



Town of Ridgefield
Board of Selectpersons Special Meeting Minutes
UNAPPROVED

January 16, 2025 at 4:00pm

Please note – these minutes are not verbatim.

Present: Maureen Kozlark, Rudy Marconi, Chris Murray

Present via Phone: Sean Connelly

Absent: Barbara Manners

1. Vote to approve Bond Language for three projects and forward to the Board of Finance for Approval

- a. Roofs
- b. Alternative/Transition Program Building
- c. Police/Fire Public Safety Building

Maureen Kozlark asked about the blackline and blueline copies of the resolutions. Rudy Marconi specifically pointed out a change made in the Alternative/Transition Program Building (ATPB) section regarding the building committee, per bond counsel's recommendation: "the Board of Selectpersons or Building Committee designated by it shall determine the scope and particulars in the project." Sean Connelly asked about whether that language was specific to the ATPB, or does it apply to the Police/Fire Public Safety Building (PSB) too? Mr. Marconi confirmed the Building Committee may want to oversee both the ATPB and PSB, but not the roof project.

Ms. Kozlark asked about the \$3,977,200 for the ATPB, does that include FF&E (furniture, fixtures and equipment)? Jacob Muller, Director of Public Works & Facilities, shared a document with the BOS, confirming \$189,300 was added for FF&E; the \$3,977,200 figure is for a turnkey building.

Mr. Marconi confirmed the vote today is to send the bond language to the Board of Finance (BOF) for review and recommendation at their January 21, 2025 regular meeting.

Mr. Marconi shared "for its recommendation" would be added to the resolution language (ex. "be approved and referred to the Board of Finance for its consideration and recommendation"), at the suggestion of Mike Rettger, BOF Vice Chair. Mr. Marconi clarified this addition makes the resolution language more specific to the Charter.

Ms. Kozlark asked Mr. Muller for a project summary for each project. Mr. Muller distributed a document to the BOS, and confirmed the summaries have not changed since their last meeting.

Mr. Marconi shared the date, time, and location, will be voted on at their upcoming regular meeting, but the Public Hearing is tentatively scheduled for February 5 at East Ridge Middle School at 7:30pm, and the Referendum for February 25 at Yanity Gym from 6:00am-8:00pm.

Mr. Connelly asked whether they'd decided about the questions. Mr. Marconi confirmed the BOS may want to decide at their January 22, 2025 meeting to allow the Town Clerk time to print absentee ballots. Mr. Murray shared he presumed they would present individual questions. Mr. Marconi shared he received a message from Sharon Dornfeld, Board of Police Commissioners Chair, asking the BOS to consider presenting one question to show each item is equally important. Mr. Murray expressed there will be individuals who split their vote, and each question should stand on its own. Mr. Marconi shared the FD's union asked what would happen should the PSB vote fail, and Mr. Marconi confirmed the project would go back to the drawing board – but the Town needs to do something for the FD and PD.

Ms. Kozlark asked about feedback from PSB presentations. Mr. Marconi shared everyone seems supportive, particularly once people visit the current PD and FD facilities.

Ms. Kozlark shared it's riskier separating out the questions individually. Mr. Murray expressed the BOS must provide the public the opportunity to decide. Ms. Kozlark asked, should the \$85.6M PSB proposal fail, will the next proposal cost less? Mr. Marconi shared the BOS must present proposals that meet the needs of today and tomorrow. Mr. Marconi shared there was a proposal in 2009 to completely remodel the PD, after it failed 3-1, the BOS decided to wait for other large projects until the school bundle was paid off. Mr. Murray shared he hopes if the vote passes, the Town brings in a construction manager who can deliver on-time and under-budget. Mr. Marconi clarified the PSB building itself is \$77M, and the budget includes documents, management oversight, radio upgrades, etc. and a contingency (reaching the \$85.6M budget).

Mr. Marconi shares the current PD and FD are woefully inadequate and in disrepair. Mr. Marconi shared they explored multiple sights, each with pros and cons, and the existing buildings themselves could not be expanded cost-effectively to satisfy the needs of today and tomorrow.

Maureen Kozlark motioned to waive the reading of the bond language. Sean Connelly seconded. Motion carried 4-0.

Maureen Kozlark read the first resolution: "Resolved: That the resolution entitled "Resolution Appropriating \$12,332,000 For Costs Related To Design And Construction Of Roof Repairs And Replacement At Town Schools; And Authorizing The Issuance Of \$12,332,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose," a copy of which is attached hereto, be approved and referred to the Board of Finance for its consideration and recommendation. The amount of bonds issued shall be reduced by the amount of grants or other funds, if any, received by the Town for the Project and not separately appropriated to pay additional costs of the Project."

Maureen Kozlark motioned to approve the Resolution Appropriating \$12,332,000 For Costs Related To Design And Construction Of Roof Repairs And Replacement At Town Schools; And Authorizing The Issuance Of \$12,332,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose. Chris Murray seconded. Motion carried 4-0.

Chris Murray read the second resolution: "Resolved: That the resolution entitled "Resolution Appropriating \$3,997,200 For The Costs Related To Construction Of A New Alternative High School And Transition Program Building; And Authorizing The Issuance Of \$3,997,200 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose," a copy of which is attached hereto, be approved and referred to the Board of Finance for its consideration and recommendation. The amount of bonds issued shall be reduced by the amount of grants or other funds, if any, received by the Town for the Project and not separately appropriated to pay additional costs of the Project."

Chris Murray motioned to approve the Resolution Appropriating \$3,997,200 For The Costs Related To Construction Of A New Alternative High School And Transition Program Building; And Authorizing The Issuance Of \$3,997,200 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose. Maureen Kozlark seconded. Motion carried 4-0.

Rudy Marconi read the third resolution: "Resolved: That the resolution entitled "Resolution Appropriating \$85,600,000 For Costs Related To Design, Construction, And Equipping Of A New Public Safety Building; And Authorizing The Issuance Of \$85,600,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose," a copy of which is attached hereto, be approved and referred to the Board of Finance for its consideration and recommendation. The amount of bonds issued shall be reduced by the amount of grants or other funds, if any, received by the Town for the Project and not separately appropriated to pay additional costs of the Project."

Rudy Marconi motioned to approve the Resolution Appropriating \$85,600,000 For Costs Related To Design, Construction, And Equipping Of A New Public Safety Building; And Authorizing The Issuance Of \$85,600,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose. Maureen Kozlark seconded. Motion carried 4-0.

Maureen Kozlark motioned to adjourn the meeting at 4:29pm. Chris Murray seconded. Motion carried 4-0.