

Special Board of Selectmen's Meeting  
September 16, 2013

**Present: First Selectman Gayle Weinstein; Selectman David Muller by phone;  
Selectman Dennis Tracey by phone; Town Administrator Tom Landry;  
Administrative Assistant Judy DeVito; Residents.**

**This meeting was recorded and videotaped. Copies are available in the Selectmen's office. The meetings are available for viewing online via the Town's website.**

**Ms. Weinstein called the meeting to order at 3:05 pm**

**Pledge of Allegiance-**

**Discussion/decision regarding calling a Special Town Meeting for the purpose of expanding the description of work to be undertaken at Weston High School as contained in the Town's bond issuance authorization vote of 2010.** Mr. Landry said the 2010 Town Meeting authorized a bond issue and authorized the scope of work to be done within that appropriation. The Building Committee and the Board of Education envision a different HS Doors and Windows project today than it did three years ago, and that involves doors, windows and HVAC work. Bond counsel verified that we need to have the Town Meeting reauthorize the project within that revised scope of work. Bruce Chadwick, Bond Counsel did rewrite the resolution for the Board to include the description of HVAC work.

Three years ago the project was estimated to cost \$1, 076,000 for the entire school and it's now estimated to cost \$1,421,000 for a wing of the school which is the work that is elected to do so that differential of \$344,000 is also revised in the resolution. Even though we are not raising that money with tax dollars we have to be authorized to expend that money. The resolution revises the scope, increases the amount of money to be spent, authorizes the expenditure and will name a date for the Special Town Meeting.

Ms. Weinstein said she is recommending a Special Town Meeting for October 3, 2013. Mr. Muller asked if approving the resolution implies that the Board of Selectmen is in favor of proceeding or is it a formality to get it on the agenda so that there can be a meeting to discuss it. Ms. Weinstein said if you're not in favor of changing the scope of the project then we would not be bringing it to Town Meeting. Mr. Tracey said he has no basis right now to approve a change in this project from what was originally a doors and windows project to what is now very predominantly an HVAC and air conditioning project. There has been no information provided to him to allow him to say that that is a good expenditure of money. Option 2 is twice as expensive as option 1.

Ms. Weinstein said there were several things that happened. When the initial scope of the project happened it was prior to the events at Newtown. The Board of Selectmen had asked the Building Committee to look into trying to find some sort of egress for the High School windows. That was one of the reasons that the window project changed from popping out the windows but also to allow bigger windows that have egress so that we can accommodate that egress. The unit ventilators are old and if we just replaced them with like unit ventilators, than she doesn't think we would have to go to Town Meeting

for that approval. But the school district would like to do all of the above with central HVAC.

Mr. Tracey asked after they do area E what is the plan for the rest of the building. Dr. Palmer said the amount of funds remaining would not address the original project as conceived in the original bond authorization. Deficiencies have been recorded as part of their NEASC accreditation report. The decibel level exceeds by at least ten fold the acceptable level of noise in the classroom. The ventilators were not part of the original project but they are now saying, "How can we do the most good with the limited funds that we have?" Their strategy was that they are looking to the future and they anticipate the educational program will have summer offerings at the High School for enrichment, for acceleration and least if they could devise a group of classrooms that would better met the needs of students. The areas of the High School that were not touched in the renovation are the main core academic areas where the students attend classes. They would also bring the security and safety standards of proper egress up to appropriate level for an emergency. They feel that doing this project well for a portion of the High School is what they need to do at this time.

Allen Swerdlowe said that HVAC has to be done if we are going to accomplish 2a and 2b. They have been told by architects they can't do this because the decibel level of the new machines do not meet that state code either.

Ms. Weinstein said that the work that needs to be done should be decided by the Board of Education. They understand that once they renovate area E there is no money to renovate any other area of the school. The next step would be to schedule the Town Meeting for October 3<sup>rd</sup> if we want to get the project started this year. Ms. Weinstein said she would not sign the contract until they would guarantee us that they have the funding for the project to move forward. Mr. Tracey said he was not in favor of scheduling the Town Meeting and he would vote against it.

Sonya Stack said that signing the contract is a necessary prerequisite for the project to move forward. Ms. Weinstein said she would not commit the Town to spending almost \$80,000 for contract documents for a project that we don't have the funding for.

Mr. Muller moved that the Board of Selectmen pass a resolution to recommend an increase in the appropriation for the Weston High School projects by \$344,067 to \$1,421,000 for the installation of HVAC system for the e wing of Weston High School and to finance the appropriation by using \$344,067 of grants and other local funds and to call a Special Town Meeting on October 3, 2013 in the Town Hall Meeting Room at 7:00pm for the purpose of approving the same. Ms. Weinstein seconded. Ms. Weinstein and Mr. Muller in favor. Mr. Tracey opposed.

**Discussion/decision regarding the Building Committee request for the Board of Selectmen to authorize the First Selectman to engage the Firm of Kaeyer, Garment & Davidson to complete construction documents for, door, window, HVAC & related improvements at Weston High School.** Ms. Weinstein said she would not be

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asking the board to authorize her to sign the contract but she would be asking them at the October 3<sup>rd</sup> meeting.

**Discussion/decision regarding determining the wording regarding the Charter Revision Ballot Question-** Ms. Weinstein said that the information that was given to her from the clerk's office was that we have 45 days to put a question of local concern on the ballot. The time is actually 60 days so we have missed the window to put something on the ballot for this year. She confirmed with Town Attorney and Art Champagne from the State Elections Commissions. The two options are either to wait for the next regular election or to schedule a special election which we have to run as a referendum but they would need 15% of the electorate to approve the question at that meeting. If 15% do not show up the Charter automatically stays as is. Mr. Muller said his preference was to wait until we can put it on the ballot and not go through the expense of a special election where it is unlikely that we would have the turnout to decide it. Mr. Tracey agreed.

Ken Edgar said that we should check with Town Attorney with regard to the time when they approve their report and the time that it must go on the ballot.

At 4:05pm Mr. Muller moved to adjourn the meeting. Mr. Tracey seconded and the motion passed unanimously.

Respectfully submitted

Judy M. DeVito  
Administrative Assistant  
Approved 10/03/13