

***Town of New Fairfield***  
***Board of Selectmen***  
***Board of Finance***  
***Permanent Building Committee***  
**4 Brush Hill Road**  
**New Fairfield, CT 06812**

**SPECIAL MEETING MINUTES**

**Joint Special meeting**  
**Monday August 12, 2024**  
**7:30 PM**  
**Senior Center**

<p><b><u>Board of Selectmen members present</u></b>  Melissa Lindsey, First Selectman  Tom Perkins, Selectman  <b><u>Board of Selectmen members not present</u></b>  Pat Del Monaco, Selectman</p>	<p><b><u>Board of Finance members present</u></b>  Thora Perkins, BOF Chairman  Mark Beninson, BOF member  Patrick Hearty, BOF member  Wes Marsh, BOF member  Cheryl Reedy, BOF member  Claudia Willard, BOF member  John Arizzi BOF alternate member  Peggy Katkocin, BOF alternate member  Greg Williams, BOF alternate member</p>
<p><b><u>Permanent Building Committee members present</u></b>  Don Kellogg, PBC Chairman  Maureen Clegg, PBC member  David Zeh, PBC member</p>	<p><b><u>Others present</u></b>  Carrie DePuy, Director of Business and Operations  Chris Alward, Fire Marshal  Bruce Taylor, Fire Chief  Scott Pellman, Colliers Owner’s Representative</p>

**Call To Order**

First Selectman Melissa Lindsey called the meeting to order for the BOS at 7:30pm  
BOF Chairman Thora Perkins called the meeting to order for the BOF at 7:30pm  
PBC Chairman Don Kellogg called the meeting to order for the PBC at 7:30 pm.

**Pledge of Allegiance**

**Public Comment**

Jennifer Pappas spoke of concerns of capital projects and how they affect the town taxes. She specifically spoke in opposition of the Margerie Trail project and Affordable Housing. She further noted that there is no need to demolish the playground at this time.

Lore White spoke of accountability for money spent on capital projects in the past. She specifically spoke of the Beach House project and how ARPA funds were spent. She gave some suggestions for uses of the old Consolidated School building.

Cynthia Ross-Zweig spoke of the requirement of the PBC to inspect town buildings on a regular basis and the need for routine maintenance on town buildings. She asked for a full audit of all expenditures of current capital projects.

Fire Chief Bruce Taylor spoke of the dangerous condition of the old Consolidated School and spoke in support of the demolition of the building.

Fire Marshal Chris Alward gave specific examples of the dangers of the condition of Consolidated School and noted that it is unsafe for use.

**Discussion of request made by the PBC regarding funding for the demolition of the old Consolidated School building.**

There was a discussion of the original plan in 2019 to demolish the original Consolidated School. There was a brief discussion of the repairing of the problems with the propane at the high school.

PBC Chairman Don Kellogg spoke of the demolition phase of the old Consolidated School and confirmed that there is insufficient funding in the current MHHS/CELA project budget to abate and demolish the existing building. Factors that contributed to this shortfall include the delay associated with the bus lot, building costs escalations and a significant increase in the abatement costs. He noted that there is an unencumbered contingency in the high school project of approximately \$1,500,000 which is more than adequate to cover the requested transfer to the demolition and still maintain a significant contingency in the high school budget. With the recommended transfer of funds, the remaining unencumbered contingency for the High School will be approximately \$900,000 including all pending expenditures. It was noted that the bus lot and demolition of Consolidated School are tied together in Phase 2. This is strictly a transfer from one project to another and no additional taxpayers funds are need for this project.

<b><u>High School contingency available</u></b>	\$1,500,000
<b><u>CELA Total available</u></b>	
Available Phase 2 budget	\$1,836,900
Available Contingency	788,000
<b><u>Total CELA available budget</u></b>	\$2,624,900
<b><u>Total CELA required</u></b>	
Phase 2 Bid O & G pricing sheet	\$2,973,416
Recommended contingency	\$ 250,000
Total required	\$3,223,416
<b><u>Requested transfer</u></b>	
Shortfall	\$ 598,516
<b><u>Recommended transfer</u></b>	\$ 600,000

**BOS Approval of transfer**

Tom Perkins made a motion to approve the following Unspent Bond proceeds transfer in the amount of \$600,000. Melissa Lindsey seconded the motion. **Vote: 2-0-0 (Motion approved)**

\$	Transfer From		\$	Transfer To	
\$600,000.00	315-4602-0000-000/750.10	HS Project Contingency	\$600,000.00	315-4601-0000-000/750.10	CELA Contingency
<b>\$600,000.00</b>			<b>\$600,000.00</b>		

**BOF Approval of transfer**

Thora Perkins made a motion to approve the following Unspent Bond proceeds transfer in the amount of \$600,000. Cheryl Reedy seconded the motion. **Vote: 6-0-0 (Motion approved)**

\$	Transfer From		\$	Transfer To	
\$600,000.00	315-4602-0000-000/750.10	HS Project Contingency	\$600,000.00	315-4601-0000-000/750.10	CELA Contingency
<b>\$600,000.00</b>			<b>\$600,000.00</b>		

**PBC vote on accepting bids for Consolidated School demolition and transfer money from contingency to construction**

Don Kellogg made a motion to approve the CELA Phase 2.01 Demolition and Abatement Bid package 2.31 Site work as recommended by O&G industries in their award letters and dated June 24, 2024. Maureen Clegg seconded the motion. **Vote: 3-0-0 (Motion approved)**

**Public Comment**

Keith Landa spoke of his concerns with additional costs in delaying capital projects.

John Creasy spoke of concerns with increased costs and suggested getting alternate bids.

John McCartney thanked all three of the boards for getting this project done.

**Board member comments**

Selectman Tom Perkins spoke of frustrations with the propane issue at the high school. He thanked everyone for their hard work with this project.

First Selectman Melissa Lindsey thanked everyone for their hard work and feedback with this project.

Cheryl Reedy spoke of the State requirements for the process of getting bids for municipal projects and the inability to hire local contractors.

Mark Beninson thanked everyone that worked on this project

Don Kellogg thanked everyone for their cooperation.

**Adjournment**

Melissa Lindsey made a motion to adjourn the meeting for the BOS at 8:49 pm. Tom Perkins seconded the motion-**Vote: 2-0-0 (Motion approved)**

Don Kellogg made a motion to adjourn the meeting for the PBC at 8:49 pm. Maureen Clegg seconded the motion- **Vote: 3-0-0 (Motion approved)**

Cheryl Reedy made a motion to adjourn the meeting for the BOF at 8:49 pm. Thora Perkins seconded the motion- **Vote: 6-0-0 (Motion approved)**

Respectfully submitted,  
Suzanne Kloos

Received by email on 08/19/2024 @ 11:12 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield

# Consolidated School Demolition and Abatement Funding Transfer Memorandum.

8-12-24

The Consolidated Elementary School demolition phase has been bid, confirming that there is insufficient funding remaining in the current MHHS/CELA project budget to abate and demolish the existing Consolidated Elementary School. Multiple factors contributed to the shortfall including the delay associated with the bus lot, building costs escalations and a significant increase in the abatement costs.

The High School Project is substantially complete and there is unencumbered contingency of approximately \$1,500,000 which is more than adequate to allow the requested funding transfer to the MHHS/CELA project while maintaining a significant High School contingency.

Attached is the final Phase 2 pricing sheet showing the total Phase 2 cost of \$2,973,416. The following is the total available funding for both the HS and CELA projects along with the recommended transfer to complete the demolition and abatement phase.

## **H.S. Total Available**

Available Contingency	\$1,500,000
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## **CELA Total Available**

Available Phase 2 budget	\$1,836,900
Available Contingency	<u>\$788,000</u>
Total CELA available Budget	\$2,624,900

## **CELA Total Required**

Phase 2 Bid O&G pricing Sheet	\$2,973,416
Recommended Contingency	<u>\$250,000</u>
Total Required	\$3,223,416

## **Requested Transfer**

Shortfall	\$598,516
<b>Recommended Transfer</b>	<b>\$600,000</b> (from HS project to the CELA project.)

With the recommended transfer of funds the remaining unencumbered contingency for the High School will be approximately \$900,000 including all pending expenditures.