into the record tomorrow night.

Thanks,
Camille

-----Original Message-----

From: Lucira Jane Nebelung <jane.nebelung@snet.net>
To: Morganalberti@aol.com
Sent: Sun, Jul 19, 2020 5:26 pm
Subject: Statement for the Delegations Public Record

To the East Lyme Board of Finance:

I greatly appreciate that Board Chairman Camille Alberti is ensuring that our voices are heard.

There is nothing new in my statement; I've said it all in the past 18 months beginning in January 2019. I am reiterating key points at this time so that they are read into the public record for the Board of Finance's consideration.

First Selectman Nickerson created a crisis with the willful neglect of the Dominion building making it "deplorable" and then marketed the Honeywell building by withholding information, using deliberate deceit and gaslighting, telling us what we were supposed to believe despite facts and evidence to the contrary.

It is irresponsible and inexcusable to pressure the Board of Finance to approve the additional \$2.2M because of a **contractor-imposed deadline**. This is history repeating itself when we all were rushed and the Board of Finance was pressured into allowing the February 2019 referendum based on a deceitful, manipulated and flawed process without the due diligence of facts and details. First Selectman Nickerson committed to completing the due diligence at the January 23, 2019 Board of Finance meeting, yet it was not done prior to the closing.

We still have unanswered questions as to the expenses of this project:

1) Are the roof and the HVAC unit the ONLY things being deferred relative to the PSB renovations? What else hasn't been brought up and made publicly explicit? For

2 pp.

1 Submitted BOF 7/20/20
read into record by C. Alberti

#6

Lucira
Jane
Nebelung

example, repaving the parking lot. What are their costs? My guess is that when all is said and done for the PSB, there will probably be another \$1.5M+ in costs bringing the total to around \$9M; half the building will still be without renovations.

2) What are the estimated costs of maintaining the un-renovated portion of the building and for how long so that it too does not become deplorable? Again, the condition of Dominion building is a prime example of the Town's negligence.

I can't remember the expected date of completion for the Honeywell renovations. I believe it is a year from now.

The responsible and respectful thing to do on behalf of the police department and the people of East Lyme is to table the Honeywell renovations and immediately find the funds for the repairs required for the Dominion building. I bet these repairs can be completed well before year-end and get our police officers in a safe working environment which they greatly deserved all along.

It comes down to this: The people of East Lyme gave First Selectman Nickerson the benefit of the doubt when we approved the \$5M. He betrayed our trust and has lost any further entitlement to that privilege.

While I greatly appreciate the time and effort of the Vision Committee, this never should have moved forward.

Bottom-line: This is the wrong time and further funding is the wrong choice. People are going to be reluctant to risk their health to vote in a referendum and the town's financial stability is uncertain. It is time to right these wrongs. If we end up selling Honeywell at a loss, so be it. It was a bad deal all along.

The only way forward is truth, facts and evidence. With Camille Alberti's forthright leadership and transparency, I trust that all issues will be weighed thoughtfully and completely and whatever decision that the Board of Finance makes will be appropriate.

Thank you for considering my comments.

Lucira Jane Nebelung

Quarry Dock Rd
Niantic CT 06357

Karen Zmitruk

From: Camille Alberti <morganalberti@aol.com>
Sent: Tuesday, July 21, 2020 8:15 AM
To: Karen Zmitruk
Subject: Fwd: Police Department BOF meeting

Please include in the public record per Ms. He's request.

Thanks,
Camille

-----Original Message-----

From: Elizabeth He <elizabeth.he@uconn.edu>
To: Morganalberti@aol.com
Sent: Mon, Jul 20, 2020 7:07 pm
Subject: Police Department BOF meeting

#7
Elizabeth
He

I am watching the meeting right now, so I can read this too!

Hi, my name is Elizabeth He. I have been a resident of East Lyme for thirteen years and am a student at the University of Connecticut. I want to start off by thanking our town's public safety officials and the work you do to keep us safe. I hope the East Lyme Police Department stays true to their commitment "to be a part of the solution" (written on their Facebook post) given the recent murders of George Floyd, Breonna Taylor, and 596 people in 2020 by police in the United States.

From what I understand, there are renovations being done to the current police department building, but I am having trouble finding out how this money is to be used specifically. Is there a document that is available to the public noting all the individual costs for this renovation? I know that \$5 million was the original budget - and now possibly with an additional \$2.2 million increase - but what specific renovations are going to take place with that \$5 million and with that \$2.2 million? Light fixtures? Carpet installations? I just don't know. So if that could be more transparent, that would be great.

Unless I am given further clarification and specification on the necessity of this \$2.2 million increase, I stand against this budget increase mainly for two reasons.

First, this increase in spending is going to fall into the responsibility of the town's taxpayers. First Selectman Mark Nickerson wrote in the comments of his Facebook post that "the extra \$1.2 million over 20 years will be less than \$20 per household." Sure, it does not sound too bad to families with at-home jobs and a stable income, but not everyone in East Lyme has these privileges - especially during a global pandemic.

Second, I am afraid that the optics of this renovation and budget increase comes at a terrible timing. Across our nation, the people are calling for a divestment of police funds, so that the money can be invested elsewhere. What kind of message will this budget increase send to others about our town - when we are in the midst of a social justice movement that condemns police brutality and violence? It is not enough to say, "Well, it's not happening in my town, but I condemn other police departments."

While I am here, I have some additional inquiries for town and public safety officials.

2 pgs.

Submitted BOF Spec 7/20/20
read by Elizabeth He

Do East Lyme police wear body-cams? And if not, does the PD plan to implement body-cam use to help “be a part of the solution”?

In addition, is there a document that can be released to the public sharing how police training is carried out and reinforced in the ELPD?

I’ve been doing my own research and am just curious: Why did the ELPD accept 7 RIFLE, 7.62 MILLIMETER (military style rifles costing up to \$966) from the Department of Defense under the 1033 program? Have these ever been used on the job?

Like the ELPD posted on their Facebook, we need “to be a part of the solution.” This means increasing transparency between institutions and the people. This means having police officers wear body-cams if not already. This means making training procedures available to the public. This means maybe taking that \$2.2 million – or \$5 million altogether – and redirecting that money into our public school systems. “Budgets are moral documents,” and they reflect our priorities and values. In a time of social injustice and a global pandemic, is this the best use of our tax dollars?

East Lyme has a wonderful police force and has set an example for how police departments across the country should be like. Let’s continue to have East Lyme serve as an example to other communities of what healthy divestment of police funds looks like.

<https://www.themarshallproject.org/mp-graphics/201412-dod/embed.html>

<https://mappingpoliceviolence.org/>

Begin forwarded message:

From: Bruce Babcock <bbabcock@eastlymepolice.org>
Date: July 20, 2020 at 19:21:34 EDT
To: Michael Macek <mmacek@eastlymepolice.org>
Subject: Public Safety Building

#8
Sgt.
Bruce
Babcock

Dear Members of the Board of Finance,

I have asked Sergeant Macek to read this missive, on my behalf, during tonight's meeting, because I am scheduled to work the evening shift. I just completed my thirty-seventh year as a sworn police officer for the Town of East Lyme, including the past fourteen (14) years as a Patrol Sergeant and Vice-President of the East Lyme Police Union.

Prior to our move to 278 Main Street nearly fifteen (15) years ago, the entire police department operated out of the small building on Pennsylvania Avenue, which now serves as the Office of the Judge of Probate. An historical fact, of which most employees or citizens of the community are unaware, is that, when the police operation relocated from that building, the Director of Finance refused to move into it from his office next door at the Town Hall until a complete removal of asbestos had been performed. We, the members of the police department, had worked in that environment for the preceding twenty-two (22) years, and our lockers were situated in the basement, where most of the contaminant was found.

Our present building, which has been inspected, ad nauseum, although better and considerably more spacious than the old one, is neither functional nor secure. As of our most recent rainstorm, the roof covering the following areas leaked: the men's locker room; the fitness room; the hallway adjacent to the locker room; a detective's office; the report room; the offices of two (2) different sergeants; and water streamed from the wall of a different hallway while bubbling up from the floor of the armory, where weapons, ammunition, and records are stored.

We need an expansive Evidence Room, wherein our Detective Unit can work effectively, in a climate controlled area, identifying, examining, processing, recording, and storing evidentiary items, and they need an Interview Room devoid of extraneous noise and interruptions. There are frequent problems with our IT system, which is not functional.

There is essentially no security, other than one surveillance camera, for our fleet of police cruisers and civilian vehicles parked in the lot. Our vehicles are exposed, and the risk of vandalism appears to be greater today than at any other time during my career. We need a secure area, with barriers and video surveillance.

Our contract with the Waterford Police Department, which has been a great partner, remains a tremendous leap of faith, and we should not expect them to automatically renew our extant contract, with respect to prisoner processing, retention, and evidence storage. In light of the conditions the corona virus has presented to society, we have to consider the greater risk of exposure our prisoners bring to the employees of Waterford and begin the process of operating with complete independence, and this means, unequivocally, building cell blocks to process and retain arrestees.

Submitted BOT Spec. 7/20/2020

read into record
by Sgt. Mike Macek

2 pgs.

It is time to stop cutting financial corners and perform the required modifications. Approve the financing and present this matter to the residents for a vote. We have been placed on the rear burner for too long. Do the right thing, and this building will service the town for decades.

Respectfully,

Bruce W. Babcock

Board of Finance Meeting 7/20/2020

#9 Julie
Wilson

JULIE WILSON – 13 PARK PLACE, NIANTIC

Thank you to the Board of Finance for this opportunity to speak.

East Lyme Public Safety is made up of men & women who have sworn to protect and serve our citizens from crimes and disasters both natural and man-made.

Not only is this a huge task in today's world, it is a profession that is surrounded by risk and uncertainty each and every day.

Who answers your 911 call and talks you through performing CPR on your father until help arrives?

Who *responds* to your frantic 911 call for help at 3 a.m. because someone is trying to break into your home?

The answer is, the men and women of East Lyme Public Safety. Not only do these individuals work for the taxpayers of East Lyme...they work as a team. The time is now to remove our police from the DEPLORABLE, DYSFUNCTIONAL conditions they have worked in for *far* too long and unite them with the other branches of Public Safety they work with every day.

Voting this request for additional funding down would demonstrate a **complete** indifference for the people who are there to protect and serve our citizens. With facts presented at the June 17th Board of Selectman's meeting, East Lyme taxpayers must **not** be denied the opportunity to contribute what equates to **pennies** a day for the next three years in order to provide **their** Public Safety professionals with the **HEALTHY, SAFE, FUNCTIONAL** facility they deserve.

Thank you!

Submitted BOT Spec. 7/20/20
Stated other comments also

10

Gary Upton
14 State Road
Niantic, CT 06357

Gary Upton

July 20, 2020

Board of Finance Commissioners:

We, as a nation, are in a time of crisis. As you actively consider the additional appropriation of 2.2 million dollars for the East Lyme Public Safety Building (a Police Department facility), I ask that you consider the following statements regarding police funding and public planning during a pandemic as I enter them into the record and draw upon them during my delegation. This is not a time to push forward with total disregard for the social, political, and financial landscape; this is a time to consider the current state of the world and plan wisely for our shared future.

Please consider the following collected statements addressing the question of further funding the expansion of police department facilities:

1. Various accounts have called the remodeling of the Honeywell building a “savings” (in comparison to the cost of building a new facility), but the originally approved \$5 million cost for acquiring and improving the facility has increased to over \$7.2 million.
 - a. “The [Ledyard] police department on Monday held its first roll call at its new headquarters next to Town Hall at 737 Colonel Ledyard Highway. [...] Construction started on Monday with the goal of opening the \$6.75 million two-story building in October. [...]The new 11,300-square-foot facility allows the department to hold prisoners, something it wasn't able to do in its old 7,000-square-foot building[...].”
Bergman, Julia. “New Ledyard Police Headquarters up and Running.” *The Day* [New London], 19 September, 2016. www.theday.com/policefirecourts/20160919/new-ledyard-police-headquarters-up-and-running
2. A collaborative report from The Marshall Project, The Memphis Commercial Appeal, and USA Today reveals no connection between increasing raw numbers of police officers and decreasing rate of violent crime.
 - a. “Data shows that the raw numbers of police have declined over the past five years, and the rate of officers per 1,000 residents has been dropping for two decades. At the same time, the violent crime rate has dropped.”

Submitted BOT Spec. 7/20/20

read into record
by Gary

4 pgs.

- b. In the same article, police staffing consultant Alexander Weiss states, “It’s more important what the officers do versus how many of them there are.”
Weichselbaum, Simone, and Wendi C. Thomas. “More Cops. Is It the Answer to Fighting Crime?”
USA Today, The Marshall Project, 13 Feb. 2019, www.usatoday.com/story/news/investigations/2019/02/13/marshall-project-more-cops-dont-mean-less-crime-experts-say/2818056002/.
3. The International Association of Chiefs of Police (IACP) Police Facility Planning Guidelines offer a systematic guide outlining steps to the planning process for a police department: Phase 1 Project Initiation, Phase 2 project planning/pre-design, Phase 3 Budgeting and Funding, Phase 4 Design and Delivery.
 - a. Page 8 of the guide says, “When seeking funds for the planning stage, police leaders should refrain from making estimates of the anticipated design/construction costs of the planned facility. ‘Ballpark’ estimates at this stage are frequently wrong, since they are not based on documented information and analysis. Estimates at this stage also become liabilities for the chief and the department, whether they are too high or too low. The department should take the position that facility costs are not and cannot be known until the planning process is put in place, and specifically until Step 11 of the model is completed.”
IACP Professional Standards Committee. *Police Facility Planning Guidelines: A Desk Reference for Law Enforcement Executives*. International Association of Chiefs of Police, 2002.
4. A June 2020 Forbes article discusses the enormous losses state budgets will face from the continuation and aftermath of COVID-19.
 - a. “[...] Law enforcement budgets still aren’t safe from cuts. Thanks to COVID-19, state budgets are headed for a loss of \$615 billion over the next three years according to the Center on Budget and Policy Priorities.”
Hansen, Sarah. “Call 911: How Police Built Military Arsenals And A Firm Grip On Local Budgets, And Why Defunding May Be Inevitable.” *Forbes*, Forbes Magazine, 26 June 2020, www.forbes.com/sites/sarahhansen/2020/06/26/call-911-how-police-built-military-arsenals-and-a-firm-grip-on-local-budgets-and-why-defunding-may-be-inevitable/.
5. Editorial director at the Georgetown University FutureEd Think Tank, Phillis W. Jordan, warns of sharp cuts in education funding from the loss of tax revenue.
 - a. “Tax revenue losses will likely bring sharp cuts in education funding [...] a recent analysis by the Association of School Business Officials International and the Superintendents Association suggests that a typical school district could spend

nearly \$2 million to reopen schools, given increased need for cleaning and transportation costs.”

Jordan, Phyllis W. “What Congressional Covid Funding Means for K-12 Schools.” *Future-Ed.org*, Future Ed, 17 July 2020, www.future-ed.org/what-congressional-covid-funding-means-for-k-12-schools/.

6. Ian Reeves, AIA, ICA, IALEP, and president of Architects Design Group (which specializes in the design of public safety facilities) brings up a design question in Police Chief Magazine that relates to the proposed Honeywell building:
 - a. “Does the building welcome the public, or does it have a ‘fortress’ look and feel?” Reeves, Ian. “Facility Design for Community Engagement.” *Policechiefmagazine.org*, Police Chief Magazine, www.policechiefmagazine.org/facility-design-for-community-engagement/.
7. Plante Moran staff CPA's Brian Camiller & Scott Patton warn of the importance of planning for future budgeting concerns in the wake of COVID-19.
 - a. “It’s difficult to see past the current crisis, but leaders need to think about tomorrow while managing through today. Think hard about your services a year or two down the road. What you can do – or not do – will be dictated largely by your revenue picture [...] if your organization hasn’t prepared a five-year projection previously, now is a good time to start.” Camiller, Brian, and Scott Patton. “Facing the COVID-19 Aftermath: Impact on Municipal Revenues.” *Explore Our Thinking | Plante Moran*, Plante Moran , 23 Apr. 2020, www.plantemoran.com/explore-our-thinking/insight/2020/04/facing-the-covid-19-aftermath-impact-on-municipal-revenues.

My questions for the finance commission and the public to consider in addressing the issues outlined in the previous statements are as follows:

- With the exception of Police Chief Finklstein for what would be an obvious bias, who on the Public Safety Building Vision Committee has past experience overseeing the development of a new police department?
- What professional 3rd party consulting firms have been consulted in this process? (For example: Dr Alexander Weiss, also cited in the above articles.)
- Why is a member of the Vision Committee also on the Board of Finance? This person (Anne Santoro) has already voted on the record for the Vision committee in favor of the need for additional appropriation. This seems to be an obvious conflict of interest.
- What is the plan, for now and for the future, from the Board of Finances to prepare for the “\$615-billion-dollar loss to state budgets” as it pertains to this additional funding?

- How are you protecting the citizens of East Lyme through the current COVID-19 crisis and its projected outfall over the next years to come? Our rainy day fund of approx 6 million would seem quite concerning with the current crisis and the coming troubles to navigate.
- Where will the Board of Finances find funding for the excess of work that schools will face due to the ongoing pandemic?

I urge the Board of Finance to deny the request of further funding for the East Lyme Public Safety Building. In addition, I urge the BOF to send a formal suggestion to the Board of Selectmen to sell the recently acquired public safety building at 227 West Main Street in East Lyme.

Thank you for your time and consideration.

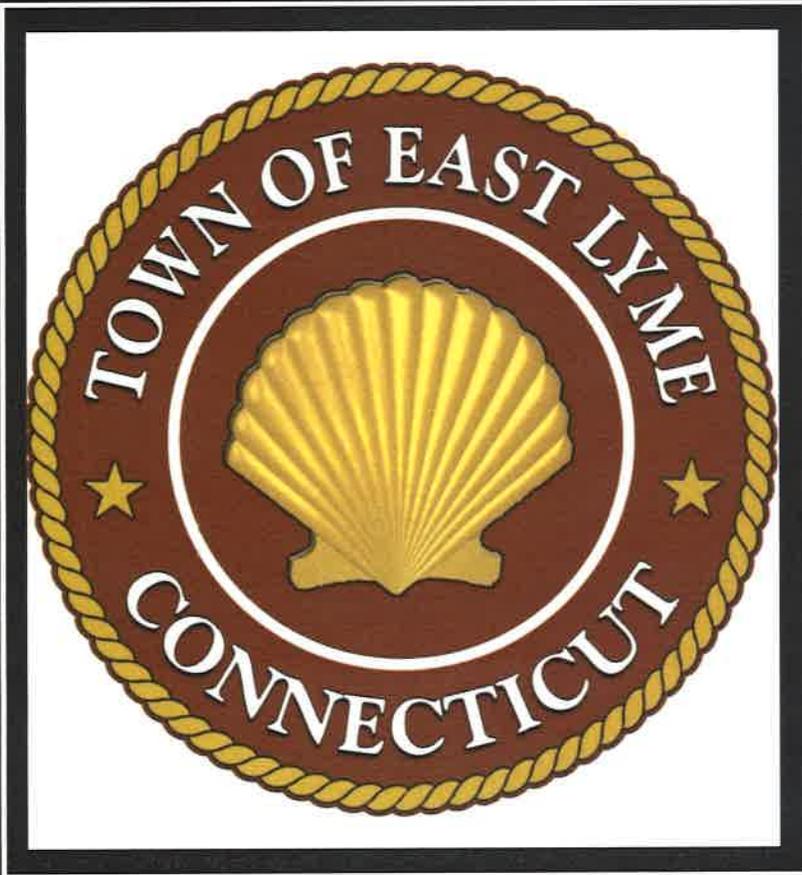
Gary Upton

Resident - East Lyme CT

Chairman - East Lyme Inland Wetlands Commission

Member - East Lyme Democratic Town Committee

#10



**EAST LYME
PUBLIC SAFETY BUILDING
RENOVATION PROJECT**

**Vision Committee
Recommendation Presentation
July 20, 2020**

Attachment - PP presentation BOA 7/20/2020 Spec Mtg.

EAST LYME PUBLIC SAFETY BUILDING



ELPSB Vision Committee was appointed in March 2019

Committee Membership:

Paul Dagle – BOS, Chair

Dan Cunningham – BOS

Kevin Seery – BOS

Anne Santoro – BOF

Lisa Picarazzi – BOF/Citizen

Bill Weber – BOF/Citizen

Dan Price – Police Comm., Vice Chair

Mark Powers – Police Comm.

Tony Buglione – Police Comm.

Mike Finkelstein – Police Chief

Joe Barry – Citizen

Bill Cornelius – Citizen

EAST LYME PUBLIC SAFETY BUILDING



Framework for Vision Committee Tasks

- **Need for a fully functional facility for our Police, Dispatch, Emergency Management and Fire Marshal Departments**
- **Consideration and appropriation in 2019 for this need by Boards of Selectmen and Finance; Referendum**
 - **BOS approved \$6M including holding cells and sally port**
 - **BOF reduced appropriation to \$5M**
 - **\$5M appropriation approved at referendum by voters of East Lyme**
- **Renovate only as necessary, not totally new, and without sacrificing functionality**



EAST LYME PUBLIC SAFETY BUILDING

Vision Committee Responsibilities & Objectives

- **Prepare Request for Proposal, Evaluate Proposals (9 received) and select an Architect firm**
- **Determine a Scope of Work for the renovation project**
- **Partner with Architect through five phases of work**
 - **Needs Assessment**
 - **Conceptual Design**
 - **Schematic Design**
 - **Construction Documents**
 - **Contractor Bidding and Evaluation**

EAST LYME PUBLIC SAFETY BUILDING



Vision Committee Responsibilities & Objectives (cont.)

- **Select a Contractor for the renovation**
- **Develop an accurate total project cost estimate, compiled with Contractor's bid**
- **Recommend a best design and its cost to the Town**

EAST LYME PUBLIC SAFETY BUILDING



Silver / Petrucelli + Associates

William R. Silver, AIA, Principal

Brian Cleveland, AIA, LEED - AP

EAST LYME PUBLIC SAFETY BUILDING



Preliminary Assessment of the Building

Existing Site Characteristics

- Paving**
- Storm Water**
- Septic**
- Site Lighting**
- Security**
- Accessibility**



Existing Building Characteristics

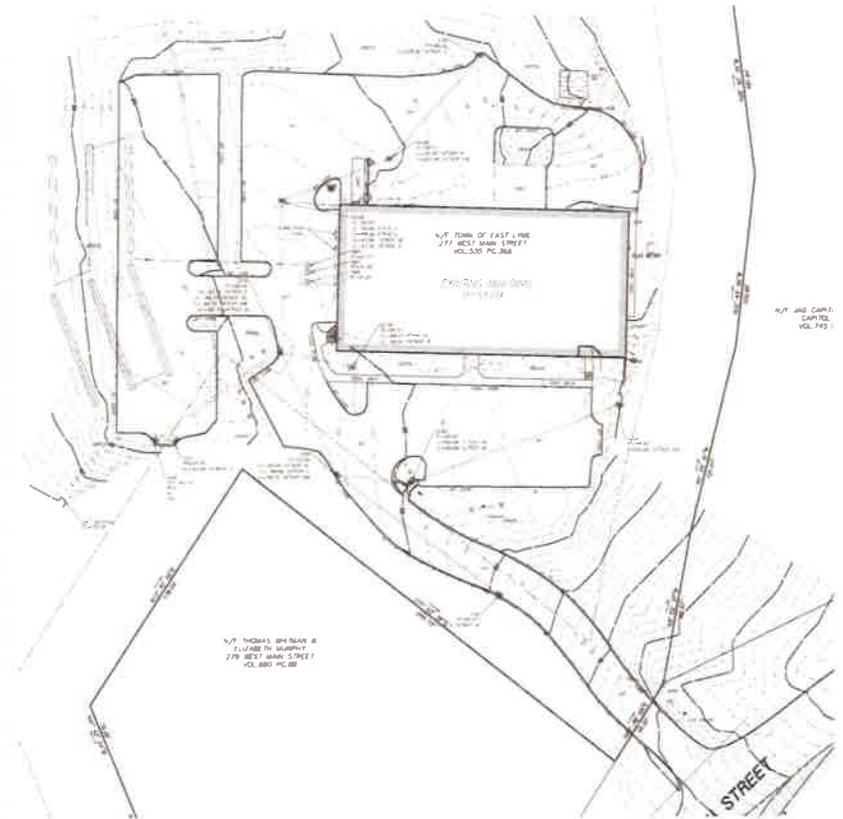
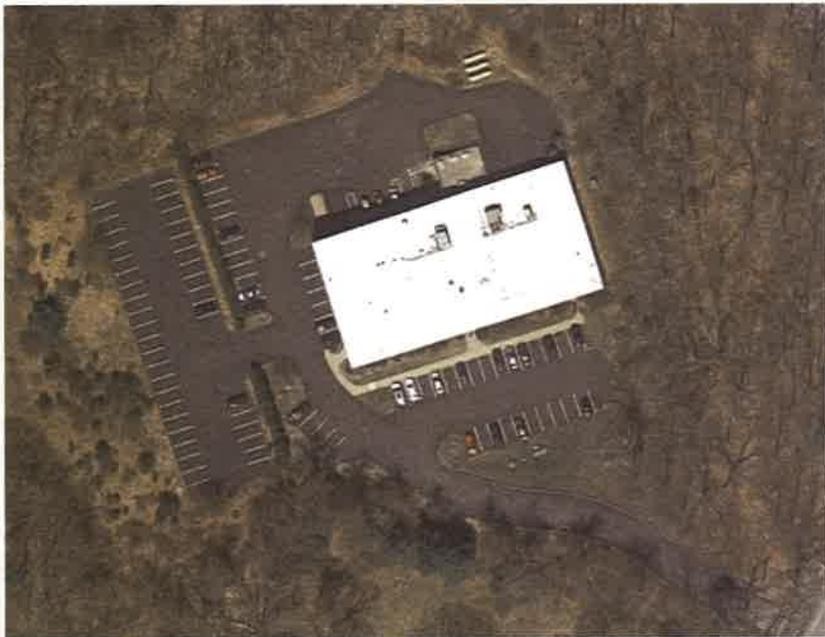
- Accessibility**
- Egress**
- Life/Safety**
- Mechanical Systems**
- Plumbing Systems**
- Electrical Systems**
- Structural System**



EAST LYME PUBLIC SAFETY BUILDING

Existing Site Characteristics

Paving, Storm Water, Septic, Site Lighting, Security
Accessibility





EAST LYME PUBLIC SAFETY BUILDING

Existing Building Characteristics

Accessibility, Egress, Life/Safety,
Mechanical Systems, Plumbing Systems,
Electrical Systems, Structural System



EAST LYME PUBLIC SAFETY BUILDING



Project Development

- Space needs of each department to be moved into the building were gathered.
- Investigation of building elements ranked (1-4) with associated cost estimates were presented to Vision Committee (VC) to consider for inclusion in the scope of the project.
- Schematic layouts of building plans presented to Police and Fire Marshal for review and feedback.
- Preferred layout with cost estimate presented to VC for review and approval.
- Select elements to include as base scope or alternates were considered by the VC.
 - ❖ Detention & Sally Port
 - ❖ Elevator Hoistway and Cab *(but no elevator)*
 - ❖ Extension of Domestic Water to Building *(currently on well system)*
 - ❖ Sprinkler vs. Fire Rated Walls
 - ❖ Mechanical Equipment Replacement

↳ one piece near end of useful life

*+ roof. 3-5yrs.
Life expectancy
repairs made will
hopefully extend
time further*

*2nd floor
basically for
future use by
other depts.*

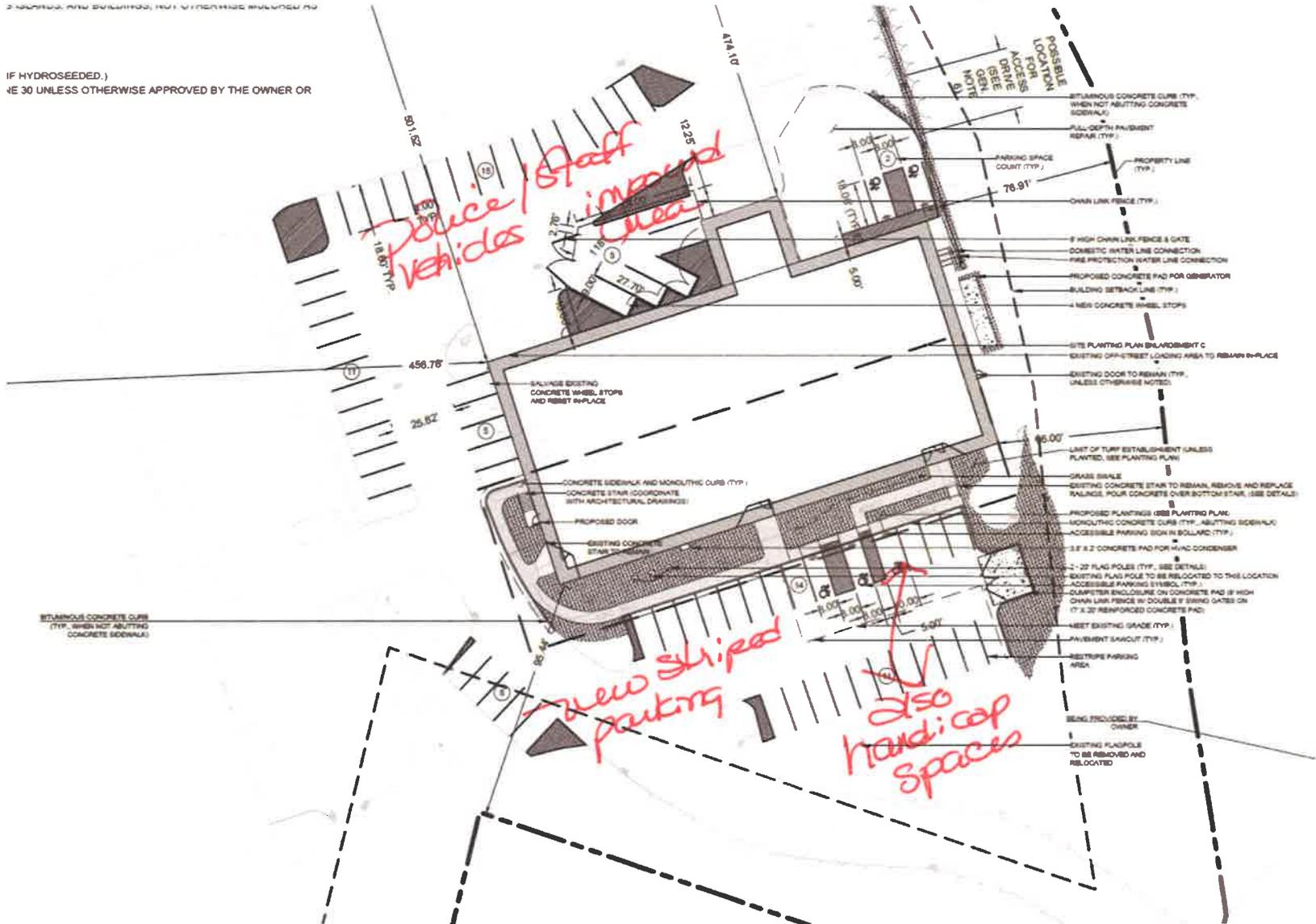
*based on the needs for
The people going there*



Approved Site Plan

2. SURFACE AND UTILITIES, NOT OTHERWISE INDICATED AS

IF HYDROSEEDING.
R# 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR

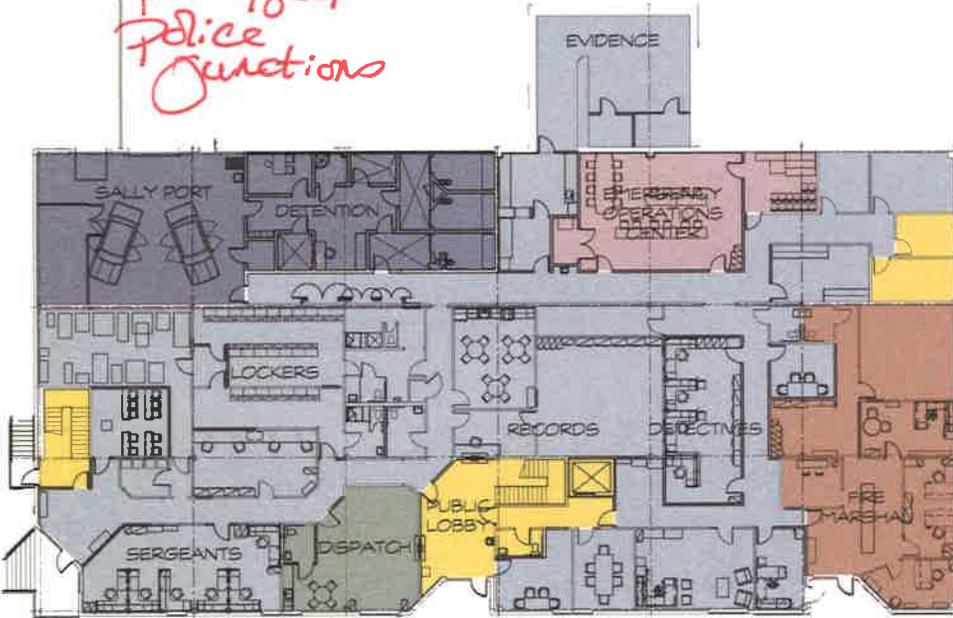




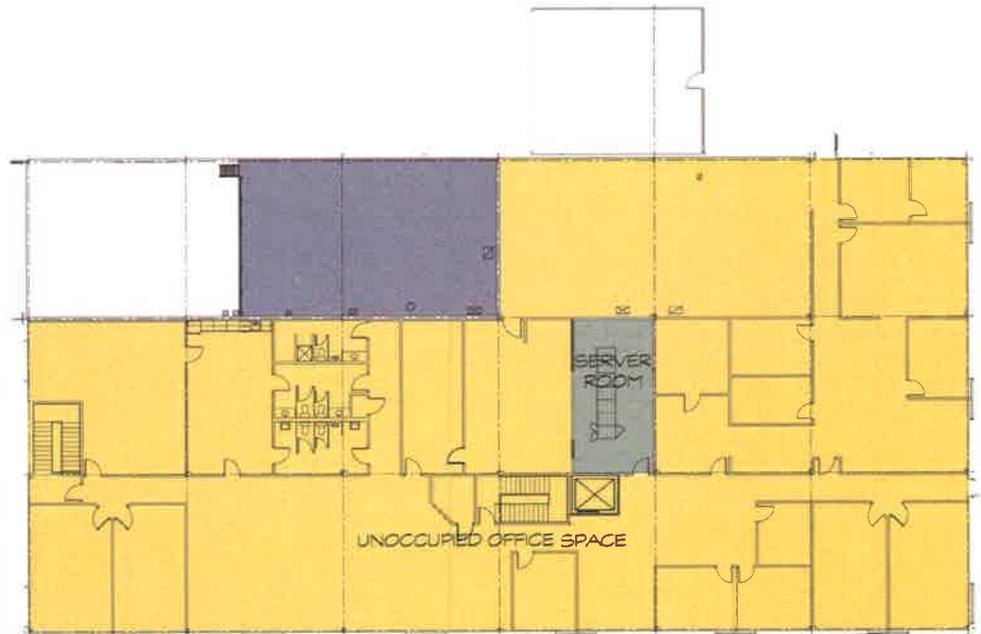
EAST LYME PUBLIC SAFETY BUILDING

Approved Building Plan

*Blue/grey =
Police
Functions*



First Floor Plan



Second Floor Plan

EAST LYME PUBLIC SAFETY BUILDING

Project Bid Results

East Lyme Public Safety Building Renovations
 Bid Opening: 2 pm on 4/24/20
 at Silver Penrose and Associates offices
 Brian Cleveland and Bill Silver Opening
 35 attendees on Zoom Video service

	Bidder >>	Noble Const and Mgr.	Noval Builders Inc	Ziontick Construction Co	Sarazin General Contract	Larosa Building Group	Orlando Annual + Score	Nutmeg Companies	Wesco Construction	The Morganti Group, Inc
BASE BID	Entire project	\$3,091,750.00	\$3,133,000.00	\$3,338,622.00	\$3,378,000.00	\$3,398,000.00	\$3,427,000.00	\$3,435,200.00	\$3,884,500.00	\$5,097,653.00
From Notice To Proceed	Work to commence	10 cal days	10 cal days	15 cal days	14 cal days	10 cal days	10 cal days	15 cal days	20 cal days	30 cal days
From NTP	Substantially complete	270 cal days	210 cal days	245 cal days	300 cal days	240 cal days	260 cal days	365 cal days	330 cal days	240 cal days
	Substantially Complete no later than	1/30/21								
Add Alternate 1	New Elevator Cab	\$198,000.00	\$287,000.00	\$244,986.00	\$103,000.00	\$265,000.00	\$130,000.00	\$118,520.00	\$110,000.00	\$170,000.00
Time	Schedule change	45 cal days	15 cal days	30 cal days	0 cal days	30 cal days	28 cal days	0 cal days	0 cal days	30 cal days
Deduct Alternate 2	Detention and Saily Port	(\$174,000.00)	(\$642,000.00)	(\$602,360.00)	(\$615,000.00)	(\$540,000.00)	(\$568,000.00)	(\$549,520.00)	(\$170,000.00)	(\$450,000.00)
Time	Schedule change	-30 cal days	-35 cal days	-30 cal days	-50 cal days	0 cal days	0 cal days	0 cal days	-30 cal days	0 cal days
Vol Alternates	Method, procedures	none	none	none	none	none	none	none	none	none
Unit Prices:										
	1 Add pressure treated wood blocking	\$9.00	\$3.50	\$4.00	\$11.00	\$13.00	\$6.00	\$30.00	\$25.00	\$20.00
	2 Deduct pressure treated wood blocking	\$8.00	\$3.25	\$3.50	\$5.00	\$5.00	\$5.50	\$25.00	\$20.00	\$15.00
	3 Add Fire rated partition repair and extension	\$12.00	\$7.25	\$6.50	\$10.00	\$20.00	\$15.00	\$38.00	\$10.00	\$10.00
	4 Deduct Fire Rated partition repair and extens	\$7.25	\$7.25	\$6.00	\$5.00	\$8.00	\$13.00	\$30.00	\$8.00	\$8.00
	5 Add Cutting, benching and patch, interior Sla	\$38.00	\$96.36	\$20.00	\$50.00	\$50.00	\$55.00	\$50.00	\$55.00	\$19.00
	6 Deduct cutting, bench and patch interior slab	\$20.00	\$90.00	\$18.00	\$25.00	\$25.00	\$30.00	\$25.00	\$44.00	\$14.00
	7 Add 24" x 48 inch ACT and metal grid	\$16.00	\$3.55	\$7.50	\$10.00	\$10.00	\$4.00	\$15.00	\$40.00	\$12.00
	8 Deduct 24" x 48 inch ACT and metal grid	\$6.00	\$3.55	\$6.75	\$4.00	\$4.00	\$3.60	\$5.00	\$30.00	\$8.00
	9 Add patching/repair of EPDM roof system	\$20.00	\$84.00	\$16.00	\$45.00	\$50.00	\$22.00	\$30.00	\$30.00	\$20.00
	10 Deduct patching/repair of EPDM roof system	\$5.00	\$75.00	\$15.00	\$20.00	\$20.00	\$15.00	\$15.00	\$24.00	\$14.00
	11 Add samoil existing bit conc pavement	\$3.00	\$8.84	\$24.00	\$3.00	\$4.00	\$2.50	\$3.00	\$6.00	\$4.00
	12 Deduct samoil existing bit conc pavement	\$2.00	\$7.51	\$22.00	\$1.00	\$2.00	\$2.25	\$1.50	\$4.00	\$1.25
	13 Add Bit Curb on top of existing pavement	\$12.00	\$8.40	\$6.50	\$5.00	\$9.00	\$7.00	\$7.00	\$9.00	\$6.00
	14 Deduct Bit Curb on top of existing pavement	\$10.00	\$7.15	\$5.00	\$4.00	\$5.00	\$6.00	\$4.00	\$7.00	\$3.00
	15 Removal of Bit Conc Pavement - Topsoil/See	\$16.00	\$7.34	\$4.50	\$5.00	\$8.00	\$25.00	\$7.00	\$15.00	\$6.00
	16 Deduct Removal of Bit Conc Pavmt - Topsoil	\$7.00	\$6.25	\$4.50	\$3.00	\$4.00	\$22.00	\$3.00	\$11.00	\$3.00
	17 Add Concrete Siderwalk and Base Material	\$8.00	\$17.33	\$9.50	\$15.00	\$16.00	\$10.00	\$12.00	\$20.00	\$20.00
	18 Deduct Concrete Siderwalk and Base Material	\$6.00	\$14.75	\$8.25	\$5.00	\$9.00	\$9.00	\$5.00	\$15.00	\$10.00
Addenda #1 Received	Yes/No?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addenda #2 Received	Yes/No?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addenda #3 Received	Yes/No?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addenda #4 Received	Yes/No?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addenda #5 Received	Yes/No?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addenda #6 Received	Yes/No?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Bid Bond Provided	Yes/No?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes



EAST LYME PUBLIC SAFETY BUILDING

Total Project Cost Compiled with Bid

East Lyme
Public Safety Building
Communications/IT

Radio Console	\$131,077.80
Dispatch Console Furniture	\$43,422.81
Recorder 32 ch	\$31,214.70
Recorder enhanced warranty	\$3,897.96
Voter remote monitoring	\$6,436.00
Antenna system (Roof)	\$7,261.42
Waterford radio interface	\$9,525.65
Communication Equipment Labor	\$58,500
Phone move	\$11,833
Star Computer hardware	\$58,885
Star Computer labor	\$61,500
State fiber move	\$25,920
ATT 911	Approx \$15,000 per AT&T

Estimated total: \$464,470

Town of East Lyme		Date:	2/10/2020 Rev 5/12/2020
East Lyme Public Safety Building		Job No.:	19.087
277 West Main Street Niantic, Connecticut 06357			
OPINION OF PROBABLE COST			
Total Project Cost Estimate			
			Noble
Base Bid Construction Cost Estimate			\$ 3,081,750
Hazardous Materials Abatement	Part of GC Base Bid		\$ -
Furnishings	Allowance		\$ 30,500
Relocation Cost (Furniture Moving)	Allowance		\$ 10,000
A/E Contract Design and Bid Base Services			\$ 86,100
A/E Contract Add Alternate Allowances (Incl Sally Port and Elevator Design)			\$ 46,600
A/E Furniture Inventory & MM Services (Tasks 1-5)			\$ 22,248
Environmental Engineer Services			\$ 6,028
Clerk of the Works (40 wks x 36 hrs x \$35)	Allowance		\$ 50,000
Connect to Public Water	Allowance		\$ 40,375
Materials Testing	Allowance		\$ 6,000
Zoning Application Fee	Waived		\$ -
Building Permit Fee (May be waived)	Waived \$10.00 per \$1,000		\$ -
State Education Fee	\$0.26 per \$1,000		\$ 801
Owners Contingency (% of Base Bid)	10%		\$ 308,175
Communications Equipment	Allowance		\$ 500,000
Building Procurement			\$ 2,789,937
		Base Bid Grand Total	\$ 6,977,514
Deduct Alternate 1 (Eliminate Detention and Sally Port from Base Bid)			\$ 734,000
Reduction in Building Permit Fee (May be waived)	\$10.00 per \$1,000		\$ -
Reduction in State Education Fee	\$0.26 per \$1,000		\$ 191
Reduction of Materials Testing	Allowance		\$ 3,000
Reduction in Owners Contingency (% of Deduct Alternate 1)	10%		\$ 73,400
		Deduct Alternate 1 Grand Total	\$ 810,591
Add Alternate 1 (Add Elevator and Equipment to Base Bid)			\$ 198,000
Building Permit Fee (May be waived)	Waived \$10.00 per \$1,000		\$ -
State Education Fee	\$0.26 per \$1,000		\$ 51
Materials Testing	Allowance		\$ 3,000
Owners Contingency (% of Add Alternate 1)	0%		\$ -
		Add Alternate 1 Grand Total	\$ 201,051
		Total Project Cost	\$ 7,178,566



SILVER/PETRUCELLI - ASSOCIATES
Architects / Engineers / Interior Designers
3190 Whitney Avenue, Hamden, CT 06518
Tel: 203 230 9007 Fax: 203 230 8247
www.silverpetruci.com



Wm. Silver presented

16a



EAST LYME PUBLIC SAFETY BUILDING

Police Station Construction Comparisons

Town	Existing SF	Renovated SF	Scope	Project Cost
Brookfield	12,950	22,500	Expansion at current location	\$8.5 million
Newtown	21,687	25,341	Renovation & expansion of former Taunton Press Building	\$15.1 million
Ansonia	17,000	28,000	Renovation & expansion of former Farrel corporate headquarters	\$11.6 million
East Lyme	8,384	15,700 D.P. 2,130 F.M. 13,855 Vac.	Relocation and renovation of former Honeywell building	\$7.18 million

The April 24 bids are valid for 120 days from the bid date. Therefore the bids will expire on August 22, 2020

EAST LYME PUBLIC SAFETY BUILDING



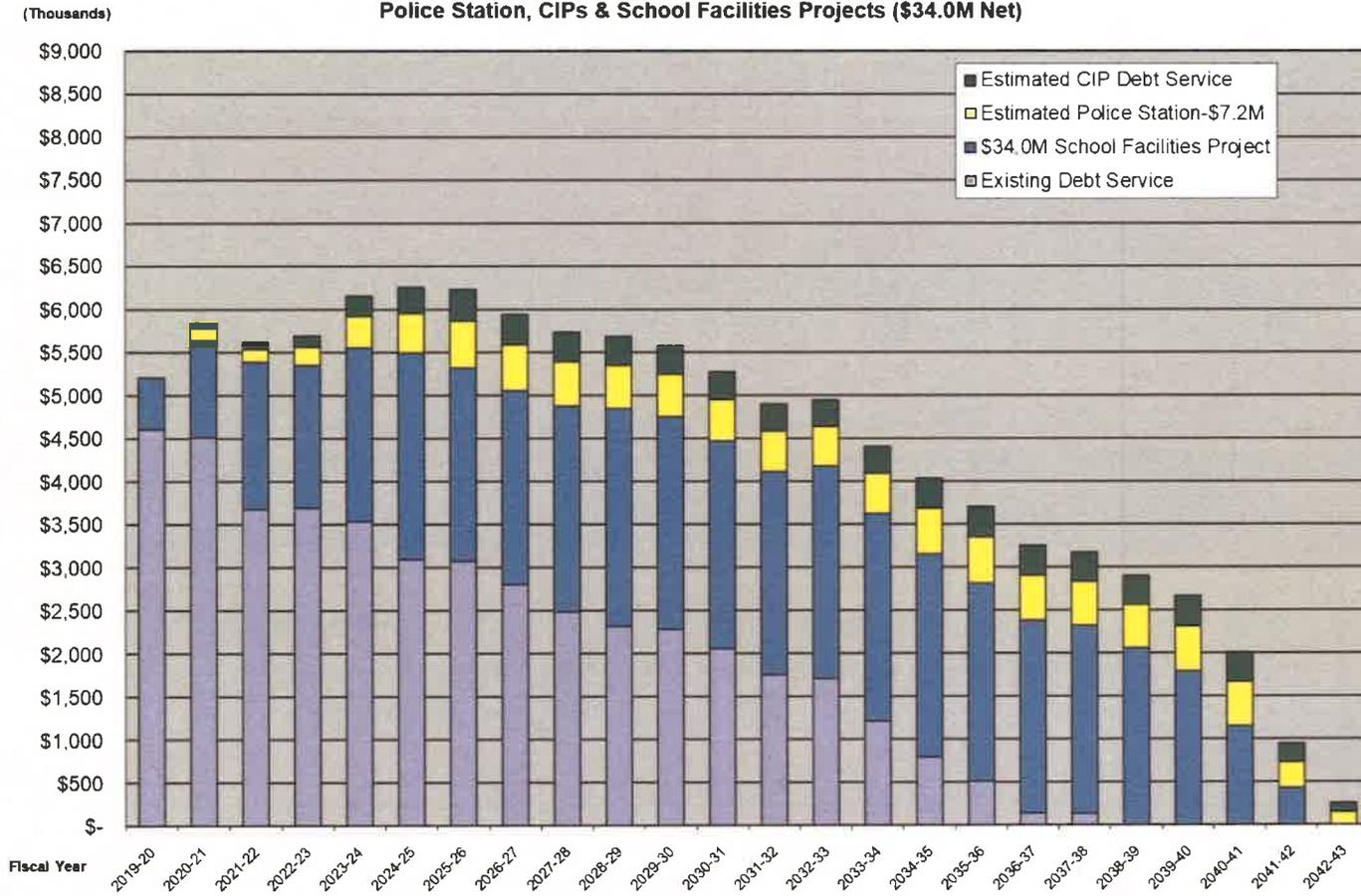
Anna Johnson

Director of Finance



EAST LYME PUBLIC SAFETY BUILDING

**Town of East Lyme
Existing and Proposed Debt Service
Police Station, CIPs & School Facilities Projects (\$34.0M Net)**





EAST LYME PUBLIC SAFETY BUILDING

TOWN OF EAST LYME, CONNECTICUT PRO FORMA DEBT SERVICE IMPACT FUTURE PRINCIPAL							
PRINCIPAL AMORTIZATION SCHEDULE							
Projects:	Existing General Fund Principal	Police Station & 2019-20 CIP	School Renovations	Police Station & 2020-21 CIP	School Renovations	Police Station & CIPs	Grand Total
Principal Amount:	\$ 52,698,303	\$4,780,000	\$10,000,000	\$3,390,000	\$8,045,000	\$3,800,000	\$ 82,713,303
Issue Date:		8/15/2020	8/15/2020	8/15/2021	8/15/2021	8/15/2022	
Maturity Date:		15-Aug	15-Aug	15-Aug	15-Aug	15-Aug	
Bond Term:		20	20	20	20	20	
Fiscal Year							
2019-20	\$ 4,011,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,011,242
2020-21	3,677,504	-	-	-	-	-	3,677,504
2021-22	3,549,892	-	-	-	-	-	3,549,892
2022-23	3,523,410	-	-	-	-	-	3,523,410
2023-24	3,471,058	225,000	400,000	-	-	-	4,096,058
2024-25	3,123,842	225,000	400,000	175,000	440,000	-	4,363,842
2025-26	3,191,762	225,000	400,000	175,000	350,000	175,000	4,516,762
2026-27	3,077,821	225,000	400,000	175,000	350,000	175,000	4,402,821
2027-28	2,828,024	225,000	600,000	175,000	350,000	175,000	4,353,024
2028-29	2,918,371	225,000	600,000	175,000	350,000	175,000	4,443,371
2029-30	2,939,867	225,000	600,000	175,000	350,000	175,000	4,464,867
2030-31	2,766,514	225,000	600,000	175,000	350,000	175,000	4,291,514
2031-32	2,509,316	225,000	600,000	175,000	355,000	175,000	4,039,316
2032-33	2,506,389	225,000	600,000	175,000	525,000	175,000	4,206,389
2033-34	2,048,293	255,000	600,000	175,000	525,000	175,000	3,778,293
2034-35	1,660,000	325,000	600,000	175,000	525,000	225,000	3,510,000
2035-36	1,400,000	325,000	600,000	175,000	525,000	250,000	3,275,000
2036-37	1,035,000	325,000	600,000	175,000	525,000	250,000	2,910,000
2037-38	1,035,000	325,000	600,000	175,000	525,000	250,000	2,910,000
2038-39	825,000	325,000	600,000	190,000	525,000	250,000	2,715,000
2039-40	600,000	325,000	600,000	250,000	525,000	250,000	2,550,000
2040-41		325,000	600,000	250,000	525,000	250,000	1,950,000
2041-42				250,000	425,000	250,000	925,000
2042-43						250,000	250,000
TOTAL	\$ 52,698,303	\$ 4,780,000	\$ 10,000,000	\$ 3,390,000	\$ 8,045,000	\$ 3,800,000	\$ 82,713,303

* 4.7m
 + 10m school projects

Process for this Project

EAST LYME PUBLIC SAFETY BUILDING



East Lyme Public Safety Project Timeline

January 22, 2019	Public Safety Project identified and brought to Board of Selectmen for approval \$6,000,000
January 23, 2019	Board of Finance approved \$5,000,000 for Public Safety Project
February 20, 2019	Town Meeting adjourned to Referendum
February 20, 2019	Referendum
April 30, 2019	\$3,000,000 Bond Anticipation Notes (BANs) sold with an August 15, 2019 maturity date
May 3, 2019	Closing on 277 West Main Street
August 15, 2019	\$5,000,000 (\$3,000,000 from April 30th and \$2,000,000 new money) BANs sold with an August 13, 2020 maturity date
August 13, 2020	\$3,000,000 Bond (20 year maturity) and \$4,200,000 BANs (\$2,000,000 from Aug 15, 2019 and \$2,200,000 new money with an August 12, 2021 maturity) sale
August 12, 2021	\$2,000,000 Bond (20 year maturity) and \$2,200,000 BANs (with an August 11, 2022 maturity) sale
August 11, 2022	\$2,200,000 Bond sale (20 year maturity)

EAST LYME PUBLIC SAFETY BUILDING



**Town of East Lyme
Pro Forma Debt Impact
Indebtedness
Existing, Police, CIPs & School Facilities**

FYE	General Fund Indebtedness			Ending Balance
	Beginning Balance	Additions	Reductions	
2020	\$ 52,698,303	\$ -	\$ (4,011,242)	\$ 48,687,062
2021	48,687,062	\$14,780,000	(3,677,504)	59,789,558
2022	59,789,558	\$11,435,000	(3,549,892)	67,674,666
2023	67,674,666	\$3,800,000	(3,523,410)	67,951,256
2024	67,951,256		(4,096,058)	63,855,198
2025	63,855,198		(4,363,842)	59,491,356
2026	59,491,356		(4,516,762)	54,974,594
2027	54,974,594		(4,402,821)	50,571,773
2028	50,571,773		(4,353,024)	46,218,749
2029	46,218,749		(4,443,371)	41,775,378

EAST LYME PUBLIC SAFETY BUILDING



**Town of East Lyme
Pro Forma Debt Impact
Carrying Charge
Existing, Police Station, CIP & School Facilities**

FY	Budgetary Expenditures Excluding Debt*	Estimated Debt Service	Budgetary Expenditures Including Debt	Debt Service as % of Expenditures
2020	\$ 68,588,563	\$ 5,599,145	\$ 74,187,708	7.5%
2021	70,373,568	5,817,505	76,191,073	7.6%
2022	71,932,343	5,618,105	77,550,448	7.2%
2023	73,525,644	5,694,905	79,220,549	7.2%
2024	75,154,237	6,157,493	81,311,730	7.6%
2025	76,818,903	6,255,930	83,074,834	7.5%
2026	78,520,442	6,231,528	84,751,970	7.4%
2027	80,259,670	5,941,755	86,201,425	6.9%
2028	82,037,421	5,734,632	87,772,053	6.5%
2029	83,854,550	5,685,584	89,540,135	6.3%

* Assumed a 2.215% budgetary growth which is the average growth over the past 4 years.



Scenarios for Mil Rate Increase

(Phased in over 3 Years)



Home assessed at \$250,000
Average Tax Increase \$49.20/year (\$4.10/month)



Home assessed at \$350,000
Average Tax Increase \$68.89/year (\$5.74/month)



Home assessed at \$450,000
Average Tax Increase \$88.57/year (\$7.38/month)



Anne Santoro

**Member, Board of Finance &
Public Safety Building Vision Committee**

MEMO 1—PSB—ARRIVING AT \$7.2 MILLION (ARS 7/20)



- (1) 1/22/19: BOS considered and approved a request for \$6 million to purchase and repurpose the Honeywell property. The purchase price for the property was \$2.775 million, negotiated down from \$4 million. The remainder, \$3.2 million, was intended for project construction costs, based on information and estimates then available.
- (2) 1/23/19: A motion to approve the \$6 million request failed at BOF. "(A)t a stalemate and wish(ing) to request more detail", BOF approved \$5 million. (p. 9 of minutes). The understanding was that an additional request for funding could be made if warranted by design details, once developed, and that \$5 million would not cover the cost of constructing cells, then estimated to be \$1million. (p. 9 of BOF minutes; p. 1 of Vision Committee minutes 2/11/20). As a result of the \$5 million appropriation, \$2.2, not \$3.2 million, would remain available for project construction costs.
- (3) 2/20/19: The \$5 million BOF appropriation was submitted to voters of the Town to decide at referendum—approved by vote of 1,389 to 803.
- (4) 3/12/19 through 5/12/20: Vision Committee and Silver/Petrucci develop a Total Project Cost Estimate Compiled with Bid (Slide 15) of \$7,178,566. This estimate is based on months of developing a scope of work, refining design, drafting construction documents, and soliciting competitive bids.
- (5) Items from the recommended final design that drive the \$7.2 million estimate, decided upon using the process described in (4) above, total \$2,082,417:
 - Detention cells and Sally Port—\$810,591 (includes \$73,400 contingency)
 - Elevator shaft construction—\$400,000 and cab—\$201,051
 - Fire rating improvements—\$121,000
 - Infrastructure to support communications equipment—\$126,000
 - Roof top mechanical equipment replacement—\$83,000
 - Ballistic protection for lobby and windows—\$24,000
 - Exterior and interior accessibility features—\$65,000
 - Public restroom off lobby—\$17,000
 - Contingency(10% of base bid received)—\$308,175 (includes cell contingency)
- (6) The competitive bid process for the project resulted in a low base bid of \$3,081,750, just \$165,838 more than our working estimate at the time of the solicitation in February 2020. Bid opening was 4/24/20. The \$7.2 million estimate reflects the \$165,838 difference.
- (7) Having the benefit of completing both the design and bidding processes, we arrive at a total estimate of \$7.2 million. The \$5 million appropriation did not include funding for cells and a sally port and did not contemplate the items and bid results discussed above.

MEMO 2—PSB—IDENTIFYING COSTS AND HOW THEY ARE PAID (ARS 7/20)



27

At issue before the Board of Finance is the amount of financing needed for the project's costs. It is helpful to describe these costs and properly differentiate them from operational expenses and future capital improvements. As a municipality, we have an established financial structure that allows us to pay for the costs of capital projects. Paying for the purchase and conversion of the Honeywell Building for public safety makes use of this structure, as is done for any other of our capital projects undertaken. It is important to keep in mind that we are a government entity and often pay for capital costs in a manner unlike a private business or start up.

- (1) **PROJECT COSTS:** These have been determined and are enumerated in the Total Project Cost Estimate Compiled with Bid. As previously explained by Mr. Cleveland, they include hard, soft, as well as site costs. Project costs for a project of this size are paid through financing, in particular, by short term notes and long term bonding. Note that the \$2,789,937 identified as building procurement includes the building, land, as well as closing costs. Also note that attorney's fees and insurance costs are not listed; legal services and insurance costs for the Town are paid directly out of our General Fund (Department #114—Government Misc.) for this project, as for any other. Similarly, bonding costs are not listed. These consist of costs for bond counsel and related fees and are paid for by obtaining premium dollars through the lending process, as has so far occurred for this project. This is the usual way we pay for these costs, unless the amount being borrowed is particularly large, such as that for the renovations of our three elementary schools.
- (2) **OPERATIONAL EXPENSES:** These include electricity, propane/heating oil, and maintenance, and in standard practice are not made part of architect prepared project cost estimates. For all of our Town buildings, such expenses are paid for directly out of our General Fund (Department #113—Maintenance of Town Buildings). Once the Town purchased the Honeywell building, it was responsible to pay for the building's operational expenses. The Town paid \$25,415 for electricity and \$4,735 for propane for the building in FY 2019-2020. Note that for cash flow purposes, these expenses were paid using funds financed for the project but that these amounts can properly be restored to the project budget. Operational expenses will of course continue to be incurred during renovation and occupancy of the building, as they would for any Town building.
- (3) **FUTURE CAPITAL IMPROVEMENTS:** These are expenditures that will be incurred to extend the life of a building or to increase its market value. The Town utilizes a variety of funding sources to pay for capital improvements, not just notes and bonds. Funds from the General Fund, existing Capital and Nonrecurring funds (CNRE), and grants such as LoCIP are also available to meet future capital improvement needs. The Town maintains a 10 year Capital Improvement Plan that identifies ongoing and future capital improvement needs as well as the expected source of funding for these projects and items. Using this important planning tool, the Town can actually establish or maintain appropriate funding sources for capital improvements. In contrast, securing notes and bonds for a capital improvement occurs proximate to its approval, not beforehand on the expectation or the possibility of a need arising. Any future capital improvements of the Public Safety Building will be based on actual need, just as they would for any Town building. Moreover, they may be paid from the variety of funding sources outlined here. Our architect's opinion and assessment of the building will help the Town plan for these improvements and how we may pay for them.

MEMO 3—PSB—POSITIVE FINANCIAL OUTCOMES (ARS 7/20)



28

- (1) Savings will be realized from the termination of the existing agreement between East Lyme and Waterford for the detention and processing of persons arrested by our Police Department. The cost of this service for FY 2020-2021 is \$46,557, up 5% from the previous year. Since it was entered into in 2017, the arrangement with Waterford has already cost the Town \$126,850 plus expenses, and has increased yearly. It was meant to be a temporary accommodation as East Lyme established an independent Police Department. We are not certain that Waterford will renew the agreement past June of 2021; an agreement with another Town may be necessary. Our own public safety building with cells and processing capabilities will save us yearly rental fees that continue to increase.
- (2) Operating expenses for the current police station will be eliminated. These include expenses for electricity and maintenance. The electric bill for FY 2019-2020 was \$24,243+/-; the building is heated by electricity. Maintenance, particularly cleaning and repairs due to repeated water infiltration, continue to cost the Town thousands.
- (3) The property of the current police station will be commercially developed. Through the Brownfield grant program, the Town will assist in determining the nature and scope of necessary chemical cleanup. The Town will take title of the property from Dominion (\$1) and proceed to sell it. Note that the fair market value of the property was \$543,200 in 2003, the last year that taxes were paid. It is well located on Main Street for commercial development that would result in tens of thousands of dollars in yearly tax revenue to the Town, the amount of course to be determined by assessed value and mil rate.
- (4) The PSB property's unfinished office space and unused acreage add significant value to the project. 13,855 square feet of unfinished office space as well as 9 acres of land will be available to the Town to meet future municipal needs. Departments in Town Hall and the Community Center, including the Library, have space needs that have been evident for some time. Also, should the public safety departments require additional space, it is available. The additional acreage affords an opportunity to meet goals of the Town's Plan of Conservation and Development, soon to be updated.
- (5) Cost savings aspects of the project should be noted. The efforts and decisions of the Vision Committee and our architect, Silver/Petrucci, have been directed to meet the scope of work of the project at the best possible cost. It is important to highlight some of these cost savings:

- One floor plan—Server room only on 2nd floor, leaving remaining space for future needs and reducing square feet renovated now
- Waiver from State Building Official, eliminating need for lateral bracing; in his words, building is "built like a tank" and can withstand 135+ mph winds and seismic activity, saving an estimated \$243,737
- Extensive use of existing furniture inventory
- LED interior lighting design and automatic lighting controls; \$15,420 incentive through Eversource will be applied
- New rooftop HVAC unit will be 35% more efficient than the one it is replacing
- Silver/Petrucci's fees for architect and engineering services total \$153,948, \$100,000+ less than those of similarly qualified firms who bid for the project.



Paul Dagle

**BOS – Chairman of the
Public Safety Building Vision Committee**



EAST LYME PUBLIC SAFETY BUILDING

Project Cost \$7.18M

- **19.7% increase over the BOS approved Rough Order of Magnitude cost estimate (\$1.18M/\$6M)**
- **Includes ~\$600K for an elevator that is not required by code as alternate means of access to the 2nd floor are available but not desirable**
- **\$250/sq. ft. cost compared to ~\$400/sq. ft. cost for new construction**
- **\$7.18M total cost compared to >\$12M for new construction**



EAST LYME PUBLIC SAFETY BUILDING

Project Value

- **Fully functional Public Safety Facility at an affordable cost**
- **Provides for those who are dedicated to professionally and bravely protecting the citizens of East Lyme 24 hours/day 365 days/year**
- **13,000 sq. ft. of office space and ~10 acres of remaining land provided for future town needs**

EAST LYME PUBLIC SAFETY BUILDING



THANK YOU

East Lyme Public Safety Building Project
 277 West Main Street
 Estimated Project Costs Compiled by Camille Alberti, BOF Chair
 Note: Blue items included in Base Bid (No. 10)

Print Date: 7/21/2020

#12

No.	Item Description (Actual/Estimate)	2019	2020	2021	2022	2023	Total Cost of PSB Project
1	Building Purchase Price (5/3/2019)	\$ 2,775,000	\$ -	\$ -	\$ -	\$ -	\$ 2,775,000
	Prepurchase Asbestos Inspection + Hazmat Services	\$ 1,670	\$ 2,763	\$ -	\$ -	\$ -	\$ 4,433
2	Closing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Property Tax Adjustment (5/3/19 - 6/30/19)	\$ 6,911	\$ -	\$ -	\$ -	\$ -	\$ 6,911
	Septic Tank Inspection Reimbursement	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 400
	Title Fee	\$ 8,026	\$ -	\$ -	\$ -	\$ -	\$ 8,026
	Actual Short-Term Financing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	(2.5% on S/M from 4/30/19 - 8/15/19)	\$ 21,875	\$ -	\$ -	\$ -	\$ -	\$ 21,875
	Estimated Short-Term Financing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	(As reported in 2020-2021 Budget)	\$ 22,500	\$ 49,722	\$ 49,722	\$ -	\$ -	\$ 121,944
5	Bonding Costs (\$7.2m @ 2.75%)	\$ -	\$ -	\$ 198,000	\$ 178,500	\$ 176,950	\$ 553,450
6	Architect/Legal/Other Professional Fees	\$ 96,910	\$ 37,038	\$ -	\$ -	\$ -	\$ 133,948
7	Bid Process (Advertising) Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Electricity & Propane Costs During Vacancy	\$ 17,647	\$ 29,101	\$ 14,550	\$ -	\$ -	\$ 61,298
9	Rental Savings (Waterford Agreement)	\$ -	\$ -	\$ -	\$ (48,000)	\$ (50,000)	\$ (98,000)
10	Base Bid Construction Cost Estimate	\$ -	\$ 3,081,750	\$ -	\$ -	\$ -	\$ 3,081,750
11	Bathroom - Lobby/Public	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	"Commissioning Agent" (Different from Clerk of Wks)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Communications & Technology	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
14	Clerk of the Works	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
15	Elevator	\$ -	\$ 198,000	\$ -	\$ -	\$ -	\$ 198,000
16	Egress Road Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Environmental Engineer Services	\$ -	\$ 6,028	\$ -	\$ -	\$ -	\$ 6,028
18	Furniture - Acquisition (\$30,500)	\$ 5,000	\$ 30,500	\$ -	\$ -	\$ -	\$ 35,500
19	Furniture - Moving Costs (\$10,000)	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
20	Furniture Inventory & Moving	\$ -	\$ 22,248	\$ -	\$ -	\$ -	\$ 22,248
21	Holding Cells/Sally Ports (\$734,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	HVAC	\$ -	\$ -	\$ 86,000	\$ -	\$ -	\$ 86,000
23	Lockers	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
24	Materials Testing	\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ 9,000
25	Parking Lot Grading/Paving	\$ -	\$ -	\$ 186,000	\$ -	\$ -	\$ 186,000
26	Parking Canopy	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
27	Roof	\$ -	\$ -	\$ -	\$ -	\$ 372,636	\$ 372,636
28	State Education Fees	\$ -	\$ -	\$ 852	\$ -	\$ -	\$ 852
29	Town Water Connection	\$ -	\$ -	\$ 40,375	\$ -	\$ -	\$ 40,375
30	Design Contingency (10%)	\$ -	\$ 308,175	\$ -	\$ -	\$ -	\$ 308,175
31	Signs & Electricity to Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32	Real Estate Revenues Lost - 277 West Main (2% YOY)	\$ 21,887	\$ 44,527	\$ 45,418	\$ 46,326	\$ 47,252	\$ 205,410
33	In-Kind Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	Town Legal Review	\$ 870	\$ 270	\$ -	\$ -	\$ -	\$ 1,140
35	Other Expenses (List)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	Other Credits (Grants)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total	\$ 2,978,695	\$ 3,879,122	\$ 1,170,917	\$ 186,826	\$ 546,838	\$ 8,762,398

East Lyme Public Safety Building Project
 Continued

"All-in" Cost of Project \$ 8,762,398

List Items that were omitted from this project:

6 Cells reduced to 3	\$ -
10 Officer Lockers (From 35 - to 25)	\$ 10,000
15k Lost Renovated Space (30k sq. ft - 15k sq. ft.)	TBD
2 Flag Poles (From 3 to 1)	\$ 4,600
Building Permit Fee	\$ 29,159
Fire Suppression System + Extension to Entire Bldg. Generator	\$ 296,392
Landscaping Reduced from Original Concept	\$ 225,000
New Appliances	\$ 10,000
Structural Improvements to Risk Category 4	\$ 3,600
Vinyl vs. Epoxy Flooring	\$ 268,111
	\$ 3,269
	<u>\$ 850,131</u>

\$ 9,612,529

Submitted
 by C. Alberti
 BOF Spec. 7/20/20

#13

Ann
Cicchiello

Proposal:

To authorize an additional \$2.2 million to renovate the newly purchased public safety building for a total project cost of \$7.2 million.

POSITION STATEMENT DATED 7/20/20 by Ann Cicchiello - Board of Finance, Vice Chairwoman

This decision has not been easy to make. I have considered this issue for several months. I have attended many meetings about this proposal. I have talked to many people. I have reviewed the minutes of meetings which I could not attend in person. And I recently did a site walk of the building with the First Selectman. After conducting my due diligence, three important factors made it clear that I cannot support this proposal to approve an additional \$2.2 million for this project.

First, the project is simply not affordable. A referendum was held, and the taxpayers of East Lyme approved \$5 million dollars to purchase and renovate the Honeywell building. Renovations have not even begun, and we will be 44% over-budget if we approve this proposal.

In performing my research, I wanted to get a sense of the history behind this project. In 2004 and 2007 proposals for new police stations were presented and rejected as too expensive. Again, in 2019, taxpayers were presented with a proposal to buy and renovate the Honeywell building for \$5 million dollars. Taxpayers were assured that the project could be completed for that amount, and it was approved. However, the fact that we are here today being asked for an additional \$2.2 million dollars leads one to question whether the taxpayer was provided sufficient information to make an informed, intelligent decision.

Second, this additional \$2.2 million does not mark the end of the project. The building will still not be completed, and the town will continuously ask for more and more money to complete renovations. The real cost to purchase and renovate this building is substantially more than \$7.2 million. At one time, the architects on this project estimated that we needed \$6.1 million for

3 pgs.

submitted - Bot spec. 7/20/20
read by Ann Cicchiello

renovations, in addition to the purchase price, for a total of almost \$8.4 million. Who knows if that estimate is even accurate, or if that estimate is also 44% too low?

To make this current proposal less costly, necessary items like a new roof or H-VAC system were simply deferred to a later date -- which would require more proposals to the BOF and more money from the taxpayers of East Lyme. No one is denying that East Lyme needs a new police facility. However, taxpayers cannot be asked to give a blank check to finance the renovations of this building. Each family in East Lyme lives within a budget, and the town must do the same. It appears as if this building was purchased without having a realistic budget or plan in place. Now, we are stuck with a building that is going to be significantly over-budget, such that one must question the propriety of buying it in the first place.

Third, the ongoing coronavirus pandemic has created significant uncertainty in the economy and led to unemployment rates not seen since the Great Depression. The end of the pandemic is nowhere in sight and the effects of it on the economy will be felt for many years. In East Lyme, we are expecting a significant decrease in revenue in both property taxes and grants from Hartford, which are the backbone of East Lyme's budget. During the most recent budget approval for the 2020/2021 fiscal year two months ago, First Selectman Mark Nickerson himself, cognizant of the economic impact of COVID-19, made budget cuts across the town, as did the board of education. Hence, this is the wrong time to place more financial burdens upon the taxpayer for a project that may prove to be never-ending, especially for our older taxpayers who live on fixed incomes. In normal fiscal times the taxpayer may or may not be able to afford ever-increasing taxes for this building. However, it is certain that this pandemic has and will continue to adversely impact our local and national economy.

As vice chairwoman of the East Lyme BOF, it is my duty and responsibility to act as a steward for taxpayer dollars. A review of the evidence has shown the project is not affordable and that it is not possible for the project to stay within the generous budget of \$5 million dollars that is already approved.

AC

Additionally, the pandemic has weakened East Lyme's fiscal situation and has already led to budget cuts across the town. Given this information, I can only conclude that to approve this proposal would be a violation of our fiduciary duty to the town of East Lyme.

A handwritten signature in black ink, appearing to be the initials 'AE' followed by a horizontal flourish.

14

Camille
Alberti

Camille Alberti, BOF Chair

PSB Position Statement @ Conclusion of
7/20/20 BOF Meeting

My Position Statement:

I've been studying this project for 1 ½ years. I've attended numerous PSB Vision Committee meetings, I've listened to BOS meetings where they've discussed this project. I've talked to numerous people and have followed comments on social media. So, I had a pretty good idea coming into this meeting how I was going to vote. But I wanted to keep an open mind while my final questions on the project were answered tonight. Unfortunately, *nothing* I have heard has persuaded me to change my opinion.

Therefore, I am not in favor of approving an additional \$2.2 million funding request for this project. Let me explain why...

1. Our Board, and the Public, were given assurances on many occasions that this project would be "within budget" and "on time", without sacrificing quality.

With regard to budget, if you believe the "all-in cost" of \$7.2 million is true, then that amount is \$2.2 million more than the voters approved at the February 2019 referendum. I do not believe in the integrity of this stated project cost. I presented

1 submitted BOF spec.
7/20/20
read by C. Alberti

4 pgs.

information to you this evening indicating what I believe to be a truer cost of between \$8.8 and \$9.6 million, nearly double what the voters approved at referendum.

If we are going to move forward with this, or any, project, we must strive to do it right the first time. Furthermore, we have a fiscal responsibility to be good stewards of taxpayer monies, and a moral obligation to be transparent.

We can not raid the Town's operating or capital budgets in the future to pay for renovations and repairs that should have rightly been included in upfront, total costs for this Project.

With regard to timing, we were repeatedly told about the dire conditions of the current police station. That is why we were presented with a "do or die" decision on one night in January of 2019, in order to get the Police into the PSB by the Fall of 2019. Now, at best, we are looking to get the Police into the PSB by the summer of 2021, a full FOUR years after the original Task Force was formed to tackle this project.

I have lost confidence in this administration's ability to deliver on its promises, past, present or future.

2. The cost comparisons between renovating an existing building vs. building new have constantly changed over the past couple of years. First, we were told it makes more sense to spend \$6 million on fixing an old building versus building a new one for upwards of \$15 million.

Tonight, we hear it makes more sense to spend \$7.2 million on fixing an old building versus building new at \$12 million.

I believe our choice really comes down to “Do we spend \$8.5 to \$9 million to retrofit the Honeywell building TODAY, or do we build new for \$10-\$12 million 4-5 years down the road?”

Let me be clear...If the true cost and timing of the proposed project had been presented to us in January 2019, I never would have voted in favor of it.

3. According to the “Center on Budget and Policy Priorities”, (a nonprofit think tank) state budgets are headed for a loss of \$615 billion over the next 3 years. That’s not to mention the hit that local and municipal governments will take, especially since they rely so heavily on state governments for funding. Given the unknown economic impact on our local economy as a result of the pandemic, I believe it is irresponsible to continue on this project path at this time. We are not so far down the rabbit hole that we cannot reverse course.

Recommendation:

My recommendation to the BOS would be to abandon this project and commit the funds to fix up the building the police are currently in. That will give us the chance to pay down existing debt, before piling more on. Put the Honeywell building back up for sale and start planning for a new Public Safety Complex in a more centralized location that can be built a few years down the road. Postponing the debt burden for a multi-million-dollar project will flatten the debt curve, and would have very little impact (if any) on the taxpayer.

Some people have suggested that the BOS should consider moving the Municipal Offices into the Honeywell Building, and moving the Police from their current location to Town Hall.

Whatever the BOS decides, I would caution them not to paint this project as the ONLY viable solution. I just don't think that will fare well in the Court of Public Opinion.

Motion(1)

15

by AS

RESOLUTION AMENDING A 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 PURPOSE

RESOLVED:

Section 1. The resolution entitled "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 Purpose", adopted at a referendum held February 20, 2019 (the "Resolution") is hereby amended to increase the amount of each of the appropriation and the bond authorization set forth therein by \$2,200,000 from \$5,000,000 to \$7,200,000.

Section 2. Section 1 of the Resolution is hereby amended by deleting said Section and substituting the following in lieu thereof, thereby making said Section read as follows:

Section 1. The sum of \$7,200,000 is hereby appropriated by the Town of East Lyme, Connecticut (the "Town") for planning, design, acquisition, construction, equipping and furnishing of a public safety building at 277 West Main Street, Niantic, Connecticut, of approximately 31,000 square feet on 17 acres, for police, dispatch, emergency operations and fire department uses, including, but not limited to, demolition, renovation, reconstruction and repairs of interior space for interview rooms, prisoner processing and detention, evidence, weapons and records processing and storage; expenses related to architectural services, engineering, permitting, soil, groundwater, geological, environmental and other testing and inspection of the site; relocate and upgrade bathrooms, shower facilities and locker rooms; installation of safety glass, security doors, video security and biometric access; installation of elevator; installation of 911 system and associated data and communications infrastructure; acquisition and installation of video and audio recording systems and other furniture, fixtures, equipment and carpeting; renovation, reconstruction and replacement of roof, skylights, exterior masonry, and windows; reconstruction and installation of air quality, heating, ventilation and air conditioning systems and ductwork; upgrade of electrical, plumbing, lighting, telephone, video, data, technology (Wi-Fi), life safety and security, energy, public address system and other infrastructure; ADA and building code compliance improvements; abatement of all hazardous materials and storage tanks; installation of sanitary sewer and water lines; earthwork, site work, and landscaping; construction, reconstruction and improvement of parking areas, sidewalks, driveways and access road; temporary parking and storage; and related legal, consulting, licensing, advisory, administrative, governmental fees and expenses and costs of issuance related thereto, said appropriation being inclusive of any and all State and Federal grants-in-aid thereof (the "Project").

Section 3. Section 2 of the Resolution is hereby amended by deleting said Section and substituting the following in lieu thereof, thereby making said Section read as follows:

Section 2. To meet said appropriation, \$7,200,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum

Attachment BOT Spec. 7/20/20 Motion(1)

original Resolution adopted 2/20/19

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 PURPOSE

RESOLVED:

Section 1. The sum of \$5,000,000 is hereby appropriated by the Town of East Lyme, Connecticut (the "Town") for planning, design, acquisition, construction, equipping and furnishing of a public safety building at 277 West Main Street, Niantic, Connecticut, of approximately 31,000 square feet on 17 acres, for police, dispatch, emergency operations and fire, including, but not limited to, demolition, renovation, reconstruction and repairs of interior space for interview rooms, prisoner processing and detention, evidence, weapons and records processing and storage; expenses related to architectural services, engineering, permitting, soil, groundwater, geological, environmental and other testing and inspection of the site, relocate and upgrade bathrooms; installation of safety glass, security doors and cameras; installation of elevator; installation of 911 system and associated communications infrastructure; acquisition and installation of furniture, fixtures, equipment and carpeting; renovation, reconstruction and replacement of roof, skylights, exterior masonry, and windows, reconstruction and installation of air quality, heating, ventilation and air conditioning systems and ductwork, upgrade of electrical, plumbing, lighting, telephone, video, data, technology (Wi-Fi), life safety and security, energy, public address system and other infrastructure, ADA and building code compliance improvements, abatement of all hazardous materials, replacement of oil tank, sanitary sewer and water line, earthwork, site work, landscaping, construction, reconstruction and improvement of parking areas, sidewalks, driveways and access road, temporary parking and storage, and related legal, consulting, licensing, advisory, administrative, governmental fees and expenses and costs of issuance related thereto, said appropriation being inclusive of any and all State and Federal grants-in-aid thereof (the "Project").

Section 2. To meet said appropriation, \$5,000,000 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of Connecticut, Revision of 1958, as amended from time to time (the "Connecticut General Statutes"). Said bonds may be issued in one or more series as determined by the First Selectman and the Town Treasurer, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amounts of State and Federal grants-in-aid of the Project, or the actual amounts thereof, if this be ascertainable and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, financing, legal and other costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Town Treasurer, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the certifying, registrar and transfer agent and paying agent, the date, time of issue and sale and other terms, details and particulars of

such bonds including the rate or rates of interest shall be determined by the First Selectman and the Town Treasurer, in the best interest of the Town, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman in a competitive offering or by negotiation, in his discretion. If sold in a competitive offering, the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the purchase agreement shall be approved and signed by the First Selectman and the Town Treasurer.

Section 4. The Town Treasurer is authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Town Treasurer, have the seal of the Town affixed, be payable at a bank or trust company designated by the First Selectman, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut, and be certified by a bank or trust company designated by the First Selectman pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing the notes, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount and for the Project with the proceeds of bonds, notes, or other obligations ("Tax Exempt Obligations") authorized to be issued by the Town. The Tax Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Town hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The First Selectman or his designee is authorized to pay Project expenses in accordance with this resolution pending the issuance of Tax Exempt Obligations.

Section 6. The First Selectman, Director of Finance and the Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to the MSRB made prior hereto are hereby confirmed, ratified and approved.

Section 7. The First Selectman and the Town Treasurer, or either of them, are hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution.