



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339-1551
(860) 464-3203
towncouncil@ledyardct.org

Chairman S. Naomi Rodriguez

July 28, 2025

Mr. Jeff Eilenberger
2 Village Drive
Ledyard, Connecticut 06339

Dear Mr. Eilenberger:

Thank you for your July 10, 2025 email and your interest in your local government relative to the origin of the language presented to the voters at the May 20, 2025 and July 8, 2025 Referendums that asked the townspeople to consider authorizing an additional \$1.25 million needed for the town to move forward with the Juliet W. Long School Heating Ventilation and Air Condition (HVAC) Project.

As a Government Body the Town Council is bound by the Town Charter; Connecticut State Statutes; and Local Laws set forth in our Ordinances. In addition, the Town Council follows Robert's Rules of Order and our Town Procedures and Policies.


In seeking town authorization to borrow (bond) money for large infrastructure projects, facilities projects, and school projects the Town Council works closely with our Finance Director, staff, and with our Bond Counsel Attorneys Pullman & Comley of Hartford, Connecticut; who prepares the Authorizing Resolutions, Timeline, Legal Notices, the wording for the Referendum Questions; as well as other required legal documentation.

The Town's website is a great resource for accurate, unbiased information such as the upcoming referendums, the annual budget, as well as many other governmental events. The Town Council encourages you, as well as all of our residents, to visit the town's website at www.ledyardct.org; to obtain pertinent information regarding our community, and to sign up to receive (1) Town Notices and News Alerts, (2) Emergency Road Closures and Other Public Safety Notifications, and (3) Meeting Notices (please see attached).

Attached please find the legal notices that were published in The Day Newspaper as well as on the town's website; and background information that was posted on the town's website in advance of the May 20, 2025 and July 8, 2025 Referendums. Also, Special Town Meetings were held before each of the Referendums where the Juliet W. Long HVAC Project was presented and residents had the opportunity to ask questions. The meeting videos are posted on the town's meeting portal and can be accessed by visiting the town's website www.ledyardct.org and clicking on the "Agendas & Minutes" Tab.

I trust this information has provided clarification regarding the wording of the town's Referendum Questions as they pertain to Bond Authorizations. Should you have any further questions regarding this matter or any other topics; or are not able to find information on the town's website in the future, please do not hesitate to contact the Town Council.

Sincerely,


S. Naomi Rodriguez
Chairman

Attachments

Town of Ledyard Announcement

HVAC Upgrade - Juliet W. Long School and Various School Improvement Projects

Special Town Meeting – May 12, 2025
Referendum – May 20, 2025

A Special Town Meeting will be held on Monday, May 12, 2025 at 6:30 p.m. in the Council Chambers, 741 Colonel Ledyard Highway, to consider a Resolution adopted by the Town Council on April 16, 2025 to increase the borrowing authorization for various school improvement projects. This Special Town Meeting will Adjourn to Referendum on the voting machines at the Town Hall Lower Level, Registrar's Office, 741 Colonel Ledyard Highway, on **Tuesday, May 20, 2025 between the hours of 6:00 a.m. p.m. and 8:00 p.m.** to vote on the following:

“SHALL THE TOWN OF LEDYARD APPROPRIATE AN ADDITIONAL \$1,250,000 (INCREASING THE APPROPRIATION AND BORROWING AUTHORIZATION TO AN AGGREGATE \$9,800,000) FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?”

Background

At the February 22, 2022 Referendum the townspeople approved a “*Resolution Appropriating and Authorizing the Issuance of Bonds in the amount of \$6,725,000 for Various School Improvement Projects*”.

The \$6,725,000 authorization included the following Board of Education Projects: 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 originally designed as a so-called “split system”.

To meet the State's updated requirements to receive Grant Funding for the Juliet W. Long School HVAC upgrades the system had to be redesigned from a split system to a full air conditioning system with outdoor CO2 monitoring, outdoor intake. The estimated cost for the redesigned HVAC System was \$2,225,000.

Because the new HVAC design for the Juliet W. Long School would cost \$1,825,000 more than the amount that was included in the original \$6,725,000 authorization (previously approved in 2022); at the October 17, 2023 Referendum the townspeople approved to increase the authorization by an \$1,825,000 bringing the total funding authorization to \$8,550,000 to pay for all of these School(s) Improvement Projects.

The Permanent Municipal Building Committee (PMBC) then issued a Bid for the design specifications of the HVAC System. Friar Architecture, Inc. was hired and began work on project design. Upon completion of the project design and specifications by Friar Architecture, the PMBC issued a Bid for the construction of the project. On January 8, 2025 the PMBC received one bid for project construction in the amount of \$3.6 million, well over the construction budget allocated. To try to reduce costs Permanent Municipal Building Committee Chairman Joe Gush and Board of Education Director of Facilities & Grounds Wayne Donaldson met with the Engineer and the Architect in Farmington, Connecticut to see if the design could be modified to lower the cost.

The Permanent Municipal Building Committee later received feedback as to why only one bid was received with contractors stating one summer was not a sufficient amount of time to complete the project. The PMBC Chairman and BOE Director of Facilities and Grounds worked with Friar Architecture Inc. to modify the bid specifications to allow for additional options for acceptable materials for the project as well as the ability to complete the project over the summers of 2025 and 2026; and to work during school holidays and breaks, with limited work while school was in session.

With the second solicitation of Bids, the town received the required three bids, in accordance with Ordinance #200-001 "*A Purchasing Ordinance for the Town of Ledyard*", with Nutmeg Companies Inc. as the low bid at \$2,673,520. Based upon this bid result, the total revised cost estimate provided by Friar Architecture for the project was \$3,362,656. Additional costs beyond that were added for bonding and insurance resulting in a revised estimated budget of \$3,475,000.

The State has provided the Town a one-year extension for the Juliet W. Long School HVAC Project, which would now need to be completed by December 31, 2026 for the town to be eligible to receive 61.78% grant reimbursement. It should be noted that grant eligibility was only for a cost of up to \$2,225,000. Any costs over/above \$2,225,000 would not be eligible for the grant reimbursement, and the Town would be responsible for those costs.

Nutmeg Companies, Inc., has indicated that if work is able to begin this summer, work could be completed sometime in November, 2025, because the System was designed as a heat pump system which would supplement or replace the existing boilers; and that they anticipate having functional air conditioning before the end of the school year for those hot days in May (2026). However, if they are not able to commence the HVAC Project this summer (2025), escalation costs may result in the need for additional funding.

The PMBC has requested a supplemental authorization in the amount of \$1,250,000 (bringing the total requested bond authorization to \$9,800,000 of which \$5,282,190 is expected for State Grant reimbursement) to be presented to the townspeople at the May 20, 2025 Annual Budget Referendum, in an effort to get this project underway at the end of this school year (2025); and to completion.

Please join us at the "Special Town Meeting" on Monday, May 12, 2025 at 6:30 pm to learn more about this project:

Attend In-Person: at the Council Chambers, 741 Colonel Ledyard Highway, in the Town of Ledyard, Connecticut

Join Remotely via Zoom:

Zoom <https://us06web.zoom.us/j/89828041846?pwd=55NUbF7GikcnhMJhLvnxAaCOcqakPo.1> or by audio only telephone 1-646- 558-8656; Meeting ID: 898 2804 1846; Passcode: 767185

For a full list of documents pertaining to the project please click the following link:

[TOWN OF LEDYARD - File #: 25-1823](#)

For Absentee Ballot Information please contact the Town Clerk's Office at telephone: (860) 464- 3257

TOWN OF LEDYARD
NOTICE OF SPECIAL TOWN MEETING – JUNE 23, 2025
NOTICE OF REFERENDUM – JULY 8, 2025

A hybrid (In-Person & Video Conference) special town meeting of the electors and citizens qualified to vote in town meetings of the Town of Ledyard, Connecticut, will be held in the Council Chambers, 741 Colonel Ledyard Highway, in the Town of Ledyard, Connecticut, on Monday, June 23, 2025, at 7:00 p.m., and via Zoom Video Conference <https://us06web.zoom.us/j/88245336277?pwd=dsL5439nviyhuTta0qRkyP6MrXZL3D.1>; or by audio only telephone 1-646- 558-8656; Meeting ID: 882 4533 6277; Passcode: 558287; for the following purposes:

1. To consider and discuss and vote upon a resolution adopted by the Town Council on April 16, 2025, **to amend the resolution, approved by voters on February 22, 2022 and amended by voters on October 17, 2023, increasing the appropriation and borrowing authorization by an additional \$1,250,000** (thereby increasing the appropriation and borrowing authorization to an aggregate \$9,800,000) 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 full text of each resolution is on file with the Town Clerk.

2. Pursuant to Section 14 of Chapter III and Section 9 of Chapter VII of the Town Charter, to adjourn said town meeting at its conclusion and to submit the aforesaid Resolution to vote at referendum to be held on Tuesday, July 8, 2025 between the hours of 12:00 Noon and 8:00 p.m. at the Town Hall - Lower Level 741 Colonel Ledyard Highway in the Town of Ledyard, in the manner provided by said Sections. The Resolution under item 1 of this Notice will be placed on the voting machines under the following heading:

“SHALL THE TOWN OF LEDYARD APPROPRIATE AN ADDITIONAL \$1,250,000
(INCREASING THE APPROPRIATION AND BORROWING AUTHORIZATION TO
AN AGGREGATE \$9,800,000) 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 following polling places:

District One: Town Hall Lower Level - Registrar’s Office
District Two: Town Hall Lower Level - Registrar’s Office
District Three: Town Hall Lower Level - Registrar’s Office

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

Town Hall – Lower Level with District One
Absentee ballots will be available from the Town Clerk’s Office.

Dated at Ledyard, Connecticut, this 28th day of May, 2025.

S. Naomi Rodriguez, Chairman
Ledyard Town Council

Patricia A. Riley, Town Clerk
Town of Ledyard

PLEASE PUBLISH: Friday, June 6, 2025

Town of Ledyard Announcement

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Please join us at the "Special Town Meeting" on Monday, June 23, 2025 at 7:00 p.m. to learn more about this project:

Attend In-Person: at the Council Chambers, 741 Colonel Ledyard Highway, in the Town of Ledyard, Connecticut.

Join Remotely via Zoom: from your Computer, Smart Phone or Tablet:

Zoom

<https://us06web.zoom.us/j/88245336277?pwd=dsL5439nviyhuTta0qRkyP6MrXZL3D.1>

or by audio only telephone 1-646- 558-8656; Meeting ID: 882 4533 6277 ; Passcode: 558287

For a full list of documents pertaining to the project please click the following link:

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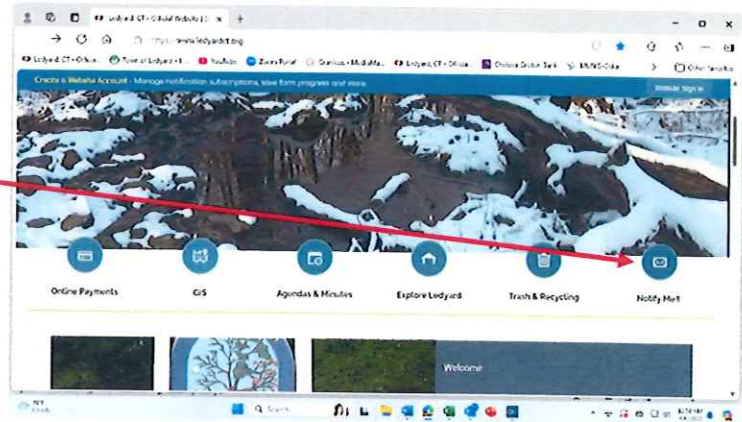
BE AN INFORMED RESIDENT

For Accurate Information regarding Town-Wide Referendums, Special Town Meetings and other Town News Events

Sign up to Receive Town Notifications

1. Visit the Town's Website at <https://www.ledyardct.org/>

2. Click on **Notify Me** Tab



3. Complete the Form to receive Meeting Agendas & Other Town Notices

METHOD	LIST NAME	DESCRIPTION
<input checked="" type="checkbox"/>	Tax Department Notifications	Receive notifications from the Tax Collector Department

4. **Don't Forget** to also select

Alert Center, Calendar, and News Flash.



▼ Alert Center		
METHOD	LIST NAME	DESCRIPTION
<input checked="" type="checkbox"/>	Default	

▼ Calendar		
METHOD	LIST NAME	DESCRIPTION
<input checked="" type="checkbox"/>	Holidays	
<input checked="" type="checkbox"/>	Main Town Calendar	

▼ News Flash		
METHOD	LIST NAME	DESCRIPTION
<input checked="" type="checkbox"/>	Town News	

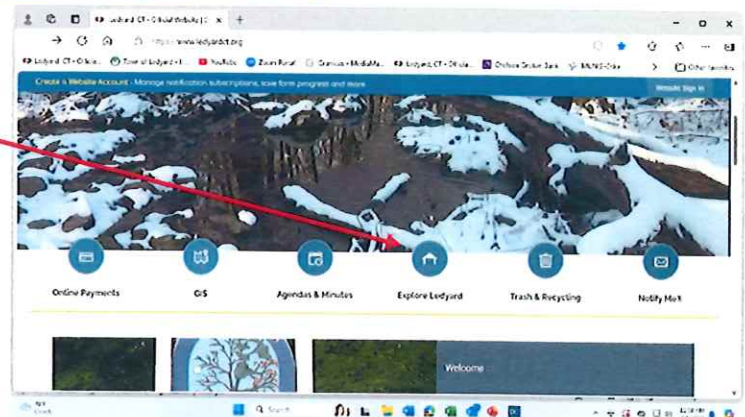
Your e-mail address will be kept confidential and it will not be sold, disclosed to others, or used for unsolicited mass mailings (spam).

❖ Only Interested in Agendas for Specific Committee Meetings:

1. From the Town Website: <https://www.ledyardct.org/>

2. Click the Agendas & Minutes Tab

3. This will bring you to the Meeting Portal



4. Enter your email Address

5. Click "Submit"

A screenshot of the 'edyardConnect' registration form. The form has a header with 'The Town of Ledyard Connecticut' and a search bar. Below the header, there is a section for 'All updates or to access your individual preferences, please enter your email address'. The 'Email Address' field is highlighted with a red arrow from step 4. The 'Submit' button is highlighted with a red arrow from step 5. Below the form, there is a table with columns for 'Meeting Date', 'Meeting Location', 'Meeting Details', 'Agenda', 'Agenda Factor', 'Minutes', and 'Agenda Details'.

6. Select the Committees/Commission/Boards you would like to receive Agendas for:

7. Click "Submit"

A screenshot of the 'Select Committees' form. The form lists various committees and boards with checkboxes next to them. The 'Submit' button is highlighted with a red arrow from step 7. The list of committees includes: Ledyard Beautification Committee, Ledyard Farmers Market Committee, Ledyard Visiting Nursing Board, Library Commission, Parks, Recreation & Senior Citizens Commission, Permanent Municipal Building Committee, Planning & Zoning Commission, Public Safety Commission, Retirement Board, Town Council, Town Meeting, Water Pollution Control Authority, Social Services Board, Zoning Board of Appeals, and Committee to Review the Budget Process.

❖ Receive Emergency Road Closures and other Public Safety Notifications

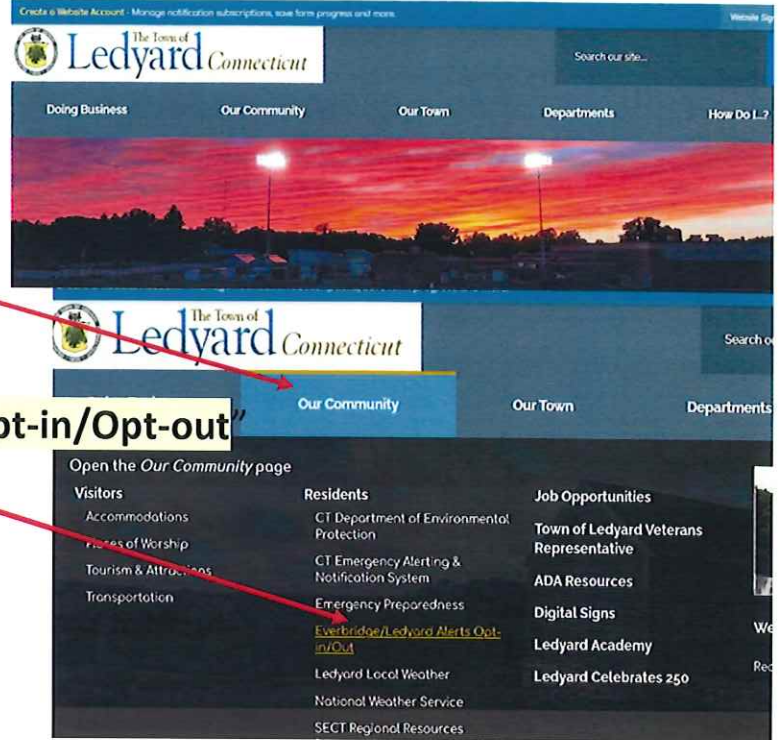
1. From the Town Website:

<https://www.ledyardct.org/>

2. Click on **"Our Community"**

3. Select **"CT Everbridge/Ledyard Opt-in/Opt-out"**

4. Complete the Form

A screenshot of the 'Town of Ledyard Emergency Alert Program' sign-in form. The form is titled 'Sign in to your account' and contains fields for 'Username' and 'Password'. Below the fields is a 'Sign In' button. At the bottom, there are links for 'Forgot Username or Forgot Password' and 'Don't have an account? Sign Up'. A red arrow points from the instruction text to the 'Sign In' button.

Look for our Digital Message Signs in Ledyard Center & Gales Ferry Route 12