



JOHN P. RACHEK
Chairman

STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

DOUGLAS B. HARDING
Vice Chairman

BOARD OF FINANCE

PEGGY BUSSE
DAVID J. OLENDER
BARRY C. PINTO
JOSEPH E. WEHR

REGULAR MEETING MARCH 3, 2020 MINUTES

Members Present: John Rachek-Chair, Peggy Busse, Douglas Harding, David Olender, Barry Pinto, Joseph Wehr

Others Present: Lori Spielman-First Selectman, Dr. Scott Nicol-Supt. of Schools, Brian Greenleaf-Director of Finance & Opers., Kevin Kenzenkovic-Temp Finance Officer, Felicia LaPlante-Asst. Finance Officer, BOE Members Gary Blanchette and Elizabeth Nord, Edward Widofsky, Jeff Wyszynski-Tecton Architects, Perry Dikeman, Thomas Palshaw

Call to Order

Chairman John Rachek called the meeting to order at 8:00 PM.

Pledge of Allegiance

Citizens Forum – None

Mr. Rachek told the Board that Donald Davis had passed away this week.

Approval of Minutes

MOVED (HARDING) SECONDED (OLENDER) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE FEBRUARY 4, 2020 REGULAR MEETING AS WRITTEN.

MOVED (PINTO) SECONDED (HARDING) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE CAPITAL IMPROVEMENTS MEETING OF FEBRUARY 18, 2020 AS WRITTEN.

Financial Statements

Felicia LaPlante pointed out that the 2018-19 LOCIP reimbursement was just received. The Police Special Duty revenue has far exceeded budget. The Senior Center Repairs and Maintenance is over budget but Tim Webb feels that this is just one line item and that the overall bottom line for the budget will be in line.

New Business

Potential Fund Ordinances

Felicia LaPlante asked for the Board's consensus on whether they were in favor of setting up fund ordinances for the Fire Apparatus and Farmland Preservation. The Town Attorney has begun setting up the ordinance for the revaluation contract. She wanted the Board of Finance's approval before going forward.

There was discussion about whether funds would be available to be put into these separate funds. John Rachek stated his approval for setting up the Fire Apparatus Fund but not the Farmland at this time. A line item would be set up in the budget and Felicia stated that the funds are tracked under the STIFF Pooled Investment Account. By Consensus the Board agreed to set up a Fire Apparatus fund by ordinance.

The Farmland Preservation Fund ordinance would not be set up at this time. The next farm to come on line is Oakridge Dairy and that would have to be bonded because it's coming up soon. The members agreed that there should not be too many separate funds created.

Consider and act on a resolution recommending an appropriation and borrowing authorization for recommending an appropriation and borrowing authorization for renovations, improvements, and additions to Windermere Elementary School to provide a facility serving Pre-K through Grade 6.

Brian Greenleaf told the Board that the Planning and Zoning Committee passed the 8-24 referral. John Rachek stated that he spoke to Chris Davis and there may be Pyrrhotite in the concrete at Ellington High School and that the State may have funds available. Mr. Greenleaf stated that he has a verbal commitment from the State that they would help with the cost of any remediation. They are however, only in the early stages and the process of testing. The front wing of classrooms would only be affected. He stated that this is a long process and that there is no visual evidence of any kind at this time.

John Rachek agreed that Windermere School does need renovation. Dr. Nicol stated that the building is old and needs work which is the driver for this project. Population is not the main driver for this renovation/addition. The State reviewed the options and renovate as new, along with the proposed addition, is the one they approved. The State requires that the project have a 25-30 year lifespan for approval for reimbursement.

After the Windermere project, the long term is to deal with the possible concrete issues. John Rachek asked the architects to make sure all the new footings could support a second floor for future expansion.

Mr. Wehr asked how firm the cost was, and Brian Greenleaf stated that the architects determined the costs based on the square footage with added inflation, contingency, clerk of the works, etc., all the extra costs associated with a building project. The Board of Education is relying on the experts. Brian Greenleaf stated that the State reimbursement figure is conservative at 54%, the percent set by State. The conservative figure was used because there are usually some ineligible costs.

Dr. Nicol stated that the project goes back to the Board of Selectmen in April, a public hearing and town meeting in April or May, with the project on the May referendum with the town budget. There is a 1 year waiting period for the State to commit on the grant.

MOVED (BUSSE) SECONDED (HARDING) AND PASSED UNANIMOUSLY

RESOLVED, that the Board of Finance recommends that the Town of Ellington appropriate \$55,847,000 for costs related to various renovations, improvements, and additions to Windermere Elementary School to provide a facility serving Pre-K through Grade 6, including the demolition of approximately 29,000 square feet of the current building, the design, construction, furnishing and equipping of an approximately 41,000 square foot addition, and other renovations and improvements, including full roof replacement to the approximately 57,000 square foot remaining portion of the building, and various related on-site and off-site improvements, and related work; and for costs relating to financing of the project. The appropriation may be spent for acquisition, design, construction and installation costs, equipment, furnishings, materials, utilities, relocation costs, related off-site improvements including but not limited to turn lane additions and other road improvements, utility connections, signalization and sidewalks, clerk of the works, architects' fees, engineering fees, consultants' fees, administrative costs, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Permanent Building Committee shall be authorized to determine the scope and particulars of the project, and may reduce or modify the scope of the project, and the entire appropriation may be spent on the project as so reduced or modified. The Town anticipates receiving an estimated \$28,086,000 grants from the State of Connecticut to fund in part the project appropriation, for an estimated net project cost to the Town of \$27,761,000.

FURTHER RESOLVED, that the Board of Finance recommends that the Town authorize the issue of \$55,847,000 bonds or notes and temporary notes to finance the appropriation, the amount of bonds or notes authorized to be reduced by the amount of grants received for the project and not separately appropriated to pay project appropriation.

Adjournment

**MOVED (BUSSE) SECONDED (WEHR) AND PASSED UNANIMOUSLY TO
ADJOURN THE MEETING AT 8:50 PM.**

Respectfully submitted;



Lori Smith, Recording Secretary