

**TOWN OF EAST LYME
SPECIAL TOWN MEETING
AUGUST 4, 2021
MEETING MINUTES**

Moderator, Eugene Cushman, called the Special Town Meeting to order at 7:00 PM at the East Lyme Town Hall.

Paul Dagle led the assembly in the Pledge of Allegiance.

Karen Miller Galbo, East Lyme Town Clerk, read the call of the meeting, stating it had been posted on the signpost, published in The Day and recorded in the East Lyme Town Clerk's office.

Moderator stated the ground rules of the Town Meeting.

1. To receive communications from the Board of Selectmen and the Board of Finance with respect to a resolution entitled "A Resolution of the Town of East Lyme, Connecticut Authorizing the Execution and Delivery of an Equipment Lease/Purchase Agreement and Schedules Thereto for the Acquisition, Purchase, Financing and Leasing of Certain Equipment".

The Communication was received.

2. To consider and act upon a resolution entitled "A Resolution of the Town of East Lyme, Connecticut Authorizing the Execution and Delivery of an Equipment Lease/Purchase Agreement and Schedules Thereto for the Acquisition, Purchase, Financing and Leasing of Certain Equipment".

Motion (1) Kevin Seery moved to approve Item 2.

Seconded by Kate Steel.

Mr. Nickerson stated this happens every year, these items are in our Capital Plan.

Item 2 Passed.

3. To consider and act upon a special appropriation of up to \$20,000 from CNRE account 32-99-094-900-001 (ELHS Pool Roof Reserve) for a roof damage investigation at the East Lyme Schools Aquatic Center. Original Board of Education authorization amount is \$17,010 – additional Board of Education approval would be needed prior to spending the remaining \$2,990.

Motion (2) Kevin Seery moved to approve Item 3.

Seconded by Esther Williams.

Jeffrey Newton, Superintendent of Schools stated the pool is 22 years old. There is some corrosion in the roof, and chunks have fallen on swimmers.

Mike Schulz, Lovers Lane asked why we are always doing studies, we should get contractors to look at it and give us a bid, and let the Town Building Committee select who can do the work. We are spending \$20,000 for no reason.

Item 3 Passed.

Recorded Aug 6 2021
10:15 AM
PM (Karen Miller Galbo)
East Lyme Town Clerk

4. To consider and act upon a transfer in the amount of \$175,446 to CNRE fund 32 account 32-70-300-500-999 (Town-wide Projects). The source of funds is: general fund account 01-01-120-200-500 (Contingency) the remaining balance of FEMA funds.

Motion (3) Kevin Seery moved to approve Item 4.

Seconded by Barbara Birmingham.

Mr. Nickerson stated FEMA sent money from Storms Irene and Sandy. Any money left over that we don't spend goes to the Undesignated Fund, which is like a rainy day account. For this appropriation they are asking that the money go to the CNRE account to be used as town projects come up.

Bruce Dasinger, 12 Stone Cliff Drive asked if the items purchased out of this account would be voted on by the public.

Mr. Nickerson stated all appropriations would go before the Board of Selectmen and Board of Finance.

Item 4 Passed.

5. To consider and act upon a special appropriation in the amount of \$200,000 for the planning, design, acquisition, construction, equipping and furnishing of the Public Safety Building to specifically include roof replacement, the source of funds being American Rescue Plan funding.

Motion (4) Kevin Seery moved to approve Item 5.

Seconded by Anne Santoro.

Mr. Nickerson stated this is a clear and concise request. The Town Building Committee determined that we need a new roof at the Public Safety Building, rather than patching the present roof. The roof has not lived up to the 3-5 years that the architect said. We knew we were going to be needing one in the future. The Vision Committee unanimously approved this plan, the Board of Selectmen and Board of Finance also approved it. It was approved twice at Referendum. The Town Building Committee unanimously approved the replacement of this roof. Let's make this about moving forward with this building. We just completed a 37 Million dollar school project. We have had 2 failed Public Safety Building attempts, one that was double this cost. This solves our problems today and gives us space for the future. It is an outstanding facility.

Rose Ann Hardy, 6 Overbrook Road stated she was going to give a short history lesson. Since 1984 every single administration has grappled with this. The 1984 study showed that our facilities were inadequate. The Dominion building was supposed to be temporary. She voted against it because she knew it wouldn't be temporary. Every plan has faced opposition. The plan to share a building with the National Guard was opposed, the \$12 Million dollar plan was opposed. The Flanders School roof is 20 years, where was the outcry for that? She has toured 10 different police stations in the state and other states, this will be one that will be talked about. She hopes that people vote in favor of this.

Camille Alberti, 7 Darrow's Court stated she was speaking as a citizen and as Board of Finance Chair. She is not here to argue whether we need a new roof, this project has been in the works for 5 years or more. She is asking for a 2 to 3 week pause to get a floor to ceiling inspection and more bids. When she toured the building she noticed mold spores on the bottom of the walls. She was told they were bleached and painted over. She wasn't comfortable with that. There are two other members who discovered conduit pointing at the foundation. Nobody knew what it was for. Some people may ask why they are asking for \$200,000, that is because the contingency fund for the project is \$30,000 over budget, and this extra will make up for that shortfall.

William Cornelius, 29 Forest Road, stated he is the Clerk of the Works for the project. He would like to correct a few statements. The black spores were mildew, the HVAC was off for 4-6 weeks while work was being done.

The wall was treated, the HVAC has been running, and there is nothing there now. The Contingency Fund is under budget.

Lisa Picarazzi, 14 Oak Hill Drive, stated she is a former Vision Committee member, she voted for this project, she is behind the building now. However, she just put a roof on her house, they did a 30 year roof. Let's not cut corners on this. She asked what the downside is to getting three bids. The original bid was \$362,000 for a 30 year roof.

Esther Williams, 137 Upper Pattagansett Road, stated she loves this Town, she grew up across the street, she hopes they will vote for this.

John Bialowans, 61 Walnut Hill Road, stated he has heard rumors that the First Selectman has held back information on this project. He feels sorry for the police officers. He thought our taxes would be lowered.

Mike Schulz asked what the warranty is on the roof.

Raymond O'Connor, 23 Roxbury Court, Chairman of the Town Building Committee stated it is warrantied for 20 years for leaks, labor and materials.

Mr. Schulz asked if we can go to a 30 year roof, and is there insurance in case the contractor goes out of business?

Mr. O'Connor stated every roof on town buildings is 20 years. To get a 30 year roof would be another \$38,000.

Mr. Dasinger asked about the drainage from the development nearby.

Mr. Nickerson stated there is a new project going on next door, the conduit is a part of the road to the new project, the pipe is for the natural flow of rain water, roadway drainage does not go through it, it has to be there for the flow under the road, it was checked out by engineers and give approval.

Mr. Schulz asked if voting yes negates the possibility of a 30 year roof.

Mr. Nickerson stated the vote is for a 20 year roof, we could get direction from the Town Building Committee.

Paul Dagle, 5 Riverhead Lane, stated the project's contingency fund is not \$30,000 over budget. There are some changes that the Town Building Committee has not voted on and credits are coming in. The \$362,000 original amount for the roof was not an estimate from a contractor. This bid is a hard bid after the contractor inspected the roof. The warranty is independently validated by the manufacturer.

Item 5 Passed.

6. To transact any other business proper to come before the meeting.

Motion (5) Kevin Seery moved to adjourn the Special Town Meeting at 7:59 p.m.

Seconded by Mr. Nickerson.

Motion Passed.

Respectfully Submitted,



**Karen Miller Galbo
East Lyme Town Clerk**