



# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Finance Committee

### ~ AGENDA ~

Chairman  
Kevin J. Dombrowski

Special Meeting

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Wednesday, September 13, 2023

5:00 PM

Town Hall Annex Building - Hybrid  
Format

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In -Person: Council Chambers - Town Hall Annex Building

**Join Zoom Meeting from your Computer, Smart Phone or Tablet:**

**<https://us06web.zoom.us/j/86037203904?pwd=V21uVDhBMjJJWjFUWTEySi9yZG5kQT09>**

**by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 860 3720 3904; Passcode: 738223**

I. CALL TO ORDER

II. ROLL CALL

III. RESIDENTS & PROPERTY OWNERS COMMENTS

IV. PRESENTATIONS / INFORMATIONAL ITEMS

V. APPROVAL OF MINUTES

VI. BUSINESS OF THE MEETING

1. MOTION to waive the reading in its entirety the "Resolution Amending The Resolution Entitled "Resolution Appropriating \$6,725,000 For Various School Improvement Projects; And Authorizing The Issue Of Bonds And Notes In The Same Amount To Finance Said Appropriation" To Increase The Appropriation And Borrowing Authorization To \$8,550,000".

**Attachments:** [Resolution Amending Resolution - Juliet W Long HVAC-2023-09-11.docx](#)  
[Resolutions Calling Town Meeting-2023-09-11.docx](#)  
[HVAC School Proejcts-JWL & GHS-Saums email-2023-08-02.pdf](#)  
[Juliet Long HVAC Grant information-2023-07-31.docx](#)  
[Juliet Long Estimate KEHES 2022-11-29.pdf](#)  
[Resolution School Roofs & Projects \\$6725,000 & calling town meeting.pdf](#)

2. MOTION to approve the “Resolution Amending The Resolution Entitled “Resolution Appropriating \$6,725,000 For Various School Improvement Projects; And Authorizing The Issue Of Bonds And Notes In The Same Amount To Finance Said Appropriation” To Increase The Appropriation And Borrowing Authorization To \$8,550,000”. (Please see Resolutions attached to Item #1)
3. MOTION to approve “Council Resolutions Approving Bond Resolutions And Calling Town Meeting” to be held in a Hybrid Format (In-Person and Video Conference) on Tuesday, October 10, 2023 at 6:30 p.m. in the Council Chambers, 741 Colonel Ledyard Highway, in the Town of Ledyard to consider said Resolution; and to Adjourn to Referendum on the voting machines at the Town Hall Annex Building, 741 Colonel Ledyard Highway, on Tuesday, October 17, 2023 between the hours of 12:00 p.m. and 8:00 p.m. under the following heading:

“SHALL THE TOWN OF LEDYARD APPROPRIATE AN ADDITIONAL \$1,825,000 (INCREASING THE APPROPRIATION AND BORROWING AUTHORIZATION TO AN AGGREGATE \$8,550,000) FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?” (Please see Resolutions attached to Item #1)

4. MOTION to authorize the Mayor to issue a “Letter of Commitment” to the Avalonia Land Conservancy in response to their request of \$50,000 and \$100,000 from Account #21090305-58920 (Acquisition of Open Space in the CNR Fund) for the acquisition of the following two parcels to be protected and utilized as open space to be payable to Avalonia Land Conservancy at the time of the closing:

(1) 154 Stoddard’s Wharf Road, Ledyard 35.95 acres (\$50,00)

(2) 148 Stoddard’s Wharf Road, Ledyard 223.47 acres (\$100,000)

**Attachments:** [ORD-#200-009-Ordinance Transfer Revenue Estate Conveyance Tax to Town Funds -2019-09-25.doc](#)

5. MOTION to approve two tax refunds in the combined total amount of \$7,470.50 with each exceeding \$2,400.00 in accordance with tax collector departmental procedures.  
Annie Becerra \$4,910.98  
Mary Hooper \$2,559.52

**Attachments:** [TX REFUND over 2,400 ANNIE BECERRA](#)  
[TX REFUND over 2,400 MARY HOOPER](#)

#### IV ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-1951

**Agenda Date:** 9/20/2023

**Agenda #:** 1.

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## FINANCIAL BUSINESS REQUEST (FBR) - RESOLUTION

### **Motion/Request:**

MOTION to waive the reading in its entirety the *“Resolution Amending The Resolution Entitled “Resolution Appropriating \$6,725,000 For Various School Improvement Projects; And Authorizing The Issue Of Bonds And Notes In The Same Amount To Finance Said Appropriation” To Increase The Appropriation And Borrowing Authorization To \$8,550,000”*.

### **Background:**

At the February 22, 2022 Referendum the townspeople approved Bond Authorization Resolutions in the amount of \$6,725,000 for Various School improvement projects, that included the following: the replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; the installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the Building Management Systems (BMS) at Gales Ferry School; and electrical and HVAC upgrades at Juliet W. Long School, which was designed as a split system.

To meet the State’s requirements to receive Grant Funding for the Juliet W. Long School HVAC upgrades the system had to be redesigned as a full air conditioning system with outdoor CO2 monitoring, outdoor intake, and a Building Maintenance System (BMS) which was the same systems that were installed at the Gallup Hill School and Middle School.

Because the new HVAC design for the Juliet W. Long School would cost \$1,825,000 more than the amount of funding that was included in the original Bond Resolutions that were previously approved in 2022; the Bond Authorization Resolutions would need to be updated to include the additional (supplemental appropriation) in the amount of \$1,825,000 bringing the total funding authorization up-to \$8,550,000.

This motion is only to waive the reading of the entire *“Resolution Amending The Resolution Entitled “Resolution Appropriating \$6,725,000 For Various School Improvement Projects; And Authorizing The Issue Of Bonds And Notes In The Same Amount To Finance Said Appropriation” To Increase The Appropriation And Borrowing Authorization To \$8,550,000”*.

### **Department Comment/Recommendation:**

(type text here)

### **Finance Director Comment/Recommendation:**

\$6,725,000 for various school improvement projects was authorized by the voters on February 22, 2022. The

Council has the authority to determine scope and particulars of the project. Authorization to spend beyond the approved amount of \$6,725,000 would need to go back to the voters for approval.

Regarding the second motion, I would suggest attaching a dollar value to it.

**Mayor Comment/Recommendation:**

(type text here)

**Meeting Action Detail:****Finance Committee Meeting 08/16/2023:**

**File #:** [23-1951](#) Version: 1

**Type:** Financial Business Request (FBR)

**Title:** MOTION to recommend the Town Council authorize the Ledyard Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Juliet W. Long School HVAC project.

In addition, authorize the preparation of at least the schematic drawings and outline specifications for the Juliet W. Long School HVAC project.

Also, assign the Juliet W. Long School HVAC project to the Permanent Municipal Building Committee.

**Moved:** Ingalls

**Seconded:** Ryan

**Action:** Recommend to Approve

**Minute Note:**

Moved by Councilor Ingalls, seconded by Councilor Ryan

Discussion: Board of Education Director of Facilities and Ground Wayne Donaldson provided some background, explaining at the time of their original Grant request in the amount of \$6,725,000 for the Various School Improvement Projects was submitted, the State was not funding any Heating Ventilation/Air Condition (HVAC) projects. He stated they recently learned that the State has decided to reopen the bids for Grants to include HVAC Systems sometime later this month. He stated they anticipate the Application Period would be open for 30-60 days, but to begin the Grant Application process the State required the Town Council to act on the three resolutions noted in the Motion as presented this evening.

Mr. Donaldson went on to note Ledyard's original Grant Application in the amount of \$6,725,000; approved by the townspeople at a Referendum of February 22, 2022; included the following: replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; the installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the Building Management Systems (BMS) at Gales Ferry

School; and the electrical, and *HVAC upgrades at the Juliet W. Long School.*

Mr. Donaldson continued by stating to comply with the State's Grant that they had to redesign *HVAC upgrades at Juliet W. Long School* which added multiple split AC systems to include ventilation, CO2 Controls, etc. to the classrooms. He stated the cost has now come in at \$2.2 million, which was higher than the original proposal that was included in their 2022 Grant Application. Therefore, he stated the Town's Matching Funds would need to be increased from the previously budgeted \$400,000 to \$845,000. He went on to explain that the State also passed Legislation that would allow Federal and Other Grant Funding to qualify as the town's matching funds.

Mr. Donaldson explained the Board of Education applied for the Heating Ventilation/Air Condition (HVAC) Grant for the Juliet W. Long School last year, noting that the open Grant Application period had a limited timeframe to prepare and submit the Grant Application, noting that the Applications were due December, 2022. He stated the Board of Education received notification from the State late on a Friday afternoon that the Ledyard's HVAC Grant Application for the Juliet W. Long School was approved. However, he explained the State questioned whether the Town had approved the \$845,000 local matching funds to support the project. He stated, as he previously noted, the Town only approved \$400,000 for HVAC as part of the original project (\$6,725,000 for the Various School Improvement Projects). Therefore, they could not accept the Grant because they because they could not be able to obtain the town's approval for the additional \$445,000 to support the local town's match in two-hours. He stated d because the State recognized the timing to obtain the town's approval, that they recommended the Board of Education reapply for the HVAC Grant for the Juliet W. Long School. He stated tonight's request was to begin the Grant Application process, noting that to apply for the Grant that they would have to have the additional \$445,000 (total \$845,000) in-place.

Councilor Ryan noted the additional \$445,000 to support the redesigned HVAC System for the Juliet W. Long School would double the amount that was already approved by the townspeople at the February 22, 2022 Referendum. Mr. Donaldson stated the total cost of the HVAC project/installation at the Juliet W. Long School was \$2.2 million. Councilor Ryan noted the State Grant was providing \$1.38 million toward the project and he questioned the funding source for the town's additional \$445,000 local match.

Councilor Ryan went on to state that he did not have an issue with the Motion being considered this evening which was to authorize the work associated to support the Grant Application, noting it the Motion was not providing authorization to spend the additional \$445,000. However, he stated they did not want to again be in a position where the State was willing to approve the Grant Funding; and the town not having the local matching funds in-place. He questioned the timeline to submit the HVAC Grant Application in this is most recent round. Mr. Donaldson stated the Grant Application would be opened sometime in August and would most likely be open for 30-60 days.

Councilor Ryan noted the original \$6,725,000 for the Various School Improvement Projects were approved thru Bond Authorization Resolutions. Therefore, he questioned the process to increase the dollar amount by \$445,000. Finance Director Matthew Bonin explained that Bond Resolution authorize the Town Council to change the scope of the project within the \$6,725,000 that was approved by the townspeople. He stated if more funding was needed the town would have to go back through the town's approval process to increase the original appropriation, regardless of funding source. He explained that the Bond Authorization needed to be for full amount of the Projects. Councilor Ryan requested clarification, noting that if they could not contain the cost of the Projects to original \$6,725,000 as approved by the Townspeople on February 22, 2022 that they would have to hold another Referendum. Mr. Bonin stated that was correct.

Superintendent of Schools Jason Hartling stated the Town Council had the ability to modify the dollar amount of the Project and to allocate funds, as long as they were within a certain percentage. He also stated the Town Council had the ability to allocate American Rescue Plan Act (ARPA) Funding, which would be a funding source that would not have to go to a Referendum.

Mayor Allyn, III, addressed the funding noting that Chapter VII, Section 9 of the Town Charter stated:

*“Any resolution making a non-budgeted appropriation of less than one (1) percent of the current tax levy shall become effective after approval by the Town Council, provided that the Director of Finance certifies that there are available unappropriated general fund resources in excess of the proposed appropriation.*

*Such appropriations shall not exceed accumulatively two (2) percent of the current tax levy in the current fiscal year.*

*Any appropriation in excess of the limitations in Section 9 above shall become effective only after it has been approved by resolution of the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting.*

*Any resolution making a non-budgeted appropriation of more than one (1) percent of the current tax levy, but less than five (5) percent for any purpose, any resolution authorizing the issuance of bonds or notes or other borrowing of less than five (5) percent of the current tax levy, except notes in anticipation of taxes to be paid within the fiscal year in which issued, and any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting.*

Councilor Ryan addressed the language of the Motion, and he questioned the following:

- The reason the town would reject a Grant; and.
- The purpose of tonight’s Motion, noting that it did not include the additional funding to support the Juliet W. Long HVAC Project.

Board of Education Director of Facilities and Grounds Wayne Donaldson stated the wording of the Motion was provided and required by the State. He explained as part of the Grant Application the Board of Education had to include the Meeting Minutes in Town Council authorized the funding. Councilor Ryan stated that this three-part Motion (resolutions) was not authorizing the additional funding needed to support the HVAC Project at the Juliet W. Long School. Mr. Donaldson stated that he had a copy of the Town Council’s January 12, 2022 Minutes in which they approved the Bond Resolution authorizing the funding in the amount of \$6,725,000 for the Various School Improvement Projects, which included \$400,000 for the Juliet W. Long HVAC System. However, he stated the Town Council needed to now approve funding for the balance to facilitate the HVAC System per the updated design (\$2.2 million).

Councilor Ingalls noted that the Town Council could:

- Authorize the Ledyard Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Juliet W. Long School HVAC project.

- Authorize the preparation of at least the schematic drawings and outline specifications for the Juliet W. Long School HVAC project.
- Assign the Juliet W. Long School HVAC project to the Permanent Municipal Building Committee.

Councilor Ryan stated if the Town Council approved the three-part Motion (resolutions) as presented this evening that the Board of Education could not apply for the HVAC Grant until the Town Council authorized the additional funding to support the project at the Juliet W. Long School, noting that he would think that the Grant Funding was needed to prepare the schematic drawings. Therefore, he did not understand the reason they were being asked to act on these motions at this time, without knowing/identifying the funding source. Mr. Donaldson stated all the required authorizations did not have to be approved at the same Town Council meeting. He stated this three-part Motion (resolutions) could wait until the Town Council was ready to approve the funding for the Project. However, he explained by approving the Motion as presented this evening that it would allow him to begin to prepare and upload the documentation into the system for the Grant Application. He stated he had to submit the Grant Application three times one for each of the Resolutions.

Superintendent of Schools Mr. Hartling explained that the critical juncture was the funding related to executing a HVAC Project that they have been discussing for several year. He noted that the State required very specific language that has held them up in their Grant Applications in the past.

Mr. Hartling stated he and Mr. Donaldson met with Councilor Saums to discuss this HVAC Grant opportunity. Councilor Ryan stated that he saw Councilor Saums August 2, 2023 email regarding the three-part Motion (resolutions). However, he stated in reading the email that he did not know if Councilor Saums appreciated that the Motion would be presented to the Finance Committee without the additional funding source in-place; unless the Board of Education's plan was to complete the Juliet W. Long HVAC Project within the original \$6,725,000 funding authorization. However, he stated based on tonight's discussion, he did not think that was the Board of Education's plan. Mr. Hartling stated the funding and management of the Board of Education's Capital Projects was all done on the town-side of the government and thru the Permanent Municipal Building Committee (PMBC). He stated the Board of Education does not have the funding to allocate to the Project, nor did they allocate the original \$6,725,000 funding, noting that they were town-based projects. He stated this process can become confusing because as Superintendent of Schools as the Board of Education's Representative that he was the only person who could apply for these types of Grants. He stated although he did not want to speak for Councilor Saums's that he thought tonight's conversation would revolve around the ways they could fund this project to allow the town to receive the matching grant and move this project that they have been discussing for three-years.

Councilor Ryan stated he would be happy to have a conversation regarding the funding source to support the HVAC Project at the Juliet W. Long School. However, he stated at this juncture he did not see what this three-part Motion (resolutions) would do for the Board of Education, since Mr. Donaldson could not anything until the funding was identified and authorized. He stated he did not disagree with the Project, but that he wanted to make sure they had everything in order so when they do submit their Grant Application that they would not be dealing with any *unknowns* or *gaps* in their Application that would cause the Town not to be successful in receiving the Grant.

Councilor Ingalls asked Mr. Donaldson to explain how moving this three-part Motion (resolutions) forward to the Town Council, without having the funding approval in-place, would be a benefit to him. Board of Education

Director of Facilities and Grounds Wayne Donaldson explained there were a lot of steps to the Grant Application; and he stated by having this three-part Motion (resolutions) approved he could download the Minutes into the State's Grant Application Website, so that everything would be ready to go. He stated the only other documentation he would have to download would be the Town Council Minutes when they approved the funding. He stated by approving the Motion presented this evening, would allow him to get everything else in-place and into the State's Grant Application Website.

Mr. Hartling stated the Application process for these Grants was onerous, noting the amount of time they take due to the significant amount of pieces that have to be processed and put in-place, between the Board of Education approvals, the Town Council approvals/minutes, and the Permanent Municipal Building Committee, etc. He stated Mr. Donaldson was trying to fit all this work in so they do not miss out on a Grant opportunity for the town, while also working to manage the District's School Facilities. Mr. Hartling stated based on the Finance Committee's discussion this evening that he did not see the Town Council approving this Motion without having the funding in-Place. Therefore, he suggested they no act on the Motion this evening.

Councilor Ingalls stated if the Finance Committee moved this request forward to the Town Council for action at their August 23, 2023 meeting it would allow Mr. Donaldson to start the Grant Application Process while the town was working to figure out the funding source/approval process. She stated in presenting this three-part Motion (resolutions) to the Town Council that the Finance Committee was saying that they agree the HVAC Project at the Juliet W. Long School was worthy, and that they agree to continue to figure out the funding. In the meantime, approving this three-part Motion (resolutions) would allow the Board of Education to get the ball rolling with the Grant Application.

Councilor Ryan noted that the State required the specific language of the three-part Motion (resolutions) presented this evening. He stated they would be approving the Motion with the understanding that it was constituting the preparation of the Grant Application, and not actually submitting the Application until the funding was authorized by the Town Council.

Councilor Ingalls stated if the Town Council does not approve the funding then the Grant Application would not be submitted.

Councilor Ryan and Councilor Ingalls agreed to approve to forward this three-part Motion (resolutions) to the Town Council for approval with the minutes reflecting that *the wording in the Motion was required by the State; but the understanding was that all the Finance Committee was authorizing at this time was the preparation of the Grant Application, not the actual submittal of the Grant Application, until such time the funding was approved by the Town Council.*

Councilor Ryan asked Mr. Hartling and Mr. Donaldson if they Town Council approved this Motion with the understanding noted in the Minutes (see above) whether it would be enough to get the Grant Application started. Mr. Hartling and Mr. Donaldson stated "Yes".

VOTE: 2 - 0 Approved and so declared

RESOLUTION  
AMENDING THE RESOLUTION ENTITLED  
“RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT  
PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES  
IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION”  
TO INCREASE THE APPROPRIATION AND BORROWING AUTHORIZATION TO \$8,550,000

WHEREAS, on February 22, 2022, the voters of the Town approved a resolution entitled “RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION” (the “Original Resolution”) for various school improvement projects, including in part HVAC upgrades at Juliet W. Long School (the “Project”); and

WHEREAS, the Town anticipates the State’s approval of the HVAC upgrades at Juliet W. Long School in the amount \$2,225,000, resulting in an increase of \$1,825,000 to the \$400,000 originally approved as part of the Project; and

WHEREAS, the Town anticipates receiving reimbursements in State grant funds in an amount equal to approximately 62% of the total costs of the HVAC upgrades a Juliet W. Long School; and

WHEREAS, contingent upon the State’s approval of the HVAC upgrades at Juliet W. Long School and related grant reimbursements to the Town, the Town wishes to proceed with the increased HVAC upgrades at Juliet W. Long School; and

WHEREAS, in order to proceed with the increased HVAC upgrades at Juliet W. Long School upon receipt of the State’s approvals, the Original Resolution will need to be amended to increase the appropriation and borrowing authorization.

RESOLVED,

(a) The Original Resolution adopted February 22, 2022 by the voters of the Town, entitled “RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION” (the “Original Resolution”), which is hereby ratified, confirmed and adopted, is amended by increasing the appropriation and bond authorization by \$1,825,000 to a total of \$8,550,000.

(b) The title of the Original Resolution is hereby replaced in its entirety by the following:

“RESOLUTION APPROPRIATING \$8,550,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION”

(c) In each of Sections 1, 2 and 3 of the Original Resolution, the amount of SIX MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$6,725,000) is hereby deleted and the amount of EIGHT MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$8,550,000) is hereby inserted in its place.

(d) Sections 4 through 8 of the Original Resolution are hereby ratified, confirmed, adopted and incorporated into this resolution.

(e) This resolution shall become effective after approval at referendum vote.

(f) If the above Sections (a) through (e) are enacted, the Amended Resolution will read in its entirety as follows:

“RESOLUTION APPROPRIATING \$8,550,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION”

RESOLVED,

1. That the Town of Ledyard appropriate EIGHT MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$8,550,000) for various school improvement projects, including: replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the building management systems at Gales Ferry School; and electrical and HVAC upgrades at Juliet W. Long School. The appropriation may be spent for design, engineering and construction costs, equipment, materials, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Permanent Municipal Building Committee shall be the School Building Committee for the project and is authorized to determine the scope and particulars of the project. The Permanent Municipal Building Committee may reduce or modify the scope of the project, and the entire appropriation may be spent on the project as so reduced or modified.

2. That the Town issue bonds or notes or obligations in an amount not to EIGHT MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$8,550,000) to finance the appropriation for the project. The amount of bonds or notes or obligations authorized to be issued shall be reduced by the amount of grants received by the Town for the project. The bonds or notes or obligations shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

3. That the Town issue and renew temporary notes or interim funding obligations from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or obligations for the project or the receipt of grants for the project. The amount of the notes or obligations outstanding at any time shall not exceed EIGHT MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$8,550,000). The notes or obligations shall be issued pursuant to Sections 7-378 and 10-289a of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes or obligations that do not mature within the time permitted by said Section 7-378.

4. That the Mayor, the Director of Finance and the Treasurer, or any two of them, of the Town shall sign any bonds or notes or obligations by their manual or facsimile signatures. The Treasurer shall keep a record of the bonds or notes. The law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes or obligations. The Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes or obligations; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes or obligations; to provide for the keeping of a record of the bonds or notes or obligations; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes or obligations at public or private sale; to deliver the bonds or notes or obligations; and to perform all other acts which are necessary or appropriate to issue the bonds or notes or obligations.

5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings, including qualified tax credit bonds, in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes or obligations authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

6. That the Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes or obligations to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes or obligations.

7. That Building Committee for the project is vested with the following powers and duties: (i) to approve design and construction expenditures for the project; (ii) to recommend to the Mayor the execution of any contract with architects, engineers, contractors and others in the name and on behalf of the Town to complete the project; and (iii) to exercise such other powers as are necessary or appropriate to complete the project. Committee members shall not receive any compensation for their services. Necessary expenses of the Committee shall be included in the cost of the project. The records of the Committee shall be filed with the Town Clerk and open to public inspection during normal business hours. Upon completion of the project, the Committee shall make a complete report and accounting to the Mayor, the Director of Finance, the Treasurer, the Town Council, the Board of Education and the Town.

8. That the Board of Education is authorized to apply for and accept state grants for the project. The Board of Education is authorized to file applications with the State Board of Education, to execute grant agreements for the project, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the project. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

9. That the Mayor, the Director of Finance, the Treasurer, the Board of Education, the Building Committee for the project, and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

Approved by the Ledyard Town Council on: \_\_\_\_\_

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman



TOWN COUNCIL RESOLUTIONS  
APPROVING BOND RESOLUTIONS AND  
CALLING TOWN MEETING

RESOLVED,

That the resolution entitled “**RESOLUTION AMENDING THE RESOLUTION ENTITLED “RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION” TO INCREASE THE APPROPRIATION AND BORROWING AUTHORIZATION TO \$8,550,000**” is hereby approved and a copy of said resolution shall be attached to and incorporated into these minutes.

**FURTHER RESOLVED,**

That the Ledyard Town Council recommends that a town meeting, adjourned to referendum, adopt the above resolution entitled “**RESOLUTION AMENDING THE RESOLUTION ENTITLED “RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION” TO INCREASE THE APPROPRIATION AND BORROWING AUTHORIZATION TO \$8,550,000**” in accordance with Chapter VII, Sections 7 and 12 of the Town Charter.

**FURTHER RESOLVED,**

That the Chairman of the Town Council is authorized to call a hybrid (In-Person & Video Conference) Special Town Meeting to be held on Tuesday, October 10, 2023 at 6:30 p.m. in the Council Chambers, 741 Colonel Ledyard Highway, in the Town of Ledyard to consider said Resolution.

**FURTHER RESOLVED,**

That the Town Council, pursuant to Section 14 of Chapter III and Section 9 of Chapter VII of the Town Charter, hereby designates for submission to the voters at referendum to be held on Tuesday, October 17, 2023 between the hours of 12:00 p.m. and 8:00 p.m. at the Town Hall Annex Building, 741 Colonel Ledyard Highway in the Town of Ledyard, in the manner provided by said Sections, action on the aforesaid Resolution to be presented to said Special Town Meeting, and directs the Town Clerk to give notice of such referendum vote.

**FURTHER RESOLVED,**

That the Chairman of the Town Council cause notice of the time, place and purpose of said Special Town Meeting and Referendum to be posted and published in accordance with the provisions of the Town Charter.

**FURTHER RESOLVED,**

That the aforesaid Resolution shall be placed upon the ballot under the following heading:  
“SHALL THE TOWN OF LEDYARD APPROPRIATE AN ADDITIONAL \$1,825,000 (INCREASING THE APPROPRIATION AND BORROWING AUTHORIZATION TO AN AGGREGATE \$8,550,000) FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?”

Voters approving the Resolution will vote “Yes” and those opposing the Resolution shall vote “No”. Voting will be held at the usual polling places in the Town. Absentee ballots will be available from the Town Clerk’s office.

District One: Town Hall Annex Building  
District Two: Town Hall Annex Building  
District Three: Town Hall Annex Building

Persons qualified to vote in Town Meetings who are not electors shall vote in-person at

Town Hall Annex Building with District One  
Absentee ballots will be available from the Town Clerk’s Office.

Approved by the Town Council on: \_\_\_\_\_

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman

## Roxanne Maher

---

**From:** William Saums  
**Sent:** Wednesday, August 02, 2023 11:37 AM  
**To:** Andra Ingalls (aningalls@yahoo.com); Timothy Ryan; Roxanne Maher; Matthew Bonin  
**Cc:** Kevin J. Dombrowski; Fred Allyn, III; Jason S. Hartling (JHartling@Ledyard.net); Donaldson Wayne (wdonaldson@ledyard.net)  
**Subject:** JWL/GFS HVAC Grant  
**Attachments:** Juliet Long HVAC Grant information.docx; Juliet Long\_Estimate\_KEHES\_29Nov22.pdf

Andra, Tim, Roxanne, Matt:

I met with Superintendent Hartling and Facilities Director Donaldson this morning, where they briefed me with an update to the JWL/GFS HVAC project. As you may recall, we applied to the state for a grant, but it was rejected by the state. This morning I learned the reason: the state now requires full ventilation systems, and our design utilized split systems, which would have been less expensive. The difference is that split systems recirculate air, while full ventilation (traditional) AC systems use outside air, cool it, and distribute it throughout the building. That's important in two ways: air handling standards and requirements are changing due to recent experience during the pandemic, and, because carbon dioxide can build to unsafe levels when air is recirculated in buildings. High CO2 levels make kids sleepy! Did not know that, but it makes total sense. Further, there is legislation being proposed that requires schools to close when inside air temperature reaches a certain point. This cost could be substantial in future years if it passes, and it likely will.

The state is reopening bids for grants this month (date not determined), and Jay and Wayne anticipate the application period will be open for 30-60 days. Unfortunately, the cost for the new design, not surprisingly, is much higher: \$2.2 million, and our matching funds contribution goes up from the previously budgeted \$400,000 to \$845,000.

The good news is that the state recently passed legislation to allow federal and other grant funds to qualify as matching funds, so we can apply for other grants to support the financial burden. The Superintendent has already been in touch with Senator Osten, and in my opinion, we have a good case. The roof project is being held up by the rejection of the original HVAC proposal, and rightly so: we don't want to put a new roof on and then tear it up for new equipment. The roof is long overdue. Our anticipated reimbursement rate from the state is expected to be slightly higher than before.

Some other details: an engineering study has already been done, and we believe the roof can support the equipment. If not, the alternative is to put the equipment in an enclosure on the ground, so structural work is not anticipated. Ducting at JWL will be an issue because the building is older, uses hot water heat, and there is little room between the ceiling and the roof structure. GFS has some ducting, but not enough because it uses a combination of radiant heat and forced hot air. The cost estimate is attached.

I'm sending you this email to provide background because I will be out of town during our next finance meeting on August 16, and by that time the application period could already be open. Wayne has prepared preliminary language for three resolutions (attached), and I'm hopeful Roxanne can draft them into actionable resolutions for you to act upon, and that you will have a quorum for the meeting so we can get the resolutions to the town council the week following.

Roxanne, I'm in the office through Friday of this week if you need me to review anything.

Thank you all.

-Bill Saums  
(O) 1-860-572-7181  
(M) 1-401-225-5362



Juliet Long HVAC Grant information.

Jun 14, 2023

At the time of the original request the State would not fund any HVAC projects and the estimated cost was to add multiple split AC systems to the classrooms at Juliet Long School. After the State created a program to fund HVAC improvements at schools in order for the project to be eligible it needed to take into account all factors including ventilation and not solely Air conditioning. We hired a design firm to supply the preliminary design and a professional estimate for the work. Please refer to the chart below.

	Project Cost	Currently Funded	State Share 62%	Town Share
Original	\$400,000	\$400,000	0	\$400,000
Proposed	\$2,224,670	\$400,000	\$1,379,296	\$845,374

As per standard State requirements the Town would need to pass a resolution for the entire \$2,224,670 and plan on funding an additional \$445,374 to supplement the existing \$400,000 already authorized in the fiscal year 2022 budget referendum.

The next grant submission for HVAC will be in August 2023. The proposed cost estimate is based on a professional estimate by KEHES Group dated Jun 9, 2023.

The town can pass a resolution authorizing the entire \$2,224,670 or pass a resolution increasing the project cost by \$1,824,670 for a total cost of \$2,224,670.

#### Resolution #1

Resolved that the Ledyard town Council authorizes the Ledyard Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the HVAC project at the Juliet Long School.

#### Resolution #2

Resolved that the HVAC project at Juliet Long School is hereby assigned to the Permanent Municipal Building Committee.

#### Resolution #3

Resolved that the Ledyard Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the HVAC project at Juliet Long School.

**Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335**

ESTIMATE SUMMARY		MEP Upgrades			
BUILDING AREA		8,000		GSF	
Description	Sub-Total	Total	\$/SF	% of Total	
<b>31 0000 SITE WORK</b>		<b>9,000</b>	1.13	0.42%	
319500 Site Restoration and Rehabilitation	9,000				
<b>03 3000 CONCRETE</b>		-	-	0.00%	
<b>04 0000 MASONRY</b>		-	-	0.00%	
<b>05 0000 METAL</b>		<b>178,000</b>	22.25	8.26%	
051000 Structural Steel	178,000				
<b>06 0000 WOOD &amp; PLASTICS</b>		<b>20,100</b>	2.51	0.93%	
061000 Rough Carpentry	20,100				
062000 Finish Carpentry	-				
064000 Architectural Woodwork	-				
<b>07 0000 THERMAL &amp; MOISTURE PROTECTION</b>		<b>26,000</b>	3.25	1.21%	
075000 Roofing	26,000				
<b>08 0000 DOORS &amp; WINDOWS</b>		-	-	0.00%	
<b>09 0000 FINISHES</b>		<b>71,060</b>	8.88	3.30%	
092000 Plaster and Gypsum Board	24,690				
093000 Tile	-				
095000 Ceilings	43,350				
096000 Flooring	-				
097000 Wall Finishes	-				
098000 Acoustical Treatment	-				
099000 Paints and Coatings	3,021				
<b>10 0000 SPECIALTIES</b>		-	-	0.00%	
<b>11 0000 EQUIPMENT</b>		-	-	0.00%	
<b>12 0000 FURNISHING</b>		-	-	0.00%	
<b>13 0000 SPECIAL CONSTRUCTION</b>		-	-	0.00%	
<b>14 0000 CONVEYING SYSTEM</b>		-	-	0.00%	
<b>21 0000 MECHANICAL - FIRE PROTECTION</b>		-	-	0.00%	
<b>22 0000 MECHANICAL - PLUMBING</b>		<b>101,074</b>	12.63	4.69%	
224100 Plumbing piping	97,074				
224300 Plumbing specialties	4,000				
224400 Plumbing fixtures	-				
224500 Plumbing equipment	-				
224750 Pool & fountain equipment	-				
224800 Special systems	-				

**Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335**

ESTIMATE SUMMARY		MEP Upgrades			
BUILDING AREA		8,000		GSF	
Description	Sub-Total	Total	\$/SF	% of Total	
<b>23 0000 MECHANICAL - HVAC</b>		<b>907,416</b>	<b>113.43</b>	<b>42.08%</b>	
235100 Hydronic & refrigerant piping	127,042				
235500 Heat generation	-				
236500 Refrigeration	-				
237500 Heat transfer	334,100				
238500 Air handling	245,800				
238800 Air distribution	114,973				
239500 Controls	78,000				
239900 Testing & balancing	7,500				
<b>26 0000 ELECTRICAL</b>		<b>40,600</b>	<b>5.08</b>	<b>1.88%</b>	
262000 Power generation	-				
263000 Medium voltage distribution	-				
264000 Service & distribution	28,100				
265000 Lighting	-				
266000 Special systems	10,000				
267000 Communication	-				
268500 Electric resistance heating	-				
269000 Controls	-				
269500 Testing	2,500				
<b>SUBTOTAL DIRECT COST</b>	<b>\$ 1,353,250</b>	<b>\$ 1,353,250</b>	<b>\$ 169</b>	<b>62.76%</b>	
Design Contingency	10.0%	135,325	16.92	6.28%	
Escalation - 24 months	5.0%	148,857	18.61	6.90%	
General Conditions - Field Supervision, etc.		50,000	6.25	2.32%	
General Requirements - Safety, Signage, etc.		16,000	2.00	0.74%	
General Liability Insurance	1.1%	18,738	2.34	0.87%	
Building Permit - By Owner	0.0%	-	-	0.00%	
State Education Fund	0.026%	448			
Payment & Performance Bond (Subguard)	1.2%	19,805	2.48	0.92%	
OH&P	10.00%	174,242	21.78	8.08%	
<b>TOTAL DIRECT COST</b>		<b>\$ 1,916,665</b>	<b>\$ 240</b>	<b>88.89%</b>	
Owner Related Design Costs / Contingency	12.5%	239,583	29.95	11.11%	
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 2,156,248</b>	<b>\$ 270</b>	<b>100.00%</b>	

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA			8,000	GSF
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
31 0000	<b><u>SITE WORK</u></b>					
310500	<u>Demolition</u> w/Mechanical & Electrical Trades					
	Demolition					-
319500	<u>Site Restoration and Rehabilitation</u> Set up Crane Pad; confirm soil bearing capacity (2) Locations - (1) for RTU's 1 & DOAS 1 and (1) for RTU 2 & DOAS 2	2	LS	2,500.00	5,000	
	Dissassemble Crane Pads and Restore Lawn	2	LS	2,000.00	4,000	
	Site Restoration and Rehabilitation					9,000
	<b>SUBTOTAL SITE WORK</b>					9,000
03 3000	<b><u>CONCRETE</u></b>					
	<b>SUBTOTAL CONCRETE</b>					-
04 0000	<b><u>MASONRY</u></b>					
	<b>SUBTOTAL MASONRY</b>					-
05 0000	<b><u>METAL</u></b>					
051000	<u>Structural Steel</u>					
	Structural Support - DOAS 1	1.00	LS	40,000.00	40,000	
	Structural Support - DOAS 2	1.00	LS	40,000.00	40,000	
	Structural Support - RTU 1	1.00	LS	30,000.00	30,000	
	Structural Support - RTU 2	1.00	LS	30,000.00	30,000	
	Structural Support - VRF Condensing Units	1.00	LS	25,000.00	25,000	
	Hoisting / Rigging	1.00	LS	13,000.00	13,000	
	Structural Steel					178,000
	<b>SUBTOTAL METAL</b>					178,000
06 0000	<b><u>WOOD &amp; PLASTICS</u></b>					
061000	<u>Rough Carpentry</u>					
	Misc. Rough Carpentry to support openings, etc.	1.00	LS	6,500.00	6,500	
	Temp Protection	1.00	LS	8,800.00	8,800	
	Dumpsters / Clean-up	4.00	EA	1,200.00	4,800	
	Rough Carpentry					20,100
062000	<u>Finish Carpentry</u>					
	NONE					
	Finish Carpentry					-

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA		8,000	GSF
DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS

064000 Architectural Woodwork  
 NONE

Architectural Woodwork

-

**SUBTOTAL WOOD & PLASTICS**

20,100

07 0000 **THERMAL & MOISTURE PROTECTION**075000 Roofing

Modify Existing roof openings, flashings, etc to accommodate

New Curbs

2 EA 2,500.00 5,000

New roof openings, flashings, etc to accommodate New openings

4 EA 4,000.00 16,000

Misc Roof Protection / Material Lay Down

1 LS 5,000.00 5,000

Roofing

26,000

**SUBTOTAL THERMAL & MOISTURE PROTECTION**

26,000

08 0000 **DOORS & WINDOWS****SUBTOTAL DOORS & WINDOWS**

-

09 0000 **FINISHES**092000 Plaster and Gypsum Board

Opt #1 - Boys Room Ceiling Reconfiguration

87.93 SF 18.00 1,583

Opt #1 - Bulkhead/Soffit Face

1,510.40 SF 15.00 22,656

Opt #1 - Restroom Ceiling Reconfiguration

25.06 SF 18.00 451

Plaster and Gypsum Board

24,690

093000 Tile

NONE

Tile

-

095000 Ceilings

Opt #1 - ACT Ceiling at Front of Classrooms

5,037.59 SF 8.00 40,301

Opt #1 - Corridor Ceiling - Remove &amp; Reinstall

609.83 SF 5.00 3,049

Ceilings

43,350

096000 Flooring

NONE

Flooring

-

097000 Wall Finishes

NONE

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA		8,000		GSF
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
	Wall Finishes					-
098000	<u>Acoustical Treatment</u>					
	NONE					
	Acoustical Treatment					-
099000	<u>Paints and Coatings</u>					
	Opt #1 - Bulkhead/Soffit Face	1,510.40	SF	2.00	3,021	
	Paints and Coatings					3,021
	<b>SUBTOTAL FINISHES</b>					71,060
10 0000	<u>SPECIALTIES</u>					
	<b>SUBTOTAL SPECIALTIES</b>					-
11 0000	<u>EQUIPMENT</u>					
	<b>SUBTOTAL EQUIPMENT</b>					-
12 0000	<u>FURNISHING</u>					
	<b>SUBTOTAL FURNISHING</b>					-
13 0000	<u>SPECIAL CONSTRUCTION</u>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>					-
14 0000	<u>CONVEYING SYSTEM</u>					
	<b>SUBTOTAL CONVEYING SYSTEM</b>					-
21 0000	<u>MECHANICAL - FIRE PROTECTION</u>					
	<b>SUBTOTAL FIRE PROTECTION</b>					-
22 0000	<u>MECHANICAL - PLUMBING</u>					
224100	<u>Plumbing piping</u>					
	New Gas Line - run to new Equipment	1,213.42	LF	80.00	97,074	
	Plumbing piping					97,074

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA			8,000	GSF
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
<u>224300</u>	<u>Plumbing specialties</u>					
	New Gas Meter	1.00	EA	4,000.00	4,000	
	Plumbing specialties					4,000
<u>224400</u>	<u>Plumbing fixtures</u>					
	NONE					
	Plumbing fixtures					-
<u>224500</u>	<u>Plumbing equipment</u>					
	NONE					
	Plumbing equipment					-
<u>224750</u>	<u>Pool &amp; fountain equipment</u>					
	NONE					
	Pool & fountain equipment					-
<u>224800</u>	<u>Special systems</u>					
	NONE					
	Special systems					-
<b>SUBTOTAL MECHANICAL - PLUMBING</b>						101,074
<u>23 0000</u>	<b>MECHANICAL - HVAC</b>					
<u>235100</u>	<u>Hydronic &amp; refrigerant piping</u>					
	Opt #1 - Refrigeration & Liquid Lines	932.42	LF	125.00	116,553	
	Pipe Insulation	932.42	LF	11.25	10,490	
	Hydronic & refrigerant piping					127,042
<u>235500</u>	<u>Heat generation</u>					
	NONE					
	Heat generation					-
<u>236500</u>	<u>Refrigeration</u>					
	NONE					
	Refrigeration					-
<u>237500</u>	<u>Heat transfer</u>					
	Opt #1 - 2-Ton Cassette in each Classroom	31.00	EA	3,800.00	117,800	
	Opt #1 - Heat Pump (HP-1) - 10 Ton	1.00	EA	26,500.00	26,500	
	Opt #1 - Heat Pump (HP-2) - 10 Ton	1.00	EA	26,500.00	26,500	
	Opt #1 - Heat Pump (HP-3) - 12 Ton	1.00	EA	31,800.00	31,800	
	Opt #1 - Heat Pump (HP-4) - 14 Ton	1.00	EA	37,100.00	37,100	
	Opt #1 - Heat Pump (HP-5) - 8 Ton	1.00	EA	21,200.00	21,200	
	Opt #1 - Heat Pump (HP-6) - 8 Ton	1.00	EA	21,200.00	21,200	
	RTU 1 - 3-Ton	1.00	EA	8,400.00	8,400	
	RTU 2 - 12-Ton	1.00	EA	33,600.00	33,600	
	Hoisting / Rigging	1.00	LS	10,000.00	10,000	

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

BUILDING AREA				8,000	GSF	
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
	NONE					
	Heat transfer					334,100
<u>238500</u>	<u>Air handling</u>					
	Opt #1 - DOAS Unit #1 - 18-Ton	1.00	EA	100,800.00	100,800	
	Opt #1 - DOAS Unit #2 - 25-Ton	1.00	EA	135,000.00	135,000	
	Hoisting / Rigging	1.00	LS	10,000.00	10,000	
	Air handling					245,800
<u>238800</u>	<u>Air distribution</u>					
	12x9 Duct	309.38	LF		-	
	16x10 Duct	81.72	LF		-	
	16x12 Duct	87.96	LF		-	
	16x9 Duct	168.74	LF		-	
	18x12 Duct	55.27	LF		-	
	20x12 Duct	23.74	LF		-	
	28x12 Duct	21.77	LF		-	
	28x14 Duct	16.59	LF		-	
	30x16 Duct at Gymnasium	111.58	LF		-	
	Total Wt	3,289.50	LBS	14.00	46,053	
	Duct Insulation	2,626.70	SF	12.00	31,520	
	Bell Mouth Take-off & Supply Duct Register, Volume Damper, Flex Duct Connection Branch Duct (12"x12" CD-1; 8" Dia. Neck; Balanced to 265 CFM each	27.00	EA	1,000.00	27,000	
	Existing Exhaust Riser Below to DOAS	2.00	EA	-	-	
	New Supply Riser to DOAS	2.00	EA	1,000.00	2,000	
	Sidewall Diffuser at Gymnasium	14.00	EA	600.00	8,400	
	Air distribution					114,973
<u>239500</u>	<u>Controls</u>					
	New Controls, Updating / Rework	52.00	PTS	1,500.00	78,000	
	Controls					78,000
<u>239900</u>	<u>Testing &amp; balancing</u>					
	Commisisoning, Testing & Balancing	1.00	LS	7,500.00	7,500	
	Testing & balancing					7,500
	<b>SUBTOTAL HVAC</b>					907,416
<u>26 0000</u>	<u>ELECTRICAL</u>					
<u>262000</u>	<u>Power generation</u>					
	NONE					
	Power generation					-
<u>263000</u>	<u>Medium voltage distribution</u>					
	NONE					
	Medium voltage distribution					-

29 Nov 22

**KEHES GROUP, LTD**

Juliet W/ Long School  
HVAC Upgrades  
1845 Route 12  
Gales Ferry, CT 06335

**ESTIMATE SUMMARY**

		BUILDING AREA		8,000		GSF
	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	SUB-TOTALS
<u>264000</u>	<u>Service &amp; distribution</u>					
	Misc Electrical Demo to Support New Work	1.00	LS	2,500.00	2,500	
	120V GFI duplex outlet at DOAS/CU-1 pad for service	1.00	EA	600.00	600	
	Dedicated electrical circuit with local fused disconnect switch at new rooftop equipment	1.00	EA	1,000.00	1,000	
	Power to DOAS 1	1.00	EA	3,000.00	3,000	
	Power to DOAS 2	1.00	EA	3,000.00	3,000	
	Power to RTU 1	1.00	EA	3,000.00	3,000	
	Power to RTU 2	1.00	EA	3,000.00	3,000	
	Power to Heat Pumps	6.00	EA	2,000.00	12,000	
	Service & distribution					28,100
<u>265000</u>	<u>Lighting</u>					
	NONE					
	Lighting					-
<u>266000</u>	<u>Special systems</u>					
	Fire Alarm Upgrades	1.00	LS	10,000.00	10,000	
	Special systems					10,000
<u>267000</u>	<u>Communication</u>					
	NONE					
	Communication					-
<u>268500</u>	<u>Electric resistance heating</u>					
	NONE					
	Electric resistance heating					-
<u>269000</u>	<u>Controls</u>					
	w/Mechanical					
	Controls					-
<u>269500</u>	<u>Testing</u>					
	Testing, Inspections & Certifications	1	LS	2,500.00	2,500	
	Testing					2,500
	<b>SUBTOTAL ELECTRICAL</b>					40,600

2021 JAN 13 PM 4:15

RESOLUTION  
APPROPRIATING \$6,725,000 FOR

VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND  
AUTHORIZING THE ISSUE OF BONDS AND

NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION

RESOLVED,

1. That the Town of Ledyard appropriate SIX MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$6,725,000) for various school improvement projects, including: replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the building management systems at Gales Ferry School; and electrical and HVAC upgrades at Juliet W. Long School. The appropriation may be spent for design, engineering and construction costs, equipment, materials, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Permanent Municipal Building Committee shall be the School Building Committee for the project. The Town Council is authorized to determine the scope and particulars of the project. The Town Council may reduce or modify the scope of the project, and the entire appropriation may be spent on the project as so reduced or modified.

2. That the Town issue bonds or notes or obligations in an amount not to exceed SIX MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$6,725,000) to finance the appropriation for the project. The amount of bonds or notes or obligations authorized to be issued shall be reduced by the amount of grants received by the Town for the project. The bonds or notes or obligations shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

3. That the Town issue and renew temporary notes or interim funding obligations from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or obligations for the project or the receipt of grants for the project. The amount of the notes or obligations outstanding at any time shall not exceed SIX MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$6,725,000). The notes or obligations shall be issued pursuant to Sections 7-378 and 10-289a of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes or obligations that do not mature within the time permitted by said Section 7-378.

4. That the Mayor, the Director of Finance and the Treasurer, or any two of them, of the Town shall sign any bonds or notes or obligations by their manual or facsimile signatures. The Treasurer shall keep a record of the bonds or notes. The law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes or obligations. The Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes or obligations; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes or obligations; to provide for the keeping of a record of the bonds or notes or obligations; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes or obligations at public or private sale; to deliver the bonds or notes or obligations; and to perform all other acts which are necessary or appropriate to issue the bonds or notes or obligations.

5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings, including qualified tax credit bonds, in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes or obligations authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

*Resolution Appropriating \$6,725,000 for Various School Improvement Projects; And Authorizing the Issue of Bonds And Notes in the Same Amount To Finance Said Appropriation*

KJD/rm

Page 1 of 2

Submitted to T. Clerk's Office on: 01/13/2022/rm


6. That the Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes or obligations to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes or obligations.

7. That Building Committee for the project is vested with the following powers and duties: (i) to approve design and construction expenditures for the project; (ii) to recommend to the Mayor the execution of any contract with architects, engineers, contractors and others in the name and on behalf of the Town to complete the project; and (iii) to exercise such other powers as are necessary or appropriate to complete the project. Committee members shall not receive any compensation for their services. Necessary expenses of the Committee shall be included in the cost of the project. The records of the Committee shall be filed with the Town Clerk and open to public inspection during normal business hours. Upon completion of the project, the Committee shall make a complete report and accounting to the Mayor, the Director of Finance, the Treasurer, the Town Council, the Board of Education and the Town.

8. That the Board of Education is authorized to apply for and accept state grants for the project. The Board of Education is authorized to file applications with the State Board of Education, to execute grant agreements for the project, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the project. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

9. That the Mayor, the Director of Finance, the Treasurer, the Board of Education, the Building Committee for the project, and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

Adopted by the Ledyard Town Council on: January 12, 2022



Kevin J. Dombrowski, Chairman

COUNCIL RESOLUTIONS RECEIVED FOR RECORD  
APPROVING BOND RESOLUTIONS AND  
CALLING TOWN MEETING 2021 JAN 13 PM 4:15

RESOLVED,

That the resolution entitled "RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION" is hereby approved and a copy of said resolution shall be attached to and incorporated into these minutes.

FURTHER RESOLVED,

That the Ledyard Town Council recommends that a town meeting, adjourned to referendum, adopt the above resolution entitled "RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION" in accordance with Chapter VII, Sections 7 and 12 of the Town Charter.

FURTHER RESOLVED,

That the Chairman of the Town Council is authorized to call a Special Town Meeting to be held virtually on February 9, 2022 at 6:30 p.m. via Zoom Video Conference at: <https://us06web.zoom.us/j/83262756635?pwd=SVBsZUUrYkg5TnY1c0NkdWlkaEc4Zz09> or by audio only telephone +1-646-558-8656; Meeting ID: 832 6275 6635; passcode: 548992 to consider said Resolution.

FURTHER RESOLVED,

That the Town Council, pursuant to Section 9 of Chapter VII of the Town Charter, hereby designates for submission to the voters at referendum on the voting machines to be held on February 22, 2022 between the hours of 12:00 p.m. and 8:00 p.m. at the Town Hall Annex Building, 741 Colonel Ledyard Highway, Ledyard, in the manner provided by said Section action on the aforesaid Resolution to be presented to said Special Town Meeting, and directs the Town Clerk to give notice of such referendum vote.

FURTHER RESOLVED,

That the Chairman of the Town Council cause notice of the time, place and purpose of said Special Town Meeting and Referendum to be posted and published in accordance with the provisions of the Town Charter.

FURTHER RESOLVED,

That the aforesaid Resolution shall be placed upon the ballot under the following heading:

"SHALL THE TOWN OF LEDYARD APPROPRIATE \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?" in accordance with Chapter VII, Sections 7 and 12 of the Town Charter.

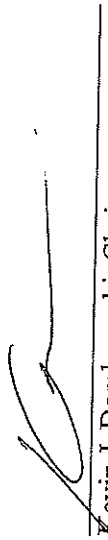
Voters approving the Resolution will vote "Yes" and those opposing the Resolution shall vote "No". Voting will be held at the following polling places:

District One: Town Hall Annex Building  
District Two: Town Hall Annex Building  
District Three: Town Hall Annex Building

Persons qualified to vote in Town Meetings who are not electors shall vote in-person at:

Town Hall Annex Building with District One.  
Absentee ballots will be available from the Town Clerk's office.

Approved by the Ledyard Town Council on: January 12, 2022

  
Kevin J. Dombrowski, Chairman

Council Resolutions Approving Bond Resolutions and  
Calling Town Meeting - February 9, 2022  
Referendum - February 22, 2022

Page 1 of 1

KJD/rm

Submitted to T. Clerk's Office on: 01/13/2022



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-2033

**Agenda Date:** 9/20/2023

**Agenda #:** 8.

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## FINANCIAL BUSINESS REQUEST (FBR)

### **Motion/Request:**

MOTION to authorize the Mayor to issue a “*Letter of Commitment*” to the Avalonia Land Conservancy in response to their request of \$50,000 and \$100,000 from Account #21090305-58920 (Acquisition of Open Space in the CNR Fund) for the acquisition of the following two parcels to be protected and utilized as open space to be payable to Avalonia Land Conservancy at the time of the closing:

- (1) 154 Stoddard’s Wharf Road, Ledyard 35.95 acres (\$50,00)
- (2) 148 Stoddard’s Wharf Road, Ledyard 223.47 acres (\$100,000)

### **Background:**

Avalonia Land Conservancy, Inc. is again seeking to utilize a Public-Private Partnership (PPP) between Groton Utilities (GU), Avalonia and the Town of Ledyard to acquire the following two parcels to be permanently protected and utilized as open space:

- (3) 154 Stoddard’s Wharf Road, Ledyard 35.95 acres
- (4) 148 Stoddard’s Wharf Road, Ledyard 223.47 acres

The two parcels abut one another, and the latter abuts the head of the Groton Reservoir system.

The use for both properties would be passive recreation. The latter also contains prime farmland soils and areas of sensitivity per the State Natural Diversity Data Base.

Both contain FEMA flood zone areas- susceptible to 100-year flood events.

Avalonia Land Conservancy has requested the Town of Ledyard provide assistance with the drafting/preparation of the Open Space and Watershed Land Acquisition (OWSA) Grants Applications and to secure letters of support. The Open Space and Watershed Land Acquisition (OSWA) Grant Program provides financial assistance to municipalities and nonprofit land conservation organizations to acquire land for open space, and to water companies to acquire land to be classified as Class I or Class II water supply property. Awards are granted to projects that offer the highest conservation and recreational value and that leverage the greatest percentage of private and municipal funding.

In addition, Avalonia Land Conservancy has requested financial assistance from the Town of Ledyard via financial buy-in of \$50,000 and \$100,000 respectively. Ledyard provided this type of support in Avalonia Land

Conservancy's acquisitions of the Atkinson parcel and Dirlam parcel on Long Cove Road, Gales Ferry.

Ordinance #200-009 "*An Ordinance Providing for the Transfer of Certain Revenue from the Real Estate Conveyance Tax to Specific Town of Ledyard Funds*" sets aside twenty percent (20%) from the real estate conveyance tax that is then deposited to Fund 6, Capital and Non-Recurring Funds, for the acquisition of Open Space. (please see attached Ordinance)

The Open Space Account has a current balance of \$383,788.33 with no open commitments at this time. If this motion was approved, it would leave a balance of \$233,788.33. There is the potential to increase the Open Space Fund with the sale of 332 Colonel Ledyard Highway for \$280,000. A Special Town Meeting has been for September 26, 2023 for the townspeople to vote on the sale of this property to Leonard D. Sherman. We could then discuss how to allocate the sale proceeds.

**Department Comment/Recommendation:**

(type text here)

**Finance Director Comment/Recommendation:**

(type text here)

**Mayor Comment/Recommendation:**

I support this motion and continued partnership with Avalonia to preserve what lands we can. Avalonia has proven to be excellent stewards of their holdings in Ledyard and has excellent capacity to continue that care.



# TOWN OF LEDYARD

741 Colonel Ledyard  
Highway  
Ledyard, CT 06339-1511

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**File #:** 23-2012

**Agenda Date:** 9/20/2023

**Agenda #:** 9.

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## TAX REFUND

### **Motion/Request:**

MOTION to approve two tax refunds in the combined total amount of \$7,470.50 with each exceeding \$2,400.00 in accordance with tax collector departmental procedures.

Annie Becerra \$4,910.98

Mary Hooper \$2,559.52

### **Background:**

In accordance with policies established for the Tax Collection Department, refunds to taxpayer exceeding \$2,400 are to be approved by the Town Council.

### **Finance Director Comment/Recommendation:**

(type text here)

### **Mayor Comment/Recommendation:**

(type text here)

# Application for Refund of Taxes Paid

Batch # 13481  
AIR- 23-2018

32

Return to: Ledyard Tax Collector's Office  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

Amount of Refund

\$4,910.98

Date: August 24, 2023

Annie Becerra
9 Applewood Dr
Ledyard, CT 06339



## PLEASE READ, SIGN, AND DATE BELOW:

I am entitled to this refund because I have made the payments from funds under my control, and no other party will be requesting this refund.

I understand that false or deliberately misleading statements subject me to penalties for perjury and/or for obtaining money under false pretenses.

I hereby apply for a refund of taxes paid in accordance with Conn. Gen Sate. 12/129.

✓ Annie Becerra  
Signature of Applicant/Agent  
(Title of agent, where applicable)

\_\_\_\_\_  
Tax Collector's Signature

✓ 8.28.23  
Date Signed

\_\_\_\_\_  
Date

## **Do Not Write Below This Box -- Office Use Only**

Date of Payment: 7/18/2023  
Grand List Year: 2022  
Grand List Number: 104939  
Payment Type: Check  
\_\_\_\_ Received by mail/email

Tax Type: MV PP RE SMV  
Reason: Double payment  
Property Owner: Annie Becerra  
Property Location: 9 Applewood Dr  
☒ Hand delivered in the office

## **ACTION TAKEN BY GOVERNING BODY**

At a regular meeting of the Ledyard Town Council, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, it was voted to refund property taxes amounting to \$ \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_  
Kevin J. Dombrowski

# Application for Refund of Taxes Paid

Batch# 13481 33

Air# 23-2012

Return to: Ledyard Tax Collector's Office  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

Amount of Refund

\$2,559.52

**Date: August 23, 2023**

<i>Mary Hooper</i>
<i>6 Parkwood Dr</i>
<i>Gales Ferry, CT 06335</i>



## PLEASE READ, SIGN, AND DATE BELOW:

I am entitled to this refund because I have made the payments from funds under my control, and no other party will be requesting this refund.

I understand that false or deliberately misleading statements subject me to penalties for perjury and/or for obtaining money under false pretenses.

I hereby apply for a refund of taxes paid in accordance with Conn. Gen Sate. 12/129.

✓ *Mary Hooper*

**Signature of Applicant/Agent**  
(Title of agent, where applicable)

\_\_\_\_\_  
**Tax Collector's Signature**

✓ *8.26.2023*

**Date Signed**

\_\_\_\_\_  
**Date**

## **Do Not Write Below This Box -- Office Use Only**

Date of Payment: *7/26/2023*  
Grand List Year: *2022*  
Grand List Number: *67055*  
Payment Type: *Check*  
\_\_\_\_ *Received by mail/email*

Tax Type: *MV PP RE SMV*  
Reason: *Double payment*  
Property Owner: *Mary Cooper*  
Property Location: *6 Parkwood Dr*  
\_\_\_\_ *Hand delivered in the office*

## **ACTION TAKEN BY GOVERNING BODY**

At a regular meeting of the Ledyard Town Council, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, it was voted to refund property taxes amounting to \$ \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_  
Kevin J. Dombrowski