

**TOWN OF BOLTON
BOARD OF SELECTMEN
SPECIAL MEETING
WEDNESDAY, MAY 11, 2022
MINUTES**

The Board of Selectmen held a Special Meeting on Wednesday, May 11, 2022, with First Selectman Pam Sawyer presiding. Also in attendance were selectmen: Mike Eremita, Adam Teller, Robert Morra, Bob DePietro and Administrative Officer Jim Rupert.

A number of town residents were present for the meeting both in-person and online but there was no public comment allowed at this meeting.

1. Call to Order.

P. Sawyer called the meeting to order at 9:33 a.m.

2. Discussion of Temporary Office Space and Location to Replace Offices and Meeting Space at Notch Road.

J. Rupert read from his notes attached in the packet titled “Space Needs on Displacement from Notch Road.” He also remarked that at last weeks Annual Town Meeting it was made apparent the residents of Bolton do not want a temporary building placed between Town Hall and the church. His proposal suggests that the temporary building be put at Notch Road near the corner of where the current building resides at the corner of Notch and School House Road. This option is the next best option as far as utilities. It is town owned land, and it will allow us to put up a temporary building that is ADA compliant. The old science wing of the current Notch Road building is completely unusable and unsafe. Meeting space is hard to accommodate. We have had to kick current recreation programs out o Herrick Park because we need to use the space for meetings when we have multiple meetings going on at a specific time. These programs that were kicking out are programs that our residents attend and have asked for.

The challenges of trying to relocate the finance, ROV offices and meeting space into the current YWCA classrooms include heaters that protrude into the room and can not be blocked, built-ins in on the walls, and exit doors to the exterior that can’t be blocked. Working around these would provide some office space but little to no privacy and very little if any meeting space. Behind the Trooper’s office was another place considered to put the temp building but he’s not sure of the septic there and believes it would be a problem with a huge cost to fix.

R. Morra agreed that the temporary building was the way to go. Our choices are limited, and this is the best option that allows us to be flexible with the space as our needs change. It will be ADA compliant and will fit our needs for the next 8-10 years or more. Renovation of the current building was looked at and an engineering study was done 5 years ago. It would cost \$250-300, 000 just to fix the roof. That is not economical. The church is asking for a 5-year lease – we will have to go beyond the five years, the offices are not connected, and the flow is not great. The church is a great option if we only needed it for a year maybe two; but we’re beyond that. I absolutely support a temporary building.

M. Eremita stated he thought there was no other choice. He is opposed to the church being used and it would cost us more money if we did agree to use that space for a 5-year lease. We are going to need more than 5 years, there is no doubt about it. The temporary building will have no effect on the budget currently being proposed. If we were to take this building out of the proposed budget, we would have to put something else in its place to meet the requirements of the Capital Budget. We can't fix the existing building – it is beyond repair. The Town's people voted not to fix it by cutting the budget many years ago – it's easy to cut something from the budget when its not being used and they did. This has left us with very limited options. M. Eremita 100% supports a temporary building.

A.Teller feels that the board has not made the case for moving forward with a temporary building and not finding other options and/or using the YWCA classroom space that will be vacated. Feels that a full vetting of alternatives should be done. Was not even aware that the First Selectman had a current office at Notch Road. Did anyone consult an architect about the classroom space at Notch Road? These classrooms are ground level accessible, they already have septic and heat. Were about to spend \$160,000 on a new building and I don't feel we did our diligence in looking at our options. I am not convinced that buying this building and putting it a Notch Road is the answer. He won't vote against it but does not feel in good conscience he can support the temporary building expense yet.

B. DePietro agreed with A.Teller. Feels the board needs to do their due diligence in looking at the options that are currently available. Thinks Chandler Hall at the church should be reconsidered. Can't in good conscience vote in favor of a temporary building at this time.

P. Sawyer explained that the board has looked at the options. Notch Road currently has ceiling tiles falling down, egress that are not usable and walls leaking. We have numerous commissions and committees that need meeting space throughout the week. Herrick Park gets used on nights there are multiple meetings going and the current Town Hall gets used as well. When using the current Town Hall, we are displacing and/or interfering with the four (4) offices that are set up in the meeting hall. I am in support of a temporary office building that will be ADA compliant and offer additional meeting and office space for us. Temporary storage containers may need to be utilized as well.

Motion: I move the Board of Selectmen put a temporary building of 36X60 at the site designated as the old center school as shown on the plan.

By: M. Eremita

2nd: R. Morra

Vote:

Yes: M. Eremita, R. Morra, P. Sawyer

No: None

Abstain: A. Teller, B. DePietro

3. Consider and Possibly Act on Waiver Justification for Distribution Boxes at BHS; Outlet Piping at BHS; and Dosing Chamber at BHS.

Motion: I move the Board of Selectmen approve the waiver justification for the distribution boxes at BHS; outlet piping at BHS; and dosing chamber at BHS.

By: R. Morra 2nd: A. Teller

Discussion: Work should be started before this school session ends and they have the funds to deal with this during this fiscal year. This project is about \$45,000 dollars. The bidding threshold is between \$12,000 and 25,000 requires verbal quotes and above \$25k requires the bid process but the Board has the option to wave it. The Board of Education has already waved it on their end, and they have passed it on to us now.

Vote:

Yes: R. Morra, A. Teller, M. Eremita, B. DePietro, P. Sawyer

No: None

Abstain: None

4. Consider and Act on Budget Transfers.

These were not in the packet presented but we will read them off here:

All within the Town Buildings Operation Budget: all to replace two (2) roll off dumpsters at the transfer station that are in poor condition.

\$17,696	from supplies to equipment	to replace two (2) roll off dumpsters
\$500	from medical supplies to equipment	to replace two (2) roll off dumpsters
\$1,200	from prof & education to equipment	to replace two (2) roll off dumpsters

Motion: I move the Board of Selectmen approve the budget transfers as Jim read.

Discussion: None

By: M. Eremita 2nd: R. Morra

Vote:

Yes: R. Morra, A. Teller, M. Eremita, B. DePietro, P. Sawyer

No: None

Abstain: None

5. Consider and Act on A/P Report.

Motion: I move the Board of Selectmen approve the A/P report at presented.

Discussion: Water testing is done at all Town buildings at different times.

By: R. Morra 2nd: B. DePietro

Vote:

Yes: R. Morra, A. Teller, B. DePietro, P. Sawyer

No: None

Abstain: M. Eremita

6. Adjournment.

P. Sawyer adjourned the meeting at 10: 41 a.m.

Respectfully submitted,

Kathy McCavanagh

Please see minutes of subsequent meetings for corrections to these minutes and any corrections hereto