

LITCHFIELD CAPITAL IMPROVEMENTS COMMITTEE
SPECIAL MEETING
TUESDAY, DECEMBER 15, 2020 – 7:00 P.M.
REMOTE MEETING BY LIVE INTERNET VIDEO STREAM AND TELEPHONE

Call to Order: Chairman Fran Carpentier called the remote regular meeting to order at 7:04 p.m. with the following members present: Sean Fogarty, Raz Alexe, James Koser, Barbara Putnam, Denise Raap, John Morosani, Erich Marriott and Amaechi Obi. Michael Kostecki was absent. Denise Raap hosted Zoom.

Approve Minutes

a) **Regular 11/24/20: Motion:** E. Marriott moved and B. Putnam seconded a motion to approve the regular meeting minutes of 11/24/20. All voted aye and the motion passed.

Review of DPW Board of Education Facilities Requests

a) **LHS/LMS Sidewalk and Curb Replacement:** Although this project is a Priority #3, Jeremiah Sattazahn said the condition of the curbing and sidewalks is deteriorating. He showed photos of the problem areas that present safety hazards. They are asking for \$90,000 for FY 21/22 and will ask for \$70,000 for the following year.

b) **LCS Flooring:** Jeremiah Sattazahn described the three remaining areas left of a long-time abatement and flooring replacement project. There are two classrooms and the entranceway to the gymnasium left that will cost \$100,000. He noted that this past summer the Board of Ed funded, along with help from the Seherr-Thoss Foundation, the same work in the entire area of the Center School Library at a cost of \$60,000.

Chairman Carpentier asked Mr. Sattazahn where the written agreement is that spells out the type of capital projects that are the responsibility of the Board of Ed vs the Town. This project is a perfect example, as some of the carpeting was paid for by the Board of Education. There is a new system in place where the Board of Ed has established a non-lapsing capital account, where they are setting aside a certain percentage of the operating budget for capital expenses. So what determines what capital expense the Board of Ed pays for and which the Town pays for? Mr. Sattazahn confirmed that the Board of Ed's payment for the library carpeting came from their new capital account. Mr. Carpentier asked for the criteria for this, and Mr. Sattazahn said the original agreement was that the Town pays for the capital for the buildings and the Board of Ed would maintain the buildings. D. Raap said the non-lapsing account had not yet been established, so the money had to come from left-over money somewhere else, and he agreed, saying it could have also come from a donation. Finance Director Amaechi Obi asked what the Board of Ed's \$250,000 capital projects line item was for in its 2020/21 operating budget. Mr. Sattazahn said it is for technology, and over the next two years, the district has a plan to spend \$.5 million on capital needs over and above what they will request from the Town. John Morosani said that when the COVID-19 pandemic hit, some of the projects in the 2019/20 budget were withheld, and this could be some of that money, say for security cameras, that was withheld and reallocated for the carpet project.

R. Alexe then spoke about the two recommended projects and that he was very familiar with them as he had presented them for three years when they were the Town's responsibility before the transition. No matter whose responsibility it is now, and that discussion can be continued later, the sidewalks are a legacy to the poor workmanship from 2008, and the work must be done. Similarly, he said the classroom abatements were handled as four rooms per year, and they must be completed as well. D. Raap asked how

long concrete sidewalks should last, and if there is a warranty. R. Alexe said they should last more than 12 years and there is no warranty. The repairs that have been done in the last five years were done well and should last 15 years or more. Upon question by E. Marriott, J. Sattazahn felt confident in the contractors and the quotes, based on previous bids, and says they will not go over.

Final Recommendation: F. Carpentier reviewed the work from the last meeting where they had arrived at a final recommendation of \$3,237,409. Adding the \$190,000 total of the two school projects brings the new total to \$3,427,409. This is still within the Board of Finance's requested range, and he is willing to approve it. D. Raap asked if consideration could be given to reducing the total by deferring the Municipal lot wall repair project (\$189,000). R. Alexe said that because additional elements in that area need to be addressed, he would like to apply for a matching grant. He would be willing to defer the project to FY 2022/23 after seeing what the outcome of the grant is and applying the balance.

Motion: J. Morosani moved to recommend to the Board of Selectmen a capital budget for FY 2021/22 of \$3,238,409. E. Marriott seconded, all voted in favor and the motion carried.

Adjournment: Motion: B. Putnam moved to adjourn at 7:34 p.m. and J. Morosani seconded. All voted aye and the motion carried.

Denise Raap
Secretary