

**ENFIELD TOWN COUNCIL
MINUTES OF A SPECIAL MEETING
MONDAY, MARCH 1, 2021**

A Special Meeting of the Enfield Town Council was called to order by Chairman Ludwick on Monday, March 1, 2021. The meeting was called to order at 5:30 p.m.

ROLL-CALL – Present were Councilors Bosco, Cekala, Cressotti, Hemmeler, Ludwick, Mangini, Muller, Sferrazza, Szewczak and Unghire. Councilor Riley was absent. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Clerk, Sheila Bailey; Town Attorney, James Tallberg; Assistant Town Attorney, Mark Cerrato; Chief Technology Officer, Paul Russell; Director of Public Works, Donald Nunes; Deputy Director of Public Works, Jeffrey Leonowicz; Deputy Director of Economic & Community Development, Nelson Tereso; Director of Development Services, Lauren Whitten; Director of Finance, John Wilcox. Also present from Shipman & Goodwin, Attorney Andrew Davis

MOTION #5699 by Councilor Muller seconded by Councilor Unghire to go into Executive Session to discuss Real Estate Negotiations and Pending Litigation.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5699** adopted 11-0-0.

EXECUTIVE SESSION

The Executive Session of the Enfield Town Council was called to order by Chairman Ludwick at 5:31 p.m.

ROLL-CALL - Present were Councilors Bosco, Cekala, Cressotti, Hemmeler, Ludwick, Mangini, Muller, Sferrazza, Szewczak and Unghire. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Clerk, Sheila Bailey; Town Attorney, James Tallberg; Assistant Town Attorney, Mark Cerrato; Chief Technology Officer, Paul Russell; Deputy Director of Economic & Community Development, Nelson Tereso; Director of Development Services, Lauren Whitten; Director of Finance, John Wilcox. Also present from Shipman & Goodwin, Attorney Andrew Davis

Chairman Ludwick reconvened the Special Meeting at 6:12 p.m. and stated during Executive Session the Council discussed Real Estate Negotiations and Pending Litigation with no action or votes being taken.

ROOFS 2021 PROPOSED REFERENDUM

Mr. Leonowicz stated all roofs have been surveyed, and quite a few roofs are in poor or marginal condition. He presented slides illustrating those roofs that are in good or poor condition and those

roofs that still have plenty of service life remaining. He noted once they determine a roof is in fair condition, they should budget and plan for replacement since roofs are expensive. He stated once a roof is in marginal or poor condition, it has reached its useful life and should be replaced. He presented a graph, which illustrated the number of facilities and where those roofs fall within the excellent to poor condition index. He noted 14 facilities are approaching the poor to marginal rating condition.

He stated aside from new roofs at Henry Barnard School, Enfield High School and John F. Kennedy Middle School, there are still approximately 550,000 square feet of roof to address across the town, which is a very large amount of roofing. He explained roofing at non-school facilities is traditionally easier because municipal buildings are inherently smaller with an average roof size of 13,000 square feet, and the average school roof is about 72,000 square feet.

Mr. Leonowicz stated without a referendum, they would only be able to address roofs through CIP. He noted they are at a point where they need to look at multiple roof projects.

He stated the proposed 2021 roof referendum is \$13.6 million dollars with an estimated reimbursement from the State of \$5.8 million dollars. He pointed out this would replace 406,000 square feet of roof over Town of Enfield and Board of Education properties over a five-year period. He noted this would position the Town to invest for future roof replacements.

He listed those roofs in the order that they would be replaced:

- Parkman School-Phase I
- Public Safety Complex
- H.B. Stowe-Phase I
- Thomas Alcorn building
- Prudence Crandall School
- Enfield Street School
- Parkman School-Phase 2
- H.B. Stowe-Phase 2
- Enfield Annex

He explained the phased approach for Parkman and Stowe would allow for capitalizing on the state reimbursement.

He noted this strategy will only work if they continue with Hazardville Memorial and Eli Whitney roofs through CIP. He pointed out they started with the initial phase and that is under design and review and is moving forward. He stated this strategy will put elementary school roofs back in new condition, which will be a lot easier to manage.

He stated the potential State reimbursement of \$5.8 million dollars can be utilized to replace more roofs, which would extend the reach of the 2021 Roof Referendum. He noted the balance would be placed into a Capital Account for future roofing projects. He stated if they do not use the reimbursement toward reinvestment, they could use those funds to pay down the Roof Referendum 2021 debt.

Mr. Leonowicz provided a timeline of what needs to happen for this referendum to go to a vote in November.

Councilor Szewczak stated her understanding the Alcorn building may be eligible for a partial reimbursement because the Board of Education is located there, and that building has never been turned over to the Town. She noted whatever happens this June as concerns what the reimbursement will be, that will be locked in for the whole five years. She stated they did send to Green Bank the Henry Barnard Roof, and they provided them a timetable of what they are expecting for roofing. She noted they must look for other ways to lower the carbon footprint.

Councilor Cekala stated the Joint Facilities Committee has worked a long time on this, and they have had a lot of good discussion on what should be involved, what kinds of numbers would be palatable, how many Town buildings versus School buildings should be included, and they feel this presentation and what is being put forward is the best option. She pointed out it addresses school and town buildings, and it is a good reimbursement rate. She feels this is a number that will fly with the public. She stressed the importance of educating the public about this referendum, so it is known exactly what the Town is trying to do, how long it will take and that it will cost a lot more money if they do these projects in phases instead of a referendum. She voiced her support of the proposed referendum, and she believes the Joint Facilities Committee did a great job with this.

Councilor Cressotti stated his belief the Joint Facilities Committee has done a fantastic job in prioritizing the roofs that need to be done. He commended Mr. Leonowicz and Mr. Nunes for their research in these projects. He stated his belief the Town did not have a roof plan for taking care of roofs every five years. He noted there is now a vision with this referendum. He agreed with Councilor Cekala in that education about this referendum is very important. He voiced his support of this project, and he commended DPW for their hard work on this plan.

Councilor Muller questioned if this will be on the Town Manager's page as well, and Mr. Bromson noted they will put this out tomorrow. He agreed education is an integral component. He stated they are already working with media as to how to get information out to the public. He noted they will have a booth with an informational exhibit on this topic at the Farmers' Market. He stated they will reach out to Bond Counsel tomorrow, and Bond Counsel will educate them about what they can say and how they can say it, so they can educate the public. He noted they will look at other ways, through social media, to get information out about this referendum. He stated his belief the public will support it when they understand the plan. He noted the road referendum has been successful because people understand it. He noted there is hopeful news coming from the State regarding Covid relief funding.

Mr. Bromson thanked the Joint Facilities Committee and DPW staff for their hard work.

Chairman Ludwick suggested perhaps they could look at roofing projects as they do road projects every five years. Mr. Bromson noted they can get 30 years out of roofs, but roads receive a lot of wear and tear and there are a lot more roads than roofs.

MOTION #5700 by Councilor Muller, seconded by Councilor Mangini to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5700** adopted 11-0-0, and the meeting stood adjourned at 6:50 p.m.

Respectfully submitted,

Sheila Bailey
Town Clerk
Clerk of the Council

Jeannette Lamontagne
Secretary to the Town Council