

TOWN OF EAST HAMPTON
EAST HAMPTON, CT 06424
BOARD OF FINANCE
SPECIAL MEETING
Monday, August 14, 2017
EH Middle School Library

Approved Minutes

Present: Marc Lambert, Janine Jiantonio, Alan Hurst, Alannah Coshow, Mike Rose and Dean Markham

Not Present: Steve Ritchie

Other attendee(s): Jeffery Jylkka: Director of Finance

1-2. Chairman Lambert called the meeting to order at 6:47 p.m. followed by the Pledge of Allegiance.

3. Public Remarks

None

4. Presentation and Discussion of proposed Town Hall and Police Department project

Representing The Amenta Emma Architect Firm, Tony Amenta presented, in detail, his company's Pre-Referendum Budget estimate, as well as, the preliminary site plan and building layout for the proposed Town Hall and Police Department project. As presented, the project total cost is estimated at \$18,981.

At the conclusion of the presentation, Mr. Amenta confirmed for Board Members that the PD command center, community room and Town Council chambers could be utilized by other groups for meetings/gatherings when not being used for their primary purpose. He also emphasized that while the current cost estimate is to be considered conservative it is only conceptual and that even with the expectations that cost saving opportunities will arise through the natural course of development, a customary percentage of contingency for change orders is also included.

After thanking Mr. Amenta for the presentation, the Board Members began to deliberate amongst themselves. This deliberation included review of debt service payments (issued & estimated) and an explanation by the Finance Director that according to S&P ratings, the Town's Debt payment as a % of Total Budget, as well as outstanding debt per capita with this project moving forward are still in the lower range of moderate.

While no Board Members opposed the need for the new facilities, differing opinions included questions on potential impacts of other needs that are not yet included (i.e. Lake 9-point plan, Center School Boiler Replacement, Cobalt Firehouse renovations, a town water system, etc.) being added and increasing the mill rate even more, and uncertainty around a plan "B" if this proposal is voted down in

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November vs. the culmination of projects the town hasn't addressed over the years (i.e money spent over the last 30+ years on studies looking at town facilities and water with no action to follow), and the ability to utilize the lessons learned from the High School renovation project which came in under budget.

5. RESOLUTION: Recommending an appropriation for the acquisition of a parcel of land off of East High St. near its intersection with Lake Vista Dr. in East Hampton, and the construction thereon of a Town Hall and Police Station including Board of Education Offices and a Community Room; and the authorization of Bonds and Notes to finance the appropriation.

Mr. Rose made a motion to recommend the appropriation (see full resolution below) that was seconded by Mr. Hurst.

RESOLVED, that the Board of Finance recommends that the Town of East Hampton appropriate \$18,981,000 for costs in connection with the acquisition of an approximately 5.4 acre parcel of land, and any related appurtenances thereto, consisting of a portion of the property off of East High Street near its intersection with Lake Vista Drive in East Hampton referenced on the Town's tax assessment maps as Map 10A/ Block 85/ Lot 5C, now or formerly owned by George A. and Mary F. Loos, which acquisition the Board of Finance hereby approves; and the construction thereon of an approximately 31,500 square foot Town Hall and Police Station including Board of Education offices and a Community Room, and related parking, access, and other site improvements, and other improvements related to the project; and that the Town issue bonds, notes or temporary notes in an amount not to exceed \$18,981,000 to finance the appropriation. The project is contemplated to be completed substantially in accordance with the preliminary plans prepared by Amenta Emma Architects entitled "Preliminary Site Plan, East Hampton Town Hall/Police Department." The Town Facilities Building Committee shall be authorized to determine the scope and particulars of the project and to reduce or modify the scope of the project, and the entire appropriation may be expended on the project as so modified or reduced. The appropriation may be spent for design, construction, acquisition and installation costs, related work and improvements, equipment, furnishings, materials, architect, engineering, project management, construction management and other consultant fees, legal fees, administrative costs, net temporary interest and other financing costs, and other expenses related to the project and its financing.

Prior to the vote, Mr. Markham made a motion to amend the resolution by changing the approximate square footage from 31,500 to 33,400 (square footage reflected on pg. 2 of the Amenta Emma Pre-Referendum Budget Estimate). The motion was seconded by Mr. Hurst.

TOWN OF EAST HAMPTON
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SPECIAL MEETING
Monday, August 14, 2017
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Vote: 6-0. Motion Passed.

Amended Resolution

RESOLVED, that the Board of Finance recommends that the Town of East Hampton appropriate \$18,981,000 for costs in connection with the acquisition of an approximately 5.4 acre parcel of land, and any related appurtenances thereto, consisting of a portion of the property off of East High Street near its intersection with Lake Vista Drive in East Hampton referenced on the Town's tax assessment maps as Map 10A/ Block 85/ Lot 5C, now or formerly owned by George A. and Mary F. Loos, which acquisition the Board of Finance hereby approves; and the construction thereon of an approximately **33,400** square foot Town Hall and Police Station including Board of Education offices and a Community Room, and related parking, access, and other site improvements, and other improvements related to the project; and that the Town issue bonds, notes or temporary notes in an amount not to exceed \$18,981,000 to finance the appropriation. The project is contemplated to be completed substantially in accordance with the preliminary plans prepared by Amenta Emma Architects entitled "Preliminary Site Plan, East Hampton Town Hall/Police Department." The Town Facilities Building Committee shall be authorized to determine the scope and particulars of the project and to reduce or modify the scope of the project, and the entire appropriation may be expended on the project as so modified or reduced. The appropriation may be spent for design, construction, acquisition and installation costs, related work and improvements, equipment, furnishings, materials, architect, engineering, project management, construction management and other consultant fees, legal fees, administrative costs, net temporary interest and other financing costs, and other expenses related to the project and its financing.

Vote: 4-2 (Jiantonio & Coshow). Motion Passed.

6. Public Remarks

Ted Turner: 223 Hog Hill Rd. – Referencing the historic "dragging of the feet" from town leaders, he congratulated the Board on moving the motion forward and allowing tax payers to see and act on the project.

Mary Ann Sprankle: 13 S. Hollow - Echoed Mr. Turner's congratulations and emphasized the need for education of tax payers and encouraged other audience members to speak to everyone they know.

Melissa Engel: 5 Markham Rd. - In response to Ms. Sprankle's plea for tax payer education, she informed everyone that there will be a presentation (similar to this evening) and Q&A session on Aug 29th at EHHS with others to follow.

Teresa Concannon: 59 Laurel Ridge - Noted the savings from no longer having to lease properties currently housing the Board of Education, Park & Rec offices and Police parking.

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Kurt Cominsky: 62 Wopowog Rd. — Through his past participation in town government, he acknowledged the historic neglect and thanked the Board for moving this forward.

Pete Brown: 76 Barton Hill Rd. — Also thanked the Board for pushing this forward and allowing the tax payers to vote noting that a building can say a lot about a town and if residents care about it.

7. Adjournment:

Mr. Hurst made a motion to adjourn at 7:49 p.m. that was seconded by Mr. Markham. **Vote was unanimous in favor. Motion Passed.**

Respectfully submitted,

Renee Bafumi
Recording Secretary