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**North Stonington Board of Finance**

**Meeting Minutes of**

TOWN CLERK'S OFFICE  
NORTH STONINGTON CT

**Wednesday April 27th, 2016**

**North Stonington School Cafeteria @ 7:30pm**

**North Stonington, CT**

1. **Call to Order;** Meeting called to order at 7:30pm
2. **Attendance; (Including any alternates seated)**  
Acting Chair Charlie Steinhart, Secretary Tim Pelland, Carolyn Howell, Emile Pavolovics, Mustapha Ratib, Alternate Chris Hundt. Seated for Chairman Tim Main is Alternate Bob Testa. **Absent;** Tim Main.
3. **Pledge to the Flag;** Completed
4. **Public Comment and/or Questions;**
  - a) Darren Robert asked if the BOF was planning on voting on the School Project this evening.
  - b) Van Brown asked if Mill Rates will be presented. Charlie answered that mill rates will be figured out, but will fluctuate depending on State decision on funding. If amount of \$86,000 is deducted from School Budget, the mill rate would increase .18%. If \$ 287,000 is deducted, could be ½ mill. .9% is to balance the Grand List.
5. **BOS Continued Discussion of BOS School Building Project;**
  5. (A) **Public Questions**
    - a) Carolyn asked about reimbursement of \$646,330 of startup cost, would it come back to the town if approved.
    - b) Charlie asked about the change in resolution of the BOF. Can it be voted on before the BOS votes on it? Shawn said that it can be done afterwards. Emile mentioned they have approved the "yellow highlighted area" of the resolution.

Charlie also questioned the 1.59 million startup cost is part of the 38.55 million dollar project. Charlie also asked if there was a 21 to 23 million dollar project out there.

- c) Carolyn asked about voting on two items; the startup cost and actual School Project. Answer given by Shawn; they are one in the same. Emile commented, "He was ok with the way it is currently presented".
- d) Bob Testa asked about the High School building that would be vacated by the school. If it is rented out, would the renter pay for repair cost? Answer given by Mike Urgo, "Yes they would". Bob asked whether we or if we had cost estimates to do the repair work? Shawn says that he does have preliminary numbers. Price to repair, \$272,000. Demo and hazmat removal could be upwards to \$930,000.
- e) Tim Pelland asked if there was a Phase II somewhere down the road on the Building Project. The answer was no.
- f) Joe Gross mentioned that the Tri-Board is an Informational Board, not an Authoritive Board. Van Brown mentioned that the buildings being turned over to the town has deed restrictions to do something with and would have to be reviewed by the Att. General and Superior Court. Mike Urgo stated that the Library Board is very positive on it and he does not see a problem.

#### 5. (B) Public Comments

- a) Joe Gross believes that the Tri-Board did not address questions to the responsible people on maintenance issues. Mike stated the financial aspects of project have been answered.
- b) Nick Mullane stated the BOE and BOS have worked very hard on this project and supports it with hopes that the BOF passes tonight.
- c) Brian Rathbun hopes the BOF will take into consideration the future of the High School building, State Troopers, etc..
- d) Resident mentioned the Tri-Board has been discussing project since 2015 and doesn't want decision to come down to six people.
- e) Mike Urgo requested what the possible increase would be as so taxpayers would have an idea on a mill rate impact.

- f) Charlie gave (4) examples of mill rate. Two without State Aid in which a resident asked that they not be used as it could confuse people. Charlie said okay, and two examples given were;
  - a) With State Aid at 4%- 3.35 Mill
  - b) State Aid and USDA loan- 3.03% mill
  
- g) Van asked total payment will be paid in interest if project is in the 23 million range at 2.87%. Answer given, \$7,560,973 million to be paid off in 2037 if funded. Mike Urgo stated that if a Space Standard Waiver was given, price could be as low as 21.6 million.

**6. BOS Action on BOS School Building Project;**

- a) See attached copy of resolution. Tim Main taking over as Chair as we are on a new topic. For Alternate, Bob Testa who is back in the Alternate slot.
- b) Motion to accept resolution as presented as part of the Building Project. Motion was made by Emile as part of vote. Motion made by Tim Main. Seconded by Mustapha. Vote 4-2-0. Yes vote, Carolyn, Tim Main, Mustapha, and Emile. No Vote; Tim Pelland and Charlie Steinhart.

**Meeting was recessed at 9:03pm and Reconvened at 9:17**

**7. BOF Strategies for 2016 / 2017 Town Budgets**

- a) Setup agenda for Wednesday May 4<sup>th</sup>, 2016.
- b) Carolyn Howell will not be present. Chris Hundt will be seated in her absence.
- c) Mustapha left meeting at 9:23pm.
- d) Budgets will be looked over and started to be gone through.

**8. Previous Minutes; (4/20/16)**

Minutes accepted as amended. Charlie motioned to accept. Carolyn seconded. Vote 5-0-1. Chris abstained.

**9. Public Comments and Questions;**

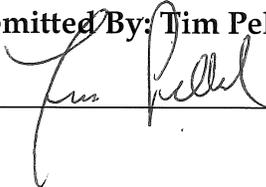
- a) Resident noted that no reporters present. Would like to see the internet used more by the board to inform people about project, to get the word out to educate.
- b) Van Brown mentioned he would like to know what the BOE Mill Rate impact will be as well as General Government.
- c) Daniel Smith asked if the BOF had received an apology from the First Selectman for outburst at previous meeting. Answer was no.
- d) Joe Gross requested a copy of the draft of the Budget.
- e) Charlie suggested inviting members of the EMS and F.D. Told not to attend meeting of the BOF to discuss things. Charlie said the door is always open. Bob mentioned when you get into Long Term Projects, all aspects need to be looked at. Tim Main suggested looking a 5-year plan.

**10. Adjournment;**

Charlie Steinhart motioned to adjourn, Bob seconded.

Approved 6-0-0. Adjourned 9:58 pm.

**Submitted By: Tim Pelland**



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RESOLUTION OF BOARD OF FINANCE

RESOLVED, that the Board of Finance recommends that the Town of North Stonington appropriate \$38,550,000 for costs with respect to the design, construction, equipping, and furnishing of a new Wheeler Middle/High School addition and renovation to the Gymnasium and an addition and renovations to North Stonington Elementary School, demolition of portions of the existing Wheeler Middle and High School, and other improvements to be used for the North Stonington Board of Education Central Office and the Town issue bonds or notes and temporary notes in an amount not to exceed \$38,550,000 to finance the appropriation.

The projects are contemplated to be completed substantially as follows:

**WHEELER MIDDLE/HIGH SCHOOL ADDITION AND RENOVATIONS TO THE GYMNASIUM:** (1) an approximately 44,250 square feet two level addition at the Gymnasium on the west side of Route 2, to house the new Wheeler Middle/High School that will accommodate: classrooms, science labs, art studios, graphic and CADD labs, Special Education classrooms and support spaces, a multipurpose space to support the chorus program, business labs and classrooms, a cafeteria and servery, media center, student and faculty toilets and infrastructure spaces for circulation, storage and mechanical, electrical and plumbing systems; (2) Improvements within the existing gymnasium building will include: the renovation of the gymnasium including storage, locker rooms, public toilets, stage and a lobby/circulation space, administrative offices, nurse/health clinic, offices and the band room and related storage and practice rooms; (3) various building systems improvements including: replacement of all mechanical, electrical, plumbing, and fire protections systems and infrastructure; security and communication systems upgrades; energy conservation improvements including exterior wall, door, window, and roof replacement or updates; central air conditioning system installation throughout the building; and installation of an emergency generator and alternative energy systems; (4) various code and ADA compliance improvements and renovations; (5) various site improvements including: septic system, separation of the bus/parent/student vehicular traffic circulation, and additional parking; (6) related improvements and work.

**ADDITION AND RENOVATIONS TO THE NORTH STONINGTON ELEMENTARY SCHOOL:** (1) an approximately 2,600 square feet addition at the elementary school to accommodate the reconfiguration of central kitchen, servery, cafeteria, multipurpose room/stage, and instructional programs; (2) improvements within the existing building will include: reconfiguring the gymnasium including storage, offices, student/public

toilets, a lobby/circulation space, fully renovated classrooms and handicapped accessible toilets in the Pre-Kindergarten and Kindergarten classrooms; relocation of the art, music and technology program in a fully renovated space; relocation renovations and improvements of the media center and special education programs; renovations associated with the nurse/health clinic, administrative and guidance offices; and expansion and renovation of the cafeteria and kitchen; (3) various building systems improvements including replacement of all mechanical, electrical, plumbing, and fire protections systems and infrastructure; security and communication systems upgrades; energy conservation improvements including exterior wall, door, window, and roof replacement or updates; central air conditioning system installation throughout the building; and installation of an emergency generator and alternative energy systems; (4) various code and ADA compliance improvements and renovations; (5) various site improvements including separation of the bus/parent/student/parking and vehicular traffic circulation; accessibility to all site facilities; pavement resurfacing; physical education; and building access improvements; updating the site utility and drainage infrastructure; (6) all HAZMAT remediation; and (7) related improvements and work.

**DEMOLITION OF PORTIONS OF THE EXISTING WHEELER MIDDLE/HIGH SCHOOL AND OTHER IMPROVEMENTS TO BE USED FOR THE NORTH STONINGTON BOARD OF EDUCATION CENTRAL OFFICE:** (1) all demolition and HAZMAT remediation of portions of the existing Wheeler Middle/High school located on the east side of Route 2 comprising the 1950s and 1960s building along with the boiler room, kitchen and cafeteria spaces; and (2) removal and replacement of the roof in the area comprising the current main entry, the main office, media center, art room, classrooms up to the corridor leading to the elevator in the two story wing of the high school portion of the old Wheeler Middle /High School, to be used for the North Stonington Board of Education Central Office; (3) all HAZMAT remediation related to the roof replacement; and (4) related improvements and work.

provided that: (1) prior to the receipt by the Town of a written grant commitment from the State of Connecticut for eligible cost of the projects, no portion of the appropriation in excess of \$1,590,000 shall be expended on costs of the projects, and such expenditures shall be limited to costs for the development of the projects, including but not limited to architectural, engineering, consultant, and other professional fees including legal fees, administrative costs including costs related to the application for and acceptance of grants, and the payment of net temporary interest and other financing costs; and (2) prior to the receipt by the Town of a written grant commitment from the State of Connecticut for not less than 46.07% of the fully eligible costs of the projects (subject to adjustment for State per pupil maximum space standards), no portion of the appropriation shall be expended on the construction of the projects.

The appropriation may be spent for design, construction, acquisition, installation and demolition costs, site improvements, infrastructure improvements, equipment, furnishings, materials, architectural, engineering, consultant, and other professional fees including legal fees, administrative costs, including costs related to the application for and acceptance of grants, the payment of net temporary interest and other financing costs and other expenses related to the projects or their financing. The Ad Hoc School Building Committee for the School Facilities Modernization Project established by the Town's Board of Selectmen and the Town Meeting for the projects (the "Ad Hoc School Building Committee") shall be authorized to determine the final scope and particulars of the projects. The Ad Hoc School Building Committee shall be authorized to reduce or modify the scope of the projects if funds are not sufficient to complete all of the projects, and the appropriation may be spent on the projects as so reduced or modified. The Town anticipates applying for and receiving a grant from the State Department of Education to defray in part eligible costs of the projects.