

**REGULAR MEETING MINUTES
COLUMBIA BOARD OF SELECTMEN**

Tuesday, November 14, 2023

7:00 PM

**Adella G. Urban Administrative Offices Conference Room & Virtual
323 Route 87, Columbia, CT**

Members Present: Steven Everett, First Selectman; Judy Ortiz, Deputy First Selectman; William O'Brien, Selectman; Lisa Napolitano, Selectman; Christopher Lent, Selectman.

Also Present: Mark Walter, Town Administrator; Mike Lester, Fire Marshal; Beverly Ciurylo, Finance Director; Guy Wagner, Member of Horace Porter School HVAC Building Committee; Ann Dunnack; Millie Ramsey.

Also Present Remotely: Ken Eldridge, Silver Petrucelli & Associates; Ernie Sharpe.

CALL TO ORDER: S. Everett called the meeting to order at 7:00 pm.

1. **RULES OF CONDUCT FOR HYBRID VIRTUAL MEETING:** S. Everett read the rules of conduct for hybrid virtual meetings.
2. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.
3. **APPROVAL OF AGENDA:** S. Everett MOVED to APPROVE the Agenda with the Addition to New Business 7.5 – Munistat Municipal Financial Advisory Services Contract Agreement. MOTION CARRIED 5.0.
4. **APPROVAL OF MINUTES:**
 - 4.1 **BOS Regular Meeting Minutes October 17, 2023.** S. Everett MOVED to Approve the Board of Selectmen Regular Meeting Minutes for October 17, 2023. MOTION CARRIED 5.0.
5. **AUDIENCE OF CITIZENS:** Ann Dunnack, 103 Lake Rd. asked if Silver Petrucelli & Associates will be presenting at the Town Meeting on November 30th regarding the HVAC project at Horace Porter School. S. Everett said they will be available to answer questions but will not be making a formal presentation. Millie Ramsey, 100 Hunt Rd. asked if information can be made available on how to access the Town of Columbia's YouTube channel that includes the Tri-Board Meeting held on 11/7/23. M. Walter said the explanatory text mailer could include a link to the video.
6. **OLD BUSINESS:**
 - 6.1 **Lake Management Advisory Commissions Proposed Updates to Lake Town Ordinances.** LMAC provided documentation on the rationale for Columbia Lake Town Ordinances and the red-lined edits to the following ordinances:
 - Article II Motorboats on Columbia Lake Sections: 190-3 Purpose; 190-4 Definitions; 190-5 Limitation of Use; 190-6 Prohibiting Certain Use; 190-7 Penalties.

- Article III Safety Regulations on Columbia Lake Sections: 190-11 Purpose; 190-12 Definitions & Regulation of Motorized Watercraft; 190-13 Waterskiing, Tubing & Other Water Activity Regulations; 190-12 Restricted and Limited Areas; 190-16 Penalties for Offenses.
- Article IV Conduct at Town Beach Sections: 190-18 Launching of Watercraft Inspections; 190-19 Additional Requirements for Launching Watercraft; 190-20 CT Boater’s Guide and Local Ordinances; 190-22 Penalties for Offenses.

The board of selectmen had several questions upon review. M. Walter will present the questions to LMAC and will get the answers for the next BOS meeting on 11/21/23.

7. NEW BUSINESS:

7.1 To set a Town Meeting to discuss the appropriation of funds and establishing a referendum for the installation, replacement and/or upgrading of HVAC system and indoor air quality improvements at the Horace W. Porter School.

Discussion ensued regarding total cost and reimbursement rate for the project and the two proposed resolutions. The proposed resolutions are listed below:

TO ADOPT THE RESOLUTIONS AUTHORIZING AN APPROPRIATION OF \$6,175,000 FOR THE INSTALLATION, REPLACEMENT AND/OR UPGRADING OF HVAC SYSTEM AND INDOOR AIR QUALITY IMPROVEMENTS AT THE HORACE W. PORTER SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$6,175,000, CALLING A SPECIAL TOWN MEETING, ESTABLISHING A DATE FOR REFERENDUM, AND AUTHORIZING PREPARATION OF EXPLANATORY TEXT.

TO ADOPT THE RESOLUTIONS AUTHORIZING AN APPROPRIATION OF \$6,175,000 FOR THE INSTALLATION, REPLACEMENT AND/OR UPGRADING OF HVAC SYSTEM AND INDOOR AIR QUALITY IMPROVEMENTS AT THE HORACE W. PORTER SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$3,396,250, CALLING A SPECIAL TOWN MEETING, ESTABLISHING A DATE FOR REFERENDUM, AND AUTHORIZING PREPARATION OF EXPLANATORY TEXT.

S. Everett asked K. Eldridge of Silver Petrucelli & Associates if splits are used does that solve the problem of moisture.

K. Eldredge said there is an issue with high occupancy spaces and internal humidity generation that people themselves give off causing moisture to be transmitted into the space, the split systems really don't handle that very well. The brunt of the work of moisture removal is done at the Dedicated Outside Air System

(DOAS). The DOAS is a very specialized piece of equipment and it's designed specifically to treat outdoor air. The DOAS unit is controlling the air that could potentially lead to mold and other indoor air quality.

S. Everett MOVED TO ADOPT THE RESOLUTIONS AUTHORIZING AN APPROPRIATION OF \$6,175,000 FOR THE INSTALLATION, REPLACEMENT AND/OR UPGRADING OF HVAC SYSTEM AND INDOOR AIR QUALITY IMPROVEMENTS AT THE HORACE W. PORTER SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$3,396,250, CALLING A SPECIAL TOWN MEETING, ESTABLISHING A DATE FOR REFERENDUM, AND AUTHORIZING PREPARATION OF EXPLANATORY TEXT.

MOTION CARRIED, 4-0-1 with L Napolitano abstaining.

S. Everett MOVED to Amend his motion and MOVED to schedule a Town Meeting on November 30, 2023 in Yeoman's Hall at 6:30 pm to discuss the previous resolution for the HVAC project for the Horace Porter School. Further resolve that pursuant to Section 2.5(a) of the Town Charter, after discussion at the Special Town Meeting, the Resolution shall be submitted to qualified voters at referendum for a "yes" or "no" vote utilizing voting technology or methodology approved by the Connecticut Secretary of State on Tuesday, December 12, 2023, during the hours from 12:00 p.m. to 8:00 p.m. at Yeomans Hall, 323 Route 87, Columbia, Connecticut, in the manner provided by the Town Charter and the Connecticut General Statutes, and that the Town Clerk be directed to post and publish notice of such referendum in accordance with the provisions of the Town Charter and the Connecticut General Statutes, which notice shall State the question to be voted on as follows shall the resolution which notice shall state the question to be voted on as follows:

"Shall the resolution entitled, 'RESOLUTION AUTHORIZING AN APPROPRIATION OF \$6,175,000 FOR THE INSTALLATION, REPLACEMENT AND/OR UPGRADING OF HVAC SYSTEM AND INDOOR AIR QUALITY IMPROVEMENTS AT THE HORACE W. PORTER SCHOOL AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED \$3,396,250', be approved?

Yes _____ No _____"

MOTION CARRIED, 4-0-1 with L Napolitano abstaining.

- 7.2 **Discussion regarding the dedication of Annual Report.** S. Everett MOVED to honor Ernie Sharpe for the dedication of the Annual Report. MOTION CARRIED 5.0.
- 7.3 **2024/25 Holiday Schedule.** S. Everett MOVED to Approve the 2024/2025 Holiday Schedule as presented. MOTION CARRIED 5.0.
- 7.4 **2024/25 BOS Meeting Schedule.** S. Everett MOVED Approve the 2024/2025 Board of Selectmen Meeting Schedule as Amended. MOTION CARRIED 5.0.
- 7.5 **Munistat Municipal Financial Advisory Services Contract Agreement:** S. Everett asked to have the financial advisory services for bonds and notes put out to bid.
8. **COLUMBIA LAKE / DAM / BEACH:**
 - 8.1 **Application to replace a concrete dock, concrete footing and add floating raft for Christopher Wante, 146 Route 87, Columbia, CT.** S. Everett MOVED to Approve the Application to initiate the demolition phase for the removal of the concrete dock and footing utilizing the Demolition Plan and adding a floating raft for 146 Route 87 upon the recommendation set forth by LMAC. MOTION CARRIED 5.0.
9. **APPOINTMENTS / RESIGNATIONS:**
 - 9.1 **Appointment of Savannah Sharpe Assistant Animal Control Officer.** S. Everett MOVED to Appoint Savannah Sharpe as the Assistant Animal Control Officer. MOTION CARRIED 5.0.
10. **TOWN ADMINISTRATOR REPORT:**
 - 10.1 **ConnDOT Traffic Investigation Reports: Speed Limit Rte 66 by Flanders Road and Passing Zone on Rte. 66 by Wickford Rd.**
 - **Speed Limit Rte. 66 by Flanders Rd:**

ConnDOT's recommendation that no change be made to the 45-mph speed limit for both directions of travel on Route 66 (Willimantic Road) in the Town of Columbia from U.S. Route 6 to the Columbia/Windham town line.
 - **Passing Zone on Rte. 66 by Wickford Rd.**

ConnDOT will be revising the westbound-only passing zone on Route 66 in the vicinity of Wickford Road to begin 1,055 feet west of Wickford Road and to end 475 feet west of Wickford Road. Remove the two-way passing zone on Route 66 beginning 635 feet west of Wickford Road and ending approximately 475 feet west of Wickford Road. Remove the eastbound only passing zone on Route 66 approximately 475 feet west of Wickford Road and ending approximately 105 feet east of Wickford Road.
 - 10.2 The draft zoning regulations amendments modify neighborhood regulations was provided to the BOS.
11. **CORRESPONDENCE:**
 - 11.1 **Troop K Monthly Reports for September and October, 2023.**

- 11.2 **The Willimantic Chronicle Articles.**
- **Area fire departments awarded grant funding.**
 - **Columbia election features mix of old and new.**
12. **BUDGET:**
- 12.1 **Transfers:** None.
- 12.2 **Refunds:** S. Everett MOVED to Approve the Refunds totaling \$2,736.33. MOTION CARRIED 5.0.
13. **APPROVE PAYMENT OF BILLS:** S. Everett MOVED to Approve the Payment of Bills totaling \$195,086.13, consisting of 2023-2024 Emergency, 2023-2024 Regular, Credit Card, and Paychex. MOTION CARRIED 5.0.
14. **AUDIENCE OF CITIZENS:** The Fire Marshal, Mike Lester provided an explanation on why the recent burn at the Transfer Station had smoldered for a week. He said he will work with the DPW Director to rectify the situation, so this does not happen again.
15. **BOARD MEMBER COMMENTS:** None.
16. **EXECUTIVE SESSION: Real estate per State Statutes Section 1-200(6)(D); Pending Litigation per State Statutes Section 1-200(6)(B); Personnel per State Statutes Section 1-200(6)(A).** None.
17. **ADJOURNMENT:** S. Everett MOVED to ADJOURN at 8:23 PM. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted by Jennifer C. LaVoie