

**Town of New Fairfield
Board of Finance
4 Brush Hill Road
New Fairfield, CT 06812**

**MINUTES
Board of Finance Capital Project Subcommittee
Monday, November 4, 2024
3:30 PM
via Zoom**

<u>Capital subcommittee members present:</u> Thora Perkins Cheryl Reedy Terry Friedman, Town Treasurer (non-voting member)	<u>Other Town officials and Educators present:</u> Melissa Lindsey, First Selectman Pat Del Monaco, Selectman Vladimir Kan, Finance Director Tony Iadarola, Town Engineer Tim Simpkins, Health Director Tom Quigley, WPCA Chairman
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Call To Order

Cheryl Reedy called the meeting to order at 3:36 pm. She noted that the purpose of this meeting is to discuss capital projects for Town needs for public health, drainage, water and sewage/sewer projects.

Pledge of Allegiance

Public Comment

Philippe Harding asked the subcommittee to provide an update on the following projects:

- Status of the bus lot
- Information about the sewer study including the potential cost of the project and the estimated timing for potential failure for the current septic tanks and grant funding status
- Availability and timing of the Danbury Treatment facility.

Cheryl Reedy noted that most of these questions are beyond the scope of the subcommittee but spoke briefly about these issues.

Approval of minutes

Thora Perkins made a motion to approve the minutes of the October 28, 2024 capital subcommittee meeting as presented. Cheryl Reedy seconded the motion. **Vote: 2-0-0 (Motion approved)**

Discussion of five to ten year town needs for drainage, projects

Tony Iadarola spoke of both immediate capital needs and long-term needs for the Town. He spoke of the possibility of establishing \$10-\$15k funds per year for recurring costs for drainage maintenance. He spoke of the following projects:

Stand Alone Projects

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- Brush Drive- Phase II- Design and Permitting. Phase III is construction of repairs.
- Two new Crosswalks between Senior Center and Dunham Pond and between Dunkin Donuts and Veterans Park.
- Ball Pond Lower Watershed project including Arden, Merlin and Ore Hill. He noted that Phase I is funded by ARPA funds but there will need to be Phase II and III in the near future.
- Senior Center Dam (Manlapaz Dam)- Phase I is funded by ARPA funds and includes the survey, inspection and evaluation of options for repair or removal. Phase II is design and permitting and Phase III is construction.
- Columbia Drive Bridge.

New Programs with recurring funding needs

- Town-wide drainage improvement program.
- Town bridges under 20 feet inspection program (every two years)
- Repairs to sidewalks, crosswalks and ADA ramps and decorative lamps.
- Bridge repair and rehabilitation program.
- State compliance for Stormwater regulations
- Detention and Retention pond maintenance

Completed Bridge Projects in the last five years

- Bear Mountain- Phase I
- Musket Road Bridge/Cross Culvert
- Warwick Road Bridge improvements
- Columbia Road Bridge
- Sawmill Road Bridge

Completed Drainage Projects in the last five years

- Yale Drive
- Brush Drive- Phase I
- Charcoal Ridge East
- Candlewood Corners

Selectman Pat Del Monaco spoke of concerns that capital projects are usually the first items to be cut from the budget. She suggested that this be discussed during budget season.

Discussion of Status of Town/School Septic Systems, Sewers. Public Health Needs

Tim Simpkins spoke of the sewage treatment plant for MHHS and the leaching system for the Middle School and the High School. He spoke of the septic systems for other town buildings including Town Hall, Town Hall Annex, Senior Center and the firehouses.

The MHHS sewage treatment plant and leaching system are 25 years old and at the end of life. He estimated it would cost \$1M to \$1.5M to replace that system. The septic system serving the High School and Middle School is 30 years old and would cost about \$3M to replace. The system serving the Company A firehouse and the PD is 40 years old. The Library/Town Hall joint system is relatively new at 10 years old. The system serving the Annex was installed in 1990 and is a little over 30 years old. And the Senior Center septic system is about 10-15 years old. No one can say how long any of these systems will last. In addition, both schools already have

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problems with having adequate potable water. The two senior housing projects in town are both on community septic systems with leaching systems for each building. The Birches is over 30 years old and has a failure at one of its buildings, and Dunham Pond and the Woods, which are more recent developments, also have problems. While they are not town responsibilities to correct, they would be very costly for the residents who live there to repair, about \$500k each.

WPCA Chairman Tom Quigley spoke of the advantages of installing a sewage system in the center of Town and how it will help bring businesses to the Town. He spoke of the possibility of putting permits and plans in place for this. Total cost for sewers in the center of town was estimated at \$18M-\$19M.

Tim Simpkins also mentioned that the Director of Health needs a private office to be included in the 5-10 year capital planning process.

Additional revenue possibilities

Thora Perkins suggested doing a market analysis for fees in town to determine if fees should be increased.

Public Comment

Jennifer Pappas spoke of concerns with the town doing projects in phases which could cause these projects not to be finished. She spoke of the need to generate revenue for the Town.

Phillip Harding spoke of septic problems and asked who is responsible for the next step. He spoke of the need to increase non-tax revenue in town especially in the schools.

Future meetings

The next meeting of the Capital Projects subcommittee will be held on Monday, November 18th to review capital needs for public works, buildings and grounds and the library for the next five to ten years. Invited guests include Russ Loudon, Lloyd Decker, Linda Fox, Linda Norris and other Library Board members who may be able to attend

Adjournment

Cheryl Reedy made a motion to adjourn the meeting at 5:10 pm. Thora Perkins seconded the motion. **Vote: 2-0-0 (Motion approved)**

**Respectfully submitted,
Suzanne Kloos**
