Board of Selectmen
Municipal Office Complex
Meeting Rooms 1
September 25, 2020
Special Meeting Minutes

Selectmen Present: R. Smith; T. Govert (via phone); C. Quinn
Also Present: L. Zemienieski
Virtual Attendance: Members of the public

1. First Selectman Smith called the Board of Selectmen's meeting to order at 10:00 a.m. and the attendees said the Pledge of Allegiance.

2. East Haddam Schools Capital Improvement Project Authorizing Resolution – Nathan Hale-Ray High School Athletic Complex: Mr. Smith explained that in order for the East Haddam Schools Capital Improvement Project Committee to begin work on the Athletic Complex Project the Board of Selectmen need to assign this duty to their charge. Mr. Smith added that moving this forward is time sensitive in order to complete the preliminary work needed in order to complete this for next season.

   Mr. Smith added that the proposed Athletic Complex is to include a multi-lane running track, soccer field, areas for jumping and throwing events and the building facility would include a concession area, storage and restrooms.

   Motion made by Mr. Smith, seconded by Ms. Quinn, to approve the following resolutions for the Athletics Complex Project at the Nathan Hale-Ray High School. Due to the COVID-19 pandemic and response, the Governor's Executive Order 7JJ, Section 4 permits the Board of Selectmen to adopt or amend resolutions only as necessary to complete transactions deemed essential or time sensitive during the period of the declared public health and civil preparedness emergency.

   RESOLVED, The East Haddam Schools Capital Improvements Building Committee is hereby assigned the Athletics Complex Project at the Nathan Hale-Ray High School; and

   BE IT FURTHER RESOLVED, that the Town of East Haddam hereby authorizes the East Haddam Schools Capital Improvement Building Committee to develop schematic drawings and outline specifications for the Athletics Complex Project at the Nathan Hale-Ray High School.
   Unanimous aye.

3. East Haddad Schools Capital Improvement Project Charge Amendment Resolution: Mr. Smith noted that the charge of the committee needs to be amended based on the resolution past in the previous item.

   Motion made by Mr. Smith, seconded by Ms. Govert, to add the Athletic Complex Project at the Nathan Hale-Ray High School to section 5 of the charge of the East Haddam Schools Capital Improvements Building Committee. Due to the COVID-19 pandemic and response, the Governor's Executive Order 7JJ, Section 4 permits the Board of Selectmen to adopt or

amend resolutions only as necessary to complete transactions deemed essential or time sensitive during the period of the declared public health and civil preparedness emergency.

RESOLVED: That an East Haddam Schools Capital Improvements Building Committee was established at Town Meeting on February 29, 2000 for the purpose of oversight and completion of Capital Improvements for the East Haddam Schools.

The East Haddam Schools Capital Improvements Building Committee will be assigned projects for the East Haddam Schools by the Board of Selectmen when necessary.

Section 5. Approved/Assigned Committee Projects:

- Electrical upgrade at the East Haddam Elementary and Former Nathan Hale-Ray Middle Schools (Completed)
- Roof replacement at the Former Nathan Hale-Ray Middle School (Completed)
- Asbestos tile removal/tile replacement in the East Haddam Elementary School (Completed)
- Asbestos tile removal/tile replacement in the Former Nathan Hale-Ray Middle School (Completed)
- Boiler Replacement/Asbestos Removal at the Former Nathan Hale-Ray Middle School (Completed)
- Window Replacement at the Former Nathan Hale-Ray Middle School (Completed)
- Roof replacement at the East Haddam Elementary School (Completed)
- Fire Alarm System at the East Haddam Elementary School (Completed)
- Chimney Replacement at the Nathan Hale-Ray High School (Completed)
- Roof Replacement at the Nathan Hale-Ray High School
- Water Supply System Replacement at the East Haddam Elementary School (Completed)
- Underground oil storage tank replacement at the East Haddam Elementary School (Completed)
- Exterior Restoration and Window Replacement at East Haddam Elementary School
- Athletic Complex at the Nathan Hale-Ray High School

Unanimous aye.

4. Review of Goodspeed Airport Evaluation Committee Final Report: Mr. Smith read the following recommendation from the Goodspeed Airport Evaluation Committee into the record:

The GAEC held a joint meeting with the Economic Development and Planning and Zoning Commissions on September 3, 2020. At that meeting, it appeared to be the overwhelming consensus among the members of those commissions that the Goodspeed Airport property represents a strategic opportunity to add value to East Haddam's revitalization efforts, which could provide a catalyst for economic activity in the area, while also providing citizens with access to the river for recreational and educational activities. Those committees' members also strongly recommended that immediate steps be taken to contact the seller, in an effort to negotiate for the purchase of the property by the town, assuming the property has not already been sold to a third party. The GAEC defers to the EDC and Planning and Zoning Commissions, within whose jurisdiction this

matter ultimately lies, and recommends that the Board of Selectmen work with these commissions to appoint an individual or group of individuals to establish contact with the property owner as soon as possible. The GAEC also recommends that the town pursue the potential purchase of the property for the purposes advocated by the EDC and Planning and Zoning Commissions, assuming that a fair and reasonable price can be agreed upon and that the results of the necessary due diligence process are satisfactory.

Mr. Smith noted that the committee was limited in what they could recommend as they did not have access to the property for a proper appraisal or access to the financial records. The owner of the property felt it inappropriate to provide that since the property was under negotiations with another party. Mr. Smith asked the board for their input on the recommendation.

Ms. Quinn thanked the committee for the time and effort given since the property was already under contract. She commented that she felt this was a lost opportunity for the town.

Ms. Govert also thanked the committee for their work and felt that the committee's efforts were hindered by non-access to the property. She commented that if the current negotiations fall through the town should then act quickly in deciding the direction they want to take with the property.

Mr. Smith noted that he has spoken with one of the principals who is purchasing the property and the purchase contract seems to be moving forward. The potential buyers plan to keep the property as a functioning airport and would like to work with the town for events and the like. He noted that not having access to the property made it difficult for the committee to move any further in their evaluation. He added that when the Goodspeed Airport Evaluation Committee was formed it was not known that the property was under contract. He also thanked the committee for their work and noted it was an informative process.

5. Adjournment: There being no additional business to discuss, a motion was made by Mr. Smith, seconded by Ms. Govert, to adjourn the meeting at 10:17 a.m. Unanimous aye.

Recorded

Respectfully submitted,
Theresa Govert, Secretary