

**Town of Colebrook
Board of Finance**

Minutes to Special Meeting of October 20, 2022

Members Present

J. Millar
T. Hiller
T. McKeon
D. Wilber

Absent

M. Neal
D. Bielefield

Others Present

C. Johnstone
A. Bakulski
R. Gilbert
And several others

The meeting was called to order at 5:00 p.m. by Chairman J. Millar.

1. Messrs. Johnstone, Gilbert, and Millar summarized a Zoom meeting on October 11 with Francis “Champ” Perotti, manager of the eponymous HVAC contractor in East Canaan. Key points of the meeting were: (i) the project is well designed, and lower cost alternatives (e.g., replacing the boilers) won’t provide ventilation and A/C; (ii) the project is large enough to require a general contractor and be subject to prevailing wage; (iii) Perotti could bid on the equipment piece but isn’t set up for prevailing wage; (iv) the remaining life of the model 88 boilers currently at school is indeterminate, but this model will be discontinued next year; (v) R. Gilbert subsequently contacted several schools and contractors who spoke well of the VRF system, and one mentioned that savings on oil (without A/C) about offset higher electricity costs (with A/C), and that the cost estimates of Roger LaFleur appeared to be “good numbers”; and, finally, (vi) we should expect long lead times and uncertain supply costs if we go forward with the project. In reply to a question by T. McKeon, C. Johnstone said that the mechanical room pit would be filled in as part of the project.
2. J. Millar reported that National Iron Bank would be interested in financing the HVAC project for the town. The approximate annual debt service on a term loan of \$1 million at 6.5% for five or ten years would be \$240,635 and \$139,105, respectively. This will entail tax increases of 3.8% for five years or 2.2% for ten unless other line items are reduced.
3. J Millar then moved to recommend the Board of Education’s \$1.8 million HVAC project to the town for approval at referendum, subject to being awarded a grant that will limit the town’s share of the cost to \$1 million or less, and to further recommend that the town authorize the Boards of Selectmen and Finance to borrow up to \$1 million on terms satisfactory to them for that purpose. Second, T. McKeon. Passed unanimously with a consensus that the town should vote on the project at referendum rather than a town meeting.
4. J. Millar moved to accept the minutes of August 17, 2022. Second, T. McKeon. Passed unanimously.
5. T. Hiller moved to adjourn. Second, D. Wilber. Passed unanimously.

Meeting adjourned at 5:49 p.m.

Respectfully submitted,

James Millar
Chairman