

August 6, 2020

TO: Planning Commission

FROM: Board of Selectmen

RE: Mosle Lane



At its meeting of August 5, 2020, the Board of Selectman voted to refer the Mosle Lane matter to the Planning Commission for a Section 8-24 Review. Please advise if you have any questions, and we look forward to your findings.

Thank you.

Enclosed: -Minutes – BOS 8/5/20 Meeting
-7/28/20 Letter from Old Black Point Association

EAST LYME BOARD OF SELECTMEN
REGULAR MEETING OF AUGUST 5, 2020
MINUTES

This meeting was held via Zoom online meeting services and was available for the public to view, listen and participate via videoconference and dial-in options.

This meeting, in its entirety, is available to view by visiting the East Lyme Town Hall webpage.

PRESENT: Mark Nickerson, Kevin Seery, Rose Ann Hardy, Marc Salerno, Dan Cunningham and Paul Dagle
ALSO PRESENT: Finance Director Anna Johnson, Planning Director Gary Goeschel, and Planning Commission Member and POCD Chairwoman Michelle Williams

First Selectman Nickerson called the meeting to order at 7:37 p.m.

2. Additional Agenda & Consent Calendar Items

MOTION (1)

Mr. Seery MOVED to add agenda item 6e. Mosle Lane.

Seconded by Mr. Salerno. Motion passed 6-0.

3. Delegations

Mr. Ed Riozzi, 22 North Pine Street, is not in favor of the public safety building project as presented and suggested that we consider the Town property on Roxbury Road. He also stated that he would like to see more dinghy docks in town, especially at the end of Grand Street. He would like the Town to re-do the website as he finds it difficult to navigate.

Mr. Steve Larcen, 47 Oswegatchie Hills Road, supports the project and thinks it could be successful with some compromise. He stated that Mr. Dagle and the entire Vision Committee did a great job. He had four major points to communicate; why compromise, transparency of the total project, scope of work and sources of funding. He stated that we should be willing to compromise during these uncertain economic times. Mr. Larcen stated that the full scope of the project should be included with complete transparency, including items that are anticipated expenses down the road. All items that will be funded by other sources should be included in the total scope of the project. For the scope of the project, he stated that he feels that the Town should defer the two alternates, the sally port and the elevator cab, to a future time when it is more feasible economically. He believes that continuing to partner with Waterford is the better economic choice at this time and suggests that we continue to do that and add the holding cells at a later date when again, it is more economically feasible. Mr. Larcen suggested that an alternate source of funding should be considered in that the sale of the Main Street property will bring in funding that can then be used to include the deferred items and bring the project to completion. He asked that the Town remain transparent through the remainder of this project.

Mr. Dan Price, 205 Upper Pattagansett Road, Chairman of the Police Commission and Vice Chairman of the Public Safety Building Vision Committee, stated that he appreciates Mr. Larcen's comments and noted that the total project cost did not come in much higher than the \$6M that was originally requested, and that the added items such as the elevator was not included in that initial figure. He stated that the biggest thing to consider right now is that the new Police Accountability law passed recently changes everything and will require that we are completely independent in order for our police department to become accredited, which will need to be done by 2025. In this new scenario, our public safety facility will need to include those

Mr. Seery MOVED to approve the carry-over of the remaining balance of \$1,000 in account 01-25-224-300-244 (AED Supplies) from the 2019/20 budget to account 01-25-214-300-244 (AED Supplies) in the 2020/21 budget and forward to the Board of Finance for approval.

Seconded by Mr. Salerno. Motion passed 6-0.

6c. Ratify Departmental Transfers

MOTION (6)

Mr. Seery MOVED to ratify departmental transfers in the amount of \$83,869.47 processed for fiscal year end June 30, 2020 and forward to the Board of Finance for approval.

Seconded by Ms. Hardy. Motion passed 6-0.

6d. Bonding – Public Safety Building

MOTION (7)

DISCUSSION: Mr. Dagle, Chair of the Public Safety Building Vision Committee, stated that the low bidder and the second lowest bidder have agreed to extend their bids to October 22nd. Next, Mr. Dagle stated that he would like to address the issue of financials and project costs that were presented at the Board of Finance meeting. He would like to categorize project costs, financing costs, and any other related costs; and he would like to have that discussion with the Board of Finance, if the Board of Selectmen decide to move forward. The financing costs are what they are, and he thanked Ms. Johnson for putting those numbers together and categorizing the bonding and short-term financing costs. Some questions were submitted into record by the Chairperson of the Board of Finance. Although he did not have the opportunity to respond to all of the items at the last Board of Finance meeting, all of these items were addressed at a vision committee meeting back in May and he would like to again address these items so that everyone has a clear understanding of why certain items were or were not included.

Mr. Dagle stated that there are three options to discuss: one is to re-submit the original plan for \$7.2M to the Board of Finance, which includes the sally port and the elevator cab; the second is to remove the bid alternate add for the elevator cab at \$210,051, which would reduce the project total to ~\$7M; the third is in addition to the elevator cab, to remove the bid alternate deduct for the sally port and cells at \$810,591, which would reduce the project total to \$6.19M. He then asked for discussion and questions from and Board of Selectmen on the matter, and he noted that representatives from Silver Petrucelli + Associates was on the call if anyone had any questions about this.

Mr. Salerno stated that he will not support removing any items from the proposed project. He stated that continuing to rent space from Waterford will ultimately cost the Town of East Lyme more money in the long run. He stated that the cost to include the sally port and cells is \$810,591, which includes a 10% contingency. The interest rate is currently 1.84% for bonding, which is almost record low. Based on a 20-year loan at 1.84%, that comes out to an annual cost of \$48,480. We are currently paying Waterford \$46,557 per year, with a contracted 5% increase per annum. If that holds and we continue to lease space from them over a 20-year period, that would cost the Town an additional \$570,000. He referenced a slide, attached hereto as Exhibit 1, and noted that the orange line is the current line, which is a fixed cost over 20 years to finance the holding cells. The grey line is the anticipated cost of the increase in fees that we will continue to pay to Waterford should we continue leasing space from them. He noted that this graph does not include the time that our officers will lose by continuing to have to travel back and forth from Waterford to process perpetrators, or any unanticipated increases beyond the 5%. Even if the percentage rate to lease dropped to 3%, that would still be approximately \$240,000 more. Based on this financial outline, along with other reasons, he cannot support this; he believes the \$7.2M is a financially responsible plan. Mr. Salerno stated that the idea of renovating buildings is not a new idea; specifically the public works building on the outskirts of town which was purchased and renovated, and now serves the town very well. In the case of

Ms. Hardy stated that previously if you rehabilitated a building, you were not required to re-fit that building to fit the ADA requirements. She has learned that this "grandfather" provision no longer exists and that we would need to have that elevator in place before we can think about utilizing the second floor as the ADA compliant entrance will be in a place that is secure for the police. She also feels that we should be thinking about utilizing the second floor sooner than later because that space could bring in some income, for instance regional police training. Ms. Hardy reviewed the numbers presented at a previous meeting regarding possible mill rate increases. For a home assessed at \$250,000 the average tax increase is \$49.20 per year, or \$4.10 per month. For a home assessed at \$350,000 the average tax increase is \$68.89 per year or \$5.74 per month. For a home assessed at \$450,000 the average tax increase is \$88.57 per year or \$7.38 per month. She reported that the average residential home value in East Lyme is \$335,000, which is an increase of \$5.74 per month. She hopes that the Board of Finance takes these figures into consideration as they review the Board of Selectmen's request to approve the project at \$7.2M.

Mr. Dagle stated that he has not received any calls from any Vision Committee members about reducing the plan from the \$7.2M. He states that the committee as a whole is in favor of moving forward with the \$7.2M plan as presented, and that he is in favor of moving forward with this plan and sending it back to the Board of Finance for their consideration. He stated that his plan is a good plan for many reasons; the committee was tasked not to come up with options, but to come up with a functional building at the most reasonable cost to bring value to the citizens of the Town and to give our public safety personnel a safe and professional space to conduct their business and protect the citizens of East Lyme. Mr. Dagle recommends that we move forward with the \$7.2M plan as presented. In response to some of Mr. Larcen's comments regarding answering all of the questions; he noted that every one of those questions was addressed at a Vision Committee meeting, but that he will address them again at a future meeting for those that have not gone back to review the minutes of the Vision Committee meeting. Ms. Hardy thanked Mr. Larcen and Mr. Riozzi for their ideas and comments. It was briefly discussed that the property on Roxbury Road was considered for this project, but that it is in a flood zone and is not eligible to be used for a public safety facility.

Mr. Nickerson stated that over a year ago the public voted and by a two-to-one margin in favor, at a referendum, the public voted to buy this building. This matter has been discussed at length at numerous public meetings at a \$6M cost; it was only reduced by the Board of Finance to \$5M with the understanding that they would release that \$1M if the Vision Committee came back and presented the specific detail that they were looking for, which the Vision Committee has done. When the discussions first happened with Honeywell, we agreed to keep negotiations private as they had not yet announced to their employees that they were going to move, nor had they decided whether or not they were actually going to move. We had an architect come in and that person gave us an estimate of \$6M which did not include the elevator because the building is equipped with an ADA accessible entrance to the second floor. Once plans progressed and the Vision Committee decided that the rear of the building would be used for a secure area, that is when we discussed the need to consider an elevator to provide such access to the second floor. Regarding building a new facility from ground up, that will cost approximately \$12M and then we will still need to come up with money soon to put an addition onto the library, this plan solves both of those problems.

Mr. Seery RESOLVED that the resolution entitled "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". As per Section 1 of the resolution, 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

Steve Larcen, 47 Oswegatchie Hills Road, thanked Mr. Dagle for clarifying some of his questions, and stated that he appreciates his approach of communication and allows for an open conversation. He stated that he did not mean to suggest that we defer the holding cells out for 20 years, but maybe 2-3 years to consider alternative funding such as grants, and maybe leveraging the sale of the Dominion building.

Ed Riozzi, 22 North Pine Street, and he feels that the lack of communication and the way that this has been presented by the Town to the people is causing some mistrust. He stated that he supports the Police Department and is in favor of getting them into a new facility.

Dan Price, Chairman of the Police Commission and Vice Chairman of the Vision Committee, 205 Upper Pattagansett Road, stated that we were at \$6M to begin with, so \$7.2M is not that far off considering it includes the elevator which was not in the original plan. He stated that the Vision Committee has worked very hard with the architects to get the project to this number, and that they have all done the best the good for the good of the police and the community. The new law changes everything and he feels that this project is the way to go.

Ms. Johnson stated that the bond resolution includes language that will allow the Town to apply for grants to offset funding of this project. Mr. Nickerson stated that the Town can apply for and get grants at any time throughout the project and noted that this project includes a hefty contingency. He noted that rehabilitation of the main street property is two to three years out, but maybe funds from that sale can be used to start a CNRE fund for future upkeep and repairs of the new building.

MOTION (9)

Mr. Seery MOVED to adjourn the August 5, 2020, regular meeting of the East Lyme Board of Selectmen at 9:11 p.m.

Seconded by Mr. Salerno. Motion passed 6-0.

Respectfully Submitted By:

Sandra Anderson
Recording Secretary

Henry S Amdur
President, Old Black Point Association, Inc.
275 Old Black Point Road
Niantic, CT 06357
July 28, 2020

RECEIVED

JUL 28 2020

First Selectman
East Lyme, CT

Mark Nickerson
East Lyme First Selectman

Mr. Nickerson,

The Old Black Point Association, Inc. would like to purchase from the Town of East Lyme Mosle Lane between Great Wight Way and Hemingway Road. We would like to discuss this further when it comes up on the agenda of the Board of Selectmen.

Thank you for your consideration in this matter,



Henry S Amdur



3/2/2021 12:54:14 PM

Scale: 1"=250'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

