

BOARD OF SELECTMEN SPECIAL MEETING
September 14, 2016 11 am

A special meeting of the Board of Selectmen was held on Wednesday, September 14, 2016 in the Selectmen's conference room.

Members present: First Selectman Michael Criss, Selectman Evan Brunetti, Selectman Nancy Schnyer

Attendees: Jackie Stoughton-Republican American;

Call to Order

Mr. Criss called the meeting to order at 11:15 am

Approval of engagement letter- Bonding Attorney-

Mr. Criss explained to the selectmen about the bonding attorney and how it works. The engagement does not commit any funds and is simply an agreement to use the Bonding Atty. for purposes of getting a bond if the project is approved. Mr. Criss explained the steps of the bond as it relates to a town meeting. Mr. Brunetti voted to appoint Attorney Joseph Fasi as our Bonding Attorney. Ms. Schnyer seconded.

Approval of RFP for Library-

Mr. Criss explained that, per the recommendation of the Bonding Atty., the town should do a RFP for the library project in order to ensure that the taxpayers are getting a real number, not just an estimate from the architects. Mr. Fasi noticed on the grant conditions that prior to the start of construction or signing a construction contract, a "construction grant contract" must be entered into with the State. The construction grant contract cannot be signed until the State Bond Commission has approved the grant. This would seem to disrupt the plan to: 1) put the project out to bid; 2) go to referendum with a real number; and then 3) sign the construction contract and begin construction. That process is disrupted because, between 2 and 3, two things must happen: 1) the state bond commission must approve the grant funding, and 2) after bond commission action the construction grant contract is finalized and signed by the State Librarian. He recommended that Mr. Criss contact the state, Thomas Neuman. Mr. Criss called Tom Neuman, the construction Grant Administrator for Library Development and talked with him. He explained that the \$1 million is not guaranteed and is contingent on the bond commission's approval, which could take 3 months once local funds have been approved by referendum. It is true that if we put it out to bid we cannot award or sign a construction contract until we have signed one with the State. He said we could bid it now and list the contingencies and ask bidders to put a longer extension or a percentage increase if it's over a certain number of days. He said some have bid after the referendum and walked away because it was too much. The million is contingent on the bond commission and, seeing the condition of the State, Mr. Criss believes its false advertising to say that we have it, when it could actually be denied or reduced. We need to be honest with the people that they will be on the hook for the whole amount and we will do our best to defray the cost through state and federal grants. Mr. Criss stated that if the construction grant contract can be made contingent on bond commission action that would also work, but asking the state to

adapt a procedure is probably asking too much, no matter how sensible the change may be. The other alternative is to hold the award for a longer time, or ask for an extension from the contractor if the original time period expires without state bond commission approval. Mr. Brunetti voted to table the approval until more information and a longer discussion could take place at the selectmen's meeting scheduled for the 20th. Ms. Schnyer seconded.

Adjournment

Ms. Schnyer moved to adjourn at 11:35a.m. Mr. Brunetti seconded.

Minutes submitted by _____
Michael Criss

RECEIVED FOR RECORD AT HARWINTON CT
ON 09-19-16 AT 11:13am
ATTEST NANCY E. ELDRIDGE TOWN CLERK