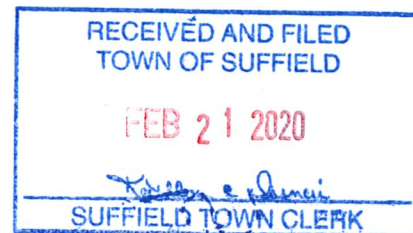


**Amended Minutes of Suffield Town Meeting
02/20/2020**



The Town Meeting of the Town of Suffield was called to order by Town Clerk Kathy Dunai, at 7:00 PM. The Town Meeting was held at the Suffield Senior Center, 145 Bridge Street, Suffield, CT.

Upon nomination by Kris Lambert, 22 Old Farms Lane., with a second by Edward O'Hurley, 18 Cherry Brook Lane, Brian Fitzgerald, 1210 Newgate Road, was unanimously elected moderator by voice vote.

There were no additional nominations for moderator from the floor.

The Pledge of Allegiance was orchestrated by Moderator Fitzgerald.

Town Clerk Kathy Dunai read the Legal Notice into record as published in *the Journal Inquirer* on February 14th, 2020.

J. Scott Guilmartin, 759 Hale Street, with a second by Kathie Harrington, 700 North Street, presented the following resolution.

- 1. RESOLVED, THAT THE TOWN MEETING OF THE TOWN OF SUFFIELD AUTHORIZE THE APPROPRIATION OF \$700,000 FOR THE STREET LIGHTING PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$700,000.**

Facilities Manager Chris Matejek was invited to the podium to present the PowerPoint and address questions.

The motion passed unanimously.

Kathie Harrington, 700 North Street, with a second by Peter Hill, 523 North Main Street, presented the following resolution.

- 2. RESOLVED, that the Town Meeting of the Town of Suffield accept as a public road, the section of Griffin Road extending approximately 1,630 feet from Copper Hill Road as recommended by the Board of Selectmen and approved by the Planning & Zoning Commission.**

Moderator Fitzgerald invited Town Attorney Derek Donnelly with the assistance of Town Engineer Gerry Turbet to the podium to present the attached PowerPoint.

The motion passed unanimously.

Kathie Harrington, 700 North Street, with a second by Ryan Anderson, 128 Halladay Avenue East, presented the following resolution.

- 3. To consider the Rescission of approval of Bridge Street School Community Center project and bond resolution entitled, "RESOLUTION TO APPROPRIATE \$8,400,000 FOR RENOVATIONS AND IMPROVEMENTS TO BRIDGE STREET SCHOOL FOR CONVERSION TO A TOWN COMMUNITY RECREATION CENTER AND TO AUTHORIZE THE ISSUE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$8,400,000 TO FINANCE SAID APPROPRIATION" and adjourn to a vote at a referendum to occur on February 25, 2020**

Moderator Fitzgerald invited Town Selectman Melissa Mack to the podium to present the attached PowerPoint and address numerous questions from the Town Meeting attendees.

Town Clerk Kathleen Dunai, 1510 North Stone Street, with a second by Kathie Harrington, 700 North Street, presented the following resolution.

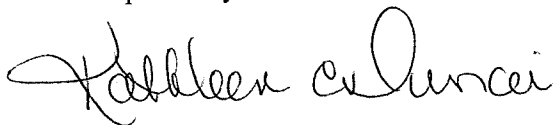
- 4. Considering the question, "Shall the Town explore other options to relocate the Town Highway Garage to allow for the redevelopment of the Town-owned parcel on Ffyer Place? Yes/No" and adjourn to a vote at a referendum to occur on February 25, 2020**

Moderator Fitzgerald invited Town Selectman Melissa Mack to the podium to present the attached PowerPoint and address numerous questions from the Town Meeting attendees.

Moderator Fitzgerald closed the adjourned Town Meeting to the referendum Tuesday February 25, 2020.

The Town Meeting concluded at 8:28 PM.

Respectfully Submitted,



Kathleen C. Dunai
Town Clerk

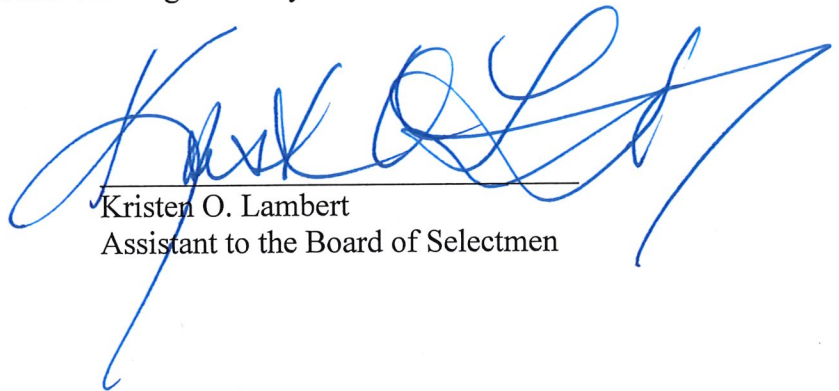
RETURN OF NOTICE

I HEREBY CERTIFY that on February 14, 2020, I caused notice to be given of the foregoing Warning for a Town Meeting to be held February 20, 2020 by posting upon a signpost or other exterior place near the office of the town clerk of the Town of Suffield a printed or written warning signed by the selectmen.

I HEREBY CERTIFY that on February 14, 2020, I published a like warning in the Journal Inquirer, a newspaper having a circulation in Suffield.

I HEREBY CERTIFY that such posting and such publication all being at least five days previous to holding the meeting, including the day that such notice was given, but not including the day of the holding of such meeting

I HEREBY CERTIFY that a copy of such Warning is hereby filed with the Town Clerk of Suffield.



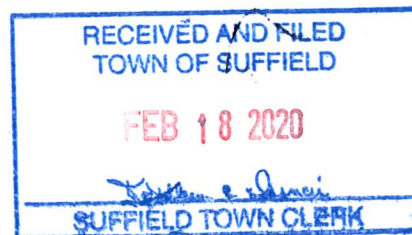
Kristen O. Lambert
Assistant to the Board of Selectmen

I hereby certify that on or before the day of such meeting, the foregoing Notice and Return of Notice are duly recorded in the records of the Town of Suffield, Connecticut.



Kathleen Dunai
Town Clerk

Dated: February 14, 2020



LEGAL NOTICE

NOTICE OF A SPECIAL TOWN MEETING TOWN OF SUFFIELD

All electors and citizens qualified to vote in town meetings of the Town of Suffield, Connecticut (the "Town") are hereby notified that the Board of Selectmen is convening a Special Town Meeting of the Town to be held in the dining hall at the **Suffield Senior Center, 145 Bridge Street** on **Thursday, February 20, 2020 at 7:00 p.m.** for the following purposes:

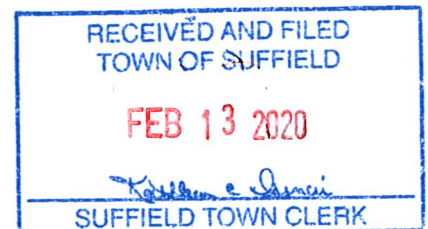
- a. Election of a Moderator
- b. Approval of the purchase and retrofit of streetlights for an amount not to exceed \$700,000 and the resolution entitled "RESOLUTION AUTHORIZING AN APPROPRIATION OF \$700,000 FOR THE STREET LIGHTING PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$700,000."
- c. Acceptance of the first 1630 linear feet of Griffin Road as a Town Road
- d. To consider the Rescission of approval of Bridge Street School Community Center project and bond resolution entitled, "RESOLUTION TO APPROPRIATE \$8,400,000 FOR RENOVATIONS AND IMPROVEMENTS TO BRIDGE STREET SCHOOL FOR CONVERSION TO A TOWN COMMUNITY RECREATION CENTER AND TO AUTHORIZE THE ISSUE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$8,400,000 TO FINANCE SAID APPROPRIATION" and adjourn to a vote at a referendum to occur on February 25, 2020
- e. Considering the question, "Shall the Town explore other options to relocate the Town Highway Garage to allow for the redevelopment of the Town-owned parcel on Ffyer Place? Yes/No" and adjourn to a vote at a referendum to occur on February 25, 2020

The full text of the foregoing resolution is on file and open to inspection at the office of the Town Clerk, Suffield, Connecticut for the use or inspection of any interested person.

Dated at Suffield, CT this 12th day of February, 2020.

BOARD OF SELECTMEN-TOWN OF SUFFIELD

Melissa M. Mack, First Selectman
Timothy Reynolds, Selectman
Peter Hill, Selectman
Kathleen Harrington, Selectman
Jeremiah Mahoney, Selectman



Town Meeting

Presented by Board of Selectmen

February 20, 2020



Agenda

- o Election of a Moderator
- o Approval of the purchase and retrofit of streetlights for an amount not to exceed \$700,000 and the resolution entitled “RESOLUTION AUTHORIZING AN APPROPRIATION OF \$700,000 FOR THE STREET LIGHTING PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$700,000.”
- o Acceptance of the first 1630 linear feet of Griffin Road as a Town Road

Agenda (cont.)

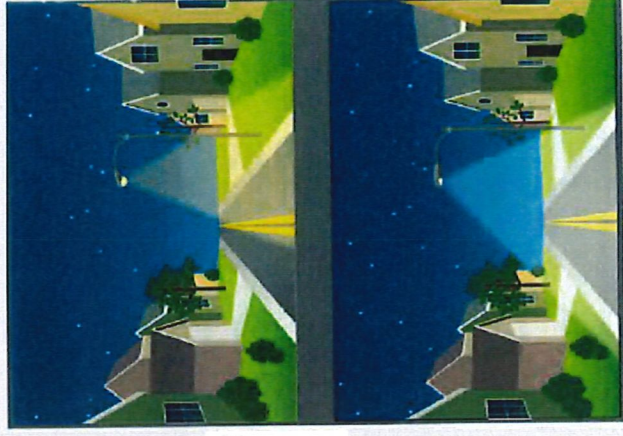
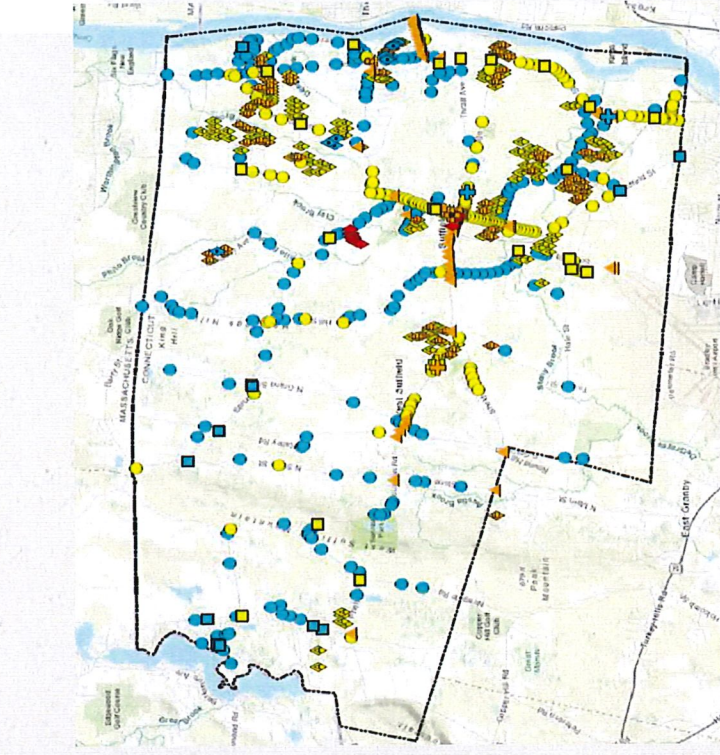
- o To consider the Rescission of approval of Bridge Street School Community Center project and bond resolution entitled, “RESOLUTION TO APPROPRIATE \$8,400,000 FOR RENOVATIONS AND IMPROVEMENTS TO BRIDGE STREET SCHOOL FOR CONVERSION TO A TOWN COMMUNITY RECREATION CENTER AND TO AUTHORIZE THE ISSUE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$8,400,000 TO FINANCE SAID APPROPRIATION” and adjourn to a vote at a referendum to occur on February 25, 2020
- o Considering the question, “Shall the Town explore other options to relocate the Town Highway Garage to allow for the redevelopment of the Town-owned parcel on Ffyer Place? Yes/No” and adjourn to a vote at a referendum to occur on February 25, 2020

Purchase and Retrofit of Street Lights

- a. Approval of the purchase and retrofit of streetlights for an amount not to exceed \$700,000 and the resolution entitled "RESOLUTION AUTHORIZING AN APPROPRIATION OF \$700,000 FOR THE STREET LIGHTING PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$700,000."

Street Lighting Acquisition and Retrofit Project

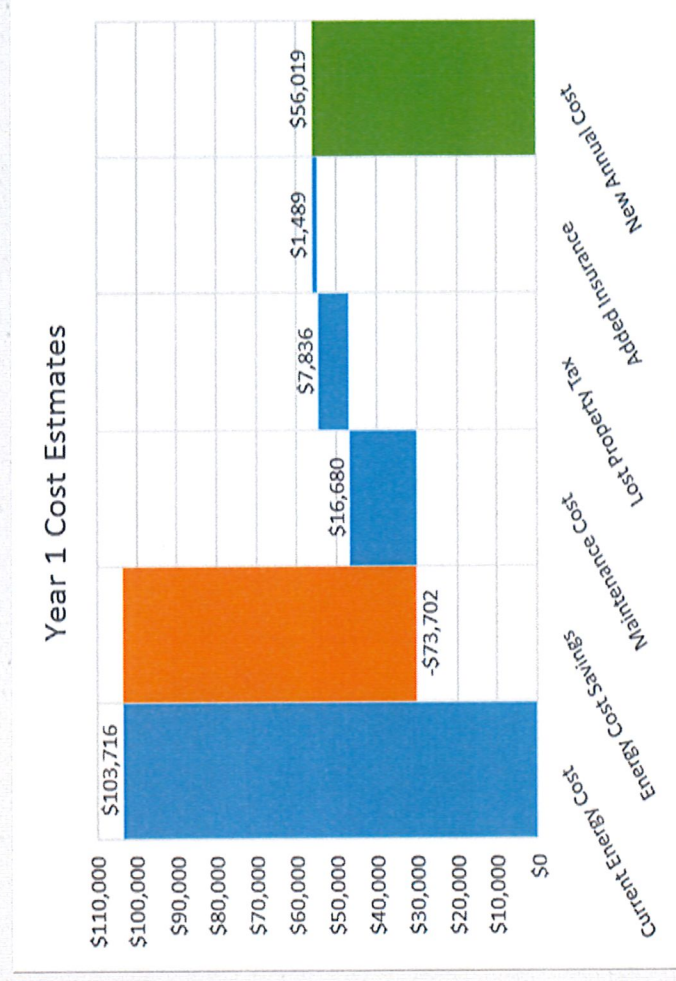
- Project is expected to save around \$48k in year 1 or around 46% of current street lighting costs
- Lighting quality and coverage expected to benefit
- 709 lights in town identified for purchase and conversion



Examples of the different light distribution patterns from an HPS fixture (top) vs. an LED fixture (bottom).

Street Lighting Acquisition and Retrofit Project

- Benefits include converting from Eversource Rate 116 to Rate 117 with estimated \$74k savings per year or 71%
- Also qualifies for first year energy efficiency rebate of around \$62k from Eversource
- Projected simple payback around 11 years, LED lighting life estimated 24 years



Full opportunity assessment update available at

<https://resources.finalsite.net/images/v1581694046/suffieldctgov/qmsibebao1pxrujixsg/200210TownofSuffieldStreetLightingBuyBackOpportunityUpdateRev1.pdf>

Purchase and Retrofit of Street Lights

RESOLVED, THAT THE TOWN MEETING OF THE TOWN OF SUFFIELD AUTHORIZE THE APPROPRIATION OF \$700,000 FOR THE STREET LIGHTING PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$700,000.

First 1630 Linear Feet of Griffin Road

- RESOLVED, that the Town Meeting of the Town of Suffield accept as a public road, the section of Griffin Road extending approximately 1,630 feet from Copper Hill Road as recommended by the Board of Selectmen and approved by the Planning & Zoning Commission.

Rescission of BSSCC Project and Bond Authorization

- o To consider the Rescission of approval of Bridge Street School Community Center project and bond resolution entitled, "RESOLUTION TO APPROPRIATE \$8,400,000 FOR RENOVATIONS AND IMPROVEMENTS TO BRIDGE STREET SCHOOL FOR CONVERSION TO A TOWN COMMUNITY RECREATION CENTER AND TO AUTHORIZE THE ISSUE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$8,400,000 TO FINANCE SAID APPROPRIATION" and adjourn to a vote at a referendum to occur on February 25, 2020

Rescission of BSSCC Project and Bond Authorization

On September 2, 2015, the Town approved at Town Meeting and on October 8, 2015, the Town approved by 1176 v. 1076 votes by referendum the following:

“SHALL THE TOWN OF SUFFIELD APPROPRIATE \$8,400,000 FOR RENOVATIONS AND IMPROVEMENTS TO BRIDGE STREET SCHOOL FOR CONVERSION TO A TOWN COMMUNITY RECREATION CENTER AND AUTHORIZE THE ISSUE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$8,400,000 TO FINANCE SAID APPROPRIATION?”

Procedural History of BSSCC Project since October 2015

- In 2016, the Town engaged ATC Group Services LLC to perform environmental consulting to determine the cost to remediate the building since it wasn't included in the 2015 proposal voted on by the Town
- During 2016, the Town engaged Shipman & Goodwin, LLP's Construction Law Practice to assist the Town in drafting RFP documents to protect the Town's interests and accurately describe the scope of work for the BSSCC project

Procedural History of BSSCC Project since October 2015

- On **September 22, 2016** - conceptual estimate from Gilbane Building Company received projecting the cost of the project at **\$9,928,700 (\$1,528,700** more than the Town approved)*
- Of that \$1,523,7000, only \$300,000 was allocated to environmental abatement.

*Less than one year after approval, the price had increased by **18.2%** and already failed the terms of the bond authorization.

Procedural History of BSSCC Project since October 2015

- On 7/18/17 the Town of Suffield issued a Request for Qualifications and Proposals to get a Guaranteed Maximum Price (i.e., the actual price) for the BSSCC Project
- Sealed Proposals were due to Public Works on 8/16/17
- On 8/25/17 Permanent Building Commission invited contractors for interviews
- Late August- early September 2017, the bids revealed that **the Town would have to expend between \$300,000 and \$500,000** more to perform enough work to get the actual project price and to determine whether the project could be completed for the *dollar amount and scope of work approved by the voters.*

Procedural History of BSSCC Project since October 2015

- On 9/13/17, I informed the Board of Selectmen that I could not authorize borrowing against the unissued bond to fund the \$300-500k because the Town approved bond authorization provided:

“the costs of the project may be paid from temporary advances of available funds that the Town *reasonably expects to reimburse any such advances* from the proceeds of borrowings...” .

- One of the proposals received by the Department of Public Works states that an \$8.4 million budget would only allow them to build a 2,000 square foot gym. The approved plan called for an 8,200 square foot gym.
- Again, on **September 22, 2016** – the conceptual estimate from Gilbane Building Company projected the cost of the project at **\$9,928,700 (\$1,528,700** more than the Town approved)
- Knowing this information, I could not represent that the Town reasonably expected to be reimbursed from the bond
- In the 2017/18 town budget, there was no money appropriated for this expenditure

Procedural History of BSSCC Project since October 2015

- Since 2017, advocates for the BSSCC have lobbied the BOS, BOF and ACCE numerous times to appropriate between \$300,000-\$500,000 to take the BSSCC project to the next step. As recently as during the last 2019/20 budget process, the BOF and ACCE declined the funding.
- The Town has expended approx. **\$116,090 of taxpayer dollars to-date on due diligence** and work to advance the BSSCC project over the last four years. **We will not recover these funds.**

Procedural History of BSSCC Project since October 2015

- In our Fall 2019 review of Town properties, the Town's insurer (CIRMA) informed us that it may no longer cover the vacant Bridge Street School based on its current state of black mold, crumbling asbestos, peeling lead paint and collapsing ceilings from over fifteen years of deterioration
- On September 27, 2019, the Town of Suffield Building Official provided the Town with a Notice of Unsafe Structure and Order to *immediately vacate the structure and make plans to **either remediate the serious health hazards within the building or demolish it** in accordance with the state demolition code.*
- The Suffield Building Official posted the building as unsafe to enter for any reason.

Procedural History of BSSCC Project since October 2015

On **October 16, 2019**, the Board of Selectmen approved the following:

- To appropriate up to \$700,000 for the demolition and hazardous abatement of 90 Bridge Street (Bridge Street School);
- To issue a Request for Proposals for the installation of athletic playing fields and a small playscape on the site of 90 Bridge Street; and
- To refer to Board of Finance and Town Meeting

Procedural History of BSSCC Project since October 2015

On February 5, 2020, the newly seated Board of Selectmen moved to ask the voters one final time (at an adjourned town meeting -referendum on February 25, 2020):

- Question 1) *“Shall the Town of Suffield appropriate up to \$450,000 to obtain the actual price to complete the Bridge Street School Community Center renovation project?” Yes/No”* subject to approval of the Board of Finance
 - On February 10, 2020, the Board of Finance unanimously declined to move question 1 forward to Town Meeting and referendum.
- Question 2) *“Shall the Town of Suffield rescind the approval of the Bridge Street School Community Center project and bond resolution entitled, “RESOLUTION TO APPROPRIATE \$8,400,000 FOR RENOVATIONS AND IMPROVEMENTS TO BRIDGE STREET SCHOOL FOR CONVERSION TO A TOWN COMMUNITY RECREATION CENTER AND TO AUTHORIZE THE ISSUE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$8,400,000 TO FINANCE SAID APPROPRIATION”* Yes/ No
 - Rescind means, “revoke, cancel, or repeal”
 - A “Yes” rescind vote means the BSSCC project and bond authorization from 2015 are canceled
 - A “No” rescind vote means the BSSCC project and bond authorization from 2015 remain approved, however there is still no appropriation of money to move the project forward

Town of Suffield Bond Counsel Opinions

Sandra D. Dawson, Esq., Pullman & Comley LLC

- The 2015 referendum vote was not a mandate to do the project at any cost, but a permissive authorization to do the project if it complied in scope and dollar amount as approved
- The Town does not have to rescind the approval and the bond authorization. If the project cannot move forward due to lack of funds or otherwise, the approval and bond authorization may remain outstanding.
- The Town may rescind the approval and the bond authorization by town meeting. The Board of Selectmen has the power to call a town meeting for such purpose under the Charter.
- Alternatively, the Board of Selectmen may, in its discretion, choose to present the question of rescission at referendum under the Charter.
 - This is what the BOS has decided to do- to obtain input and perhaps closure on this important issue

Economic Development of Town-owned Parcel of Ffyer Place

- Considering the question, “Shall the Town explore other options to relocate the Town Highway Garage to allow for the redevelopment of the Town-owned parcel on Ffyer Place? Yes/No” and adjourn to a vote at a referendum to occur on February 25, 2020

Economic Development of Town-owned Parcel of Ffyer Place

- Question is for informational purposes only
- After 1/28/20 referendum results, we will not expend additional Town resources to relocate the Town Highway Garage or develop the town owned parcel on Ffyer Place unless the voters express their desire to do so
- If yes, as a next step the BOS will consider other locations and issue a request for proposals from developers to build a new highway garage on a newly selected location and seek input to develop Ffyer Place

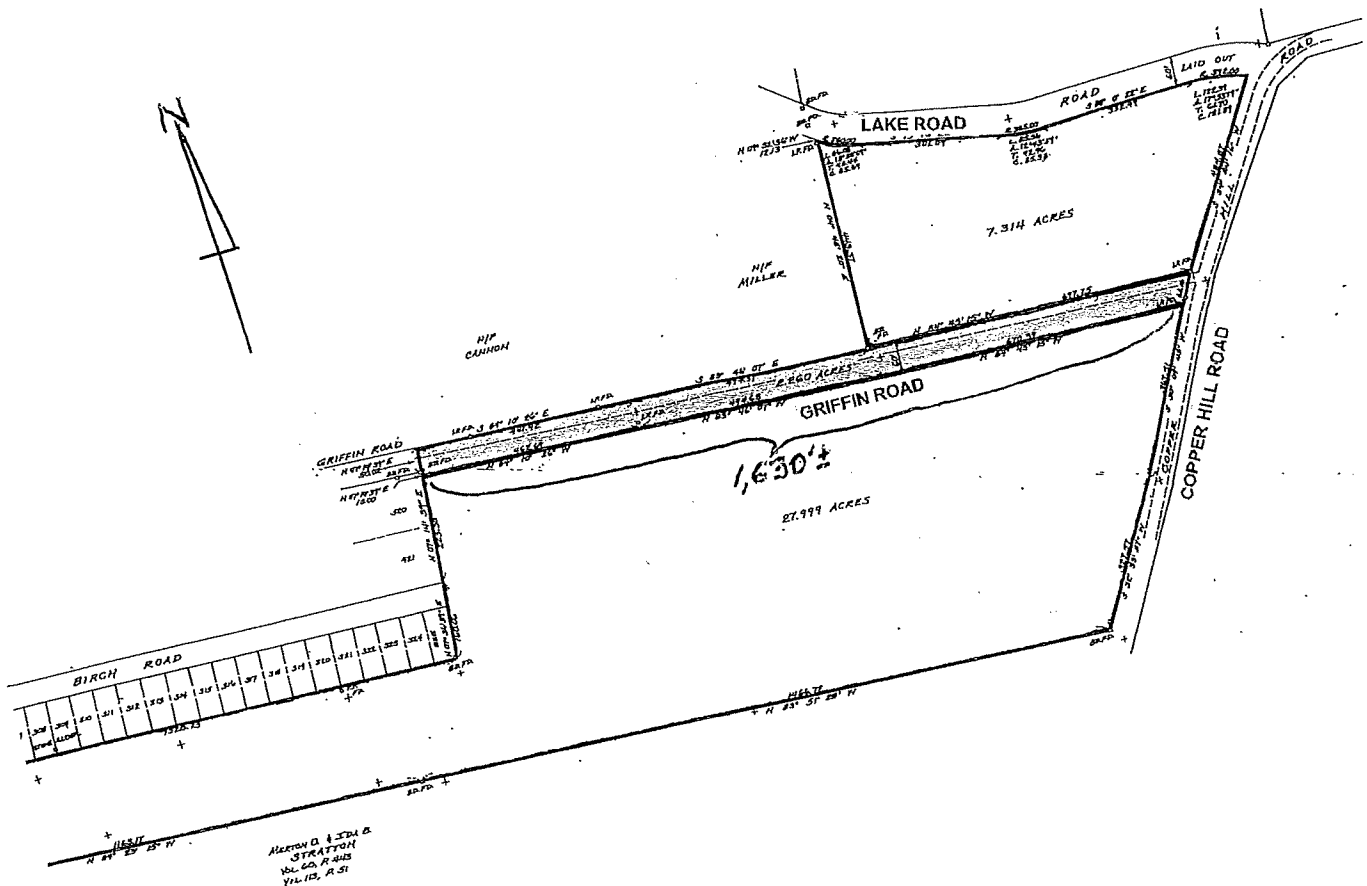
RESOLUTION FOR TOWN MEETING ACTION FEBRUARY 20, 2020

RESOLVED, that the Town Meeting of the Town of Suffield accept as a public road, the section of Griffin Road extending approximately 1,630 feet from Copper Hill Road as recommended by the Board of Selectmen and approved by the Planning & Zoning Commission.

Griffin Road – 0.31 mile paved through-road extending approximately 1,630 feet westerly from Copper Hill Road – about 20 to 25 foot wide (road edge to road edge).

The right of way area for **Griffin Road** is shown on a plan by Pharmer Engineering Corporation titled, "in Town records entitled: 'SUFFIELD, CONN., PLAN OF LAND FOR THE SIXTY TRUST, Scale 1"=100', Date 21 DEC 1978, latest revision 3/20/79" on file in Suffield Land Records as Map No. 331 in Map Volume 10 Pg. 1122".

The location of the section of Griffin Road property proposed as a Town road is shown below:



February 20, 2020 - Special Town Meeting

2. Accept the Section of Griffin Road Extending 1,630 feet from Copper Hill Road as a Town Road

The section of Griffin Road under consideration is a part of Griffin Road extending some 1,630 feet west of Copper Hill Road as highlighted in yellow on the attached 2 GIS maps. Property boundaries along with paved road are shown on a 100 scale plan by Pharmed Engineering Corporation titled: "SUFFIELD, CONN., PLAN OF LAND FOR THE SIXTY TRUST, Scale 1"=100', Date 21 DEC 1978, latest revision 3/20/79" on file in Suffield Land Records as Map No. 331 in Map Volume 10 Pg. 1122. A reduced copy is attached. The subject section of road abuts agricultural parcels on both sides owned by William H. Wilson along with a vacant parcel, the east entrance to Jackson Drive and a few residential properties on the north side west of Wilson property.

The section of Griffin Road considered for acceptance as a Town road received a pavement overlay in 2019, along with other area roads, to address road surface deficiencies and improve safety to the traveling public. It serves as the sole access for a road network extending westerly to the town border as shown on the fourth attachment.

In terms of impact on development, accepting this portion of Griffin Road would allow frontage subdivision of northern and southern abutting properties and possible road extension into the southern property.

Should the section of Griffin Road be accepted as a Town Road, a survey firm will be hired to determine property boundaries in the field, install monuments as needed and develop a plan the existing road including a centerline elevation profile.

The section of road meets basic requirements for a town road in that it has an all-weather surface and accommodates 2-way traffic.

Acceptance of this section of Griffin Road as a Town road was approved at the January 27, 2020 Planning & Zoning Commission meeting with a positive 8-24 report, and at the February 12, 2020 meeting of the Board of Selectmen.

Attachments

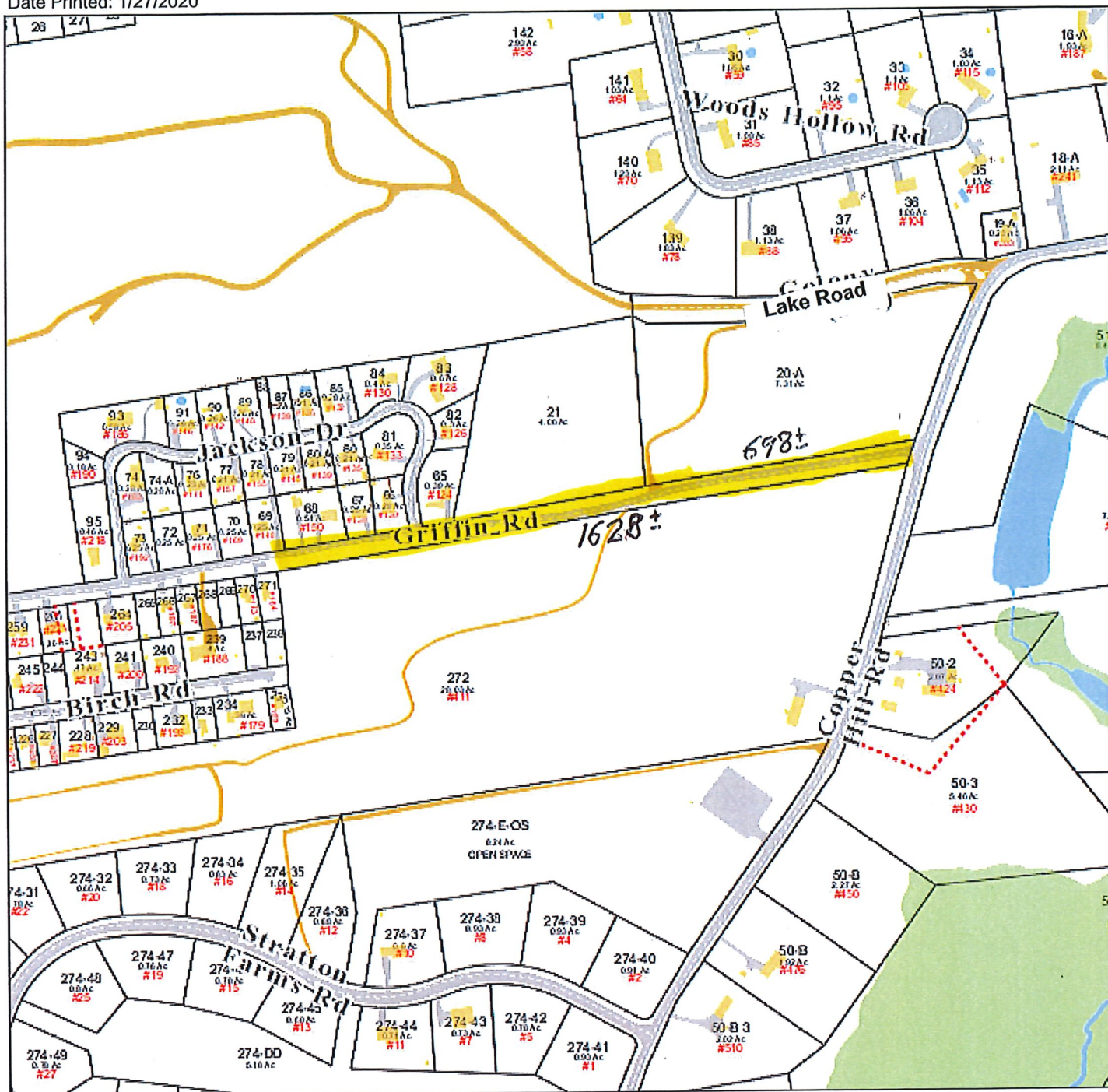
1. GIS Planimetric View
2. GIS 2016 Aerial View
3. Sixty Trust Map
4. GIS View of Roads

Town of Suffield

Geographic Information System (GIS)



Date Printed: 1/27/2020

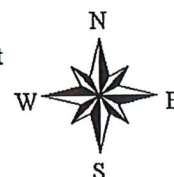


MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Suffield and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 feet

0 400 Feet



Town of Suffield

Geographic Information System (GIS)



Date Printed: 1/27/2020



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Approximate Scale: 1 inch = 400 feet

