

MINUTES
Town of Brookfield
High School Renovation Review Committee Meeting
June 11, 2012 – 5:00 P.M.
Town Hall – Room 209

1. **Call to Order:** Meeting was called to order at 5:07 P.M. by Co-Chairman George Walker.

Present: Committee Members: Paul Checco (arrived at 5:10 P.M. and left at 5:50 P.M.), Rob Gianazza, Ron Jaffe, Kerry Swift and George Walker; Marty Flynn (former member of the WPCA) (arrived at 5:08 P.M. and left at 5:45 P.M.).

2. **Review of Minutes:**

o **May 29, 2012 H.S. Renovation Review Committee Meeting:** A motion was made by Ron Jaffe to approve the minutes from the May 29, 2012 H.S. Renovation Review Committee Meeting. The motion was seconded by Kerry Swift and passed unanimously, 4-0.

3. **Public Comment:** None.

4. **Project review/discussions:**

5:15 P.M. – Marty Flynn (former member of the WPCA) – Discussion started at 5:08 P.M. Co-Chairman Walker gave Mr. Flynn an outline of the HSRRC's responsibilities. Mr. Flynn stated that he was a member of the WPCA from 2004-2011 serving as Chairman from 2007-2009.

Mr. Checco arrived at this time.

Mr. Flynn provided an overview of the cost of the Center School Sewer line which was originally estimated at \$980,000. This was to be paid for by the Town from funds which had been appropriated by Town Meeting as part of the Center School expansion. The WPCA became involved when the cost of repairing and expanding Center School's septic system was determined to be prohibitive. The permits to build the sewer line along the original proposed route were denied by the Wetlands Commission. The new route was then estimated to cost an additional \$445,000. Because the First Selectman, Controller and other proponents of the school did not want to go back to Town Meeting to request the additional funds, they requested the WPCA advance the funds from its operating account to help pay for the sewer line. That money was to be repaid through a program of benefit assessments and connection charges. In October 1997, the WPCA adopted a resolution instituting this program. Those funds were to be deposited into a separate account which was to be used to reimburse the Town of Brookfield \$980,000 and to reimburse the WPCA \$445,000. The interest rate from January 1, 1997 was 5.5% per annum.

Because of the October 1997 resolution, the Town was responsible for payment of \$535,386 for the Center School Extension Charge when the High School was connected to the Center School Sewer Extension.

Mr. Flynn stated that the only documentation of the agreement between the WPCA and the Town of Brookfield exists in minutes where Raymond Bolek and Jerry Murphy were in attendance. Mr. Flynn recommended that a written agreement detailing the different charges should be generated.

Mr. Flynn stated that the original cost of repairing the High School septic system was \$650,000. When the cost for repair seemed to be approximately \$1.8 or \$1.9 million with no guarantee that the septic issues would be permanently corrected, the First Selectman and Controller requested \$600,000 from the

WPCA towards constructing the High School sewer extension. The understanding was that the money advanced by the WPCA would be repaid through a benefit assessment to the Town/BOE as it was done with the Center School Project. This is documented in the minutes from May 26, 2004. The estimate for constructing the High School connection was approximately \$1,250,000.

Following notice and public hearing, Mr. Flynn stated that on August 26, 2009, a benefit assessment was levied by the WPCA against the Town to recover \$549,761 in WPCA funds used for construction of the High School sewer connection.

To avoid similar future cost issues, Mr. Flynn recommended that all of the costs associated with the sewer line should be evaluated by the architects and engineers who are responsible for designing Town projects.

Mr. Flynn stated that the sewer extension was the correct decision but it was not handled the right way.

Mr. Checco stated that there was \$650,000 in the budget for the High School septic system. JCJ was paid 9% for fees. The engineering was done by WPCA's on staff engineer. The MBC requested the money back from JCJ but it was never received. An additional fee of \$200,000 was paid to JCJ for redesign due to value engineering. A letter was written by the MBC stating that JCJ was not entitled to these fees and requesting the contract to be reviewed by an attorney. Mr. Checco stated that there were approximately \$250,000-\$300,000 additional funds that were paid to JCJ that should not have been.

Mr. Flynn stated that because the WPCA now has their own auditor separate from the Town, the chances of the billing issues that had occurred would be less likely to occur again.

The Brookfield WPCA Rates, Charges and Fees (as of 5/22/12, last revised 6/23/10, effective 7/10/10) was discussed.

Mr. Flynn left at this time.

5. Continuing discussion on the project:

Secretary Swift stated that she spoke with Bob McGarrah. He said he did not feel as if the Advisory Committee was supposed to continue after the project started. The Committee decided what the school needed and it was good that there were a lot of different people on the Committee. He stated that after the project started, he felt that he was disrespected at the MBC meetings.

6. Discussion of Committee Report:

Co-Chairman Walker recommended assigning various parts of the draft Committee report to the members. Mr. Checco will provide further details on the Construction and Post-Construction phases.

Mr. Checco left at this time.

Secretary Swift will provide details on the Construction phase with Vice Chairman Gianazza providing details on the Pre-Construction phase. Co-Chairman Walker will provide input to any open areas.

Co-Chairman Jaffe will e-mail the draft report to the Committee members for their input and revisions. This will be discussed at the next HSRRC meeting on June 25.

Co-Chairman Walker stated that he would like to have the report completed during the month of July with the last meeting no later than July 30.

7. **Next Meeting** – Monday, June 25, 2012 – 5:00 P.M. – Room 209

8. **Adjourn Meeting**: A motion was made by Rob Gianazza to adjourn the meeting at 6:05 P.M. The motion was seconded by Kerry Swift and passed unanimously, 4-0.

Respectfully submitted,

Kerry Swift
Secretary