EAST HADDAM BOARD OF FINANCE
REGULAR MEETING
Monday, September 14, 2026, at 7:00 PM
Meeting Room 1 & 2 / Via YouTube Live

Participating: Debra Denette
Maureen Goff
Scott W. Jezek
Eric Kolasinski
Harvey Thomas
Absent: Joseph Corbett

Others: Finance Director Valerie Belles; First Selectman T. Gelston; Leslie Zoll, and other members of the public

1. Call to Order and Pledge of Allegiance

The meeting was called to order at 7:00 PM by the Chair. The Pledge of Allegiance was recited.

Motion made by Mr. Thomas, to move Agenda Item 9a, FY 2025 audit review and presentation with CliftonLarsonAllen LLP, forward as the next agenda item for consideration. Ms. Denette seconded the motion. The motion carried by a unanimous aye vote.

9a. FY 2025 Audit Review and Presentation with CliftonLarsonAllen LLP

Leslie Zoll of CliftonLarsonAllen LLP presented the FY 2025 audit. She reviewed the audit scope, the auditor's responsibilities, the financial statements, the federal and state single audits, internal-control findings, required communications, and upcoming accounting standards.

Ms. Zoll reported that the Town received an unmodified opinion on its FY 2025 financial statements and unmodified opinions on the federal and state single-audit programs tested. She reported two material weaknesses, no significant deficiencies, and no findings or compliance issues related to the federal and state grants tested.

The presentation included a review of the Town's net position, fund balances, budgetary results, pension and OPEB liabilities, and grant expenditures. Ms. Zoll reported that the Town's total net position increased by approximately $4.8 million to approximately $84 million as of June 30, 2025.

The material weaknesses discussed concerned the financial close process and capital-asset management. The financial close issue involved reconciliation of interfund balances and entries between the Town and Board of Education. The capital-asset issue involved assets that were not being depreciated correctly and useful lives that were not properly recorded.

Ms. Zoll also reported that the audit was late and discussed the applicable state, federal, and bonding-related deadlines. She recommended use of a task-management process to ensure that audit-related reconciliations and other required work are completed while routine operations continue.

Board members asked questions concerning staffing turnover, the financial close process, capital-asset records, compensated absences, filing dates, bonding implications, outstanding debt, debt per capita, restricted funds, the terminology used for the annual comprehensive financial report, and the implementation of upcoming accounting standards. Ms. Zoll stated that the Town and Board of

Education are working with finance staff and Munis to improve the interfund process and that a task-management system is being considered.

Ms. Zoll stated that the FY 2026 audit could begin in January if the Town is materially prepared, and that a clean audit could generally take approximately one month. She indicated that getting back on the normal audit schedule would be possible if the Town is prepared and back on track.

Ms. Zoll concluded by discussing GASB Statements 103 and 104 and the changes expected in budgetary schedules, disclosures, and capital-asset reporting. The Board thanked Ms. Zoll for the presentation.

2. Guest and Audience Comments

There were no guest or audience comments.

3. Correspondence

The Board discussed correspondence/questions from Harvey concerning the fire department. The matter was held for discussion during the firehouse-related agenda item.

4. Approval of Minutes

a. Approval of April 7, 2026 Public Hearing Minutes

No corrections were offered. The minutes were approved as distributed.

b. Approval of April 7, 2026 Special Meeting Minutes

No corrections were offered. The minutes were approved as distributed.

c. Approval of August 3, 2026 Special Meeting Minutes

The Board discussed adding the names of public speakers who addressed the Board concerning the firehouse project. It was agreed that the August 3 minutes would not be altered; however, for clarification purposes, it should be noted that Robert Casner, Craig Mansfield, Timothy Malnati, and Ray Swol spoke during the August 3rd meeting's public comment period regarding the proposal to construct a new fire house in Moodus.

The August 3 minutes were approved as distributed.

5. Chairman's Report

The Chair reported meeting with the First Selectman and the Chair of the Board of Education concerning the FY 2025 audit, the circumstances that contributed to the delay, and plans for more collaborative work going forward.

The Chair reported that the previous Business Manager had submitted her notice, leaving a vacancy, and discussed the work Valerie had begun on the schedules and reconciliations needed for the next audit.

The Board discussed coordination between the Town and Board of Education, the absence of a Board of Education business manager, and the need for clear task lists and communication. The Board also

discussed scheduling a policy subcommittee meeting and coordinating that work with the long-range capital improvement committee.

The Board discussed the State requirement concerning Board of Education retention of a percentage of surplus and the Town's existing policy, with members noting that the policy should be reviewed before the upcoming budget season.

6. First Selectman's Report

The First Selectman reported on Public Works projects, including seven roads scheduled for milling and paving during the year, with work expected to begin later in the week and paving substantially completed by the end of October.

The First Selectman reported on the Town's electronic speed-limit monitoring signs, including eight signs—six mounted on posts and two on trailers that can be moved in response to resident requests.

The First Selectman discussed public-safety matters, the firehouse project, ambulance-service coordination, and efforts to develop a plan that maintains service levels while addressing costs. He also discussed the Black Birch Golf Course feasibility study, Economic Development Commission membership, property revaluation, and related municipal activities.

7. Finance Director's Report

The Finance Director reported that financial statements were not yet ready for presentation because staff were continuing to close FY 2026 and make adjustments affecting both the Town and Board of Education. She stated that accurate financials would be provided at the next meeting, or earlier by email if they became available.

8. Old Business

No old business was brought forward.

9. New Business

a. FY 2025 Audit Review and Presentation with CliftonLarsonAllen LLP

This item was taken up at the beginning of the meeting following Agenda Item 1, as described above.

Motion made by Mr. Jezek, to move Agenda Item 9g, Resolution Authorizing An Appropriation Of $15,975,000.00 For The Company No. 2 Firehouse Project, etc., forward as the next agenda item for consideration. Mr. Thomas seconded the motion. The motion carried by a unanimous aye vote.

g. RESOLUTION AUTHORIZING AN APPROPRIATION OF $15,975,000.00 FOR THE COMPANY NO. 2 FIREHOUSE PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED $15,975,000.00, OR SO MUCH AS MAY BE NECESSARY AFTER DEDUCTING GRANTS THEREFOR

The Board moved this item forward in the agenda. Pursuant to the meeting notes and motions, the entire resolution was read as the motion. The following is the motion as transcribed from the meeting recording:

RESOLUTION AUTHORIZING AN APPROPRIATION OF $15,975,000.00 FOR THE COMPANY NO. 2 FIREHOUSE PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED $15,975,000, OR SO MUCH AS MAY BE NECESSARY AFTER DEDUCTING GRANTS THEREFOR

RESOLVED, that the Board of Finance of the Town of East Haddam (the "Town") accepts the recommendation of the Board of Selectmen adopted at its meeting held on September 2, 2026, and recommends to the electors and citizens eligible to vote at town meetings of the Town, the following:

(1) That the Town appropriate the sum of $15,975,000.00 for costs related to the Company No. 2 firehouse project (the "Project"), consisting of (a) the demolition of the current Company No. 2 firehouse building and (b) the planning, design and construction of an approximately 14,475 square foot Company No. 2 firehouse building to be located at 44 William F. Palmer Road, Moodus, Connecticut (the "Firehouse"). The Firehouse shall include, without limitation, (i) five (5) apparatus bays double deep, (ii) a fire chief's office, a deputy chief's office and other public safety staff and administrative offices, (iii) locker rooms, sleeping quarters, bathrooms, kitchen and pantry space, training room and space, a day room, watch room, work bench room, laundry room, hose maintenance area, public access areas, lobby space, fitness areas, storage space and other rooms and support areas as needed or required, (iv) decontamination facilities, the installation of showers and the making of other related system improvements to treat personal protective equipment (PPE) and personnel, (v) building code compliance work, including the installation of handicap accessibility improvements, (vi) vehicle exhaust system improvements, (vii) site improvements, including parking, fencing, lighting, landscaping, improved site lines and other on-site improvements, (viii) the purchase and installation of boilers and building generators, (ix) electrical, mechanical, lighting, plumbing, fire protection, fire alarm system, HVAC system and other building system improvements, (x) the purchase and installation of information technology and communication system equipment, (xi) well and/or septic installation, (xii) hazardous material remediation and asbestos abatement related to current building, (xiii) the purchase and installation of equipment, fixtures, furniture and other materials, (xiv) the preparation and printing of bid documents, grant applications, cost estimate reports and studies, informational materials, schematic drawings, specifications, architect, engineering, construction and other consulting studies and reports, and other preliminary materials, studies and reports, and (xv) design, remediation, construction, site work, signage, engineering, architectural, construction administration, legal, testing, monitoring, temporary and permanent financing costs and expenses and any other costs and expenses related to the Project, all of the above with such changes as the Board of Selectmen may approve. The Board of Selectmen is authorized to determine the scope and particulars of the Project. The Board of Selectmen may reduce or modify the scope of the Project, and the entire appropriation authorized hereby may be spent on the Project as so reduced or modified.

(2) That to finance said appropriation for the Project, the Town issue general obligation bonds and/or notes pursuant to Chapter 109 of the Connecticut General Statutes, Revision of 1958, as amended (the "Connecticut General Statutes"), or any other applicable provision of law thereto enabling, in an amount not to exceed $15,975,000 (or so much thereof as may be necessary after the deduction of grants or other sources of funds received by the Town for the Project).

(3) That the Town issue and renew notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the Project or the receipt of grants for the Project. The amount of the notes outstanding at any time shall not exceed $15,975,000. The notes shall be issued pursuant to Section 7-378 of the Connecticut General Statutes. The Town shall comply with the provisions of Section 7-378a of the Connecticut General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(4) That the First Selectman, or a majority of the Board of Selectmen, and the Treasurer (the "Officials") be authorized to sign any bonds or notes by their manual or facsimile signatures and to determine the amounts, the rates of interest, the maturities, dates of principal and interest payments on such bonds and notes, redemption provisions, the form of such bonds and notes, the provisions for protecting and enforcing the rights and remedies of the holders of such bonds and notes and all other terms, conditions and particular matters regarding the sale, issuance and securing of such bonds and notes and to execute, sell and deliver the same, and provide all supporting documentation as may be necessary or desirable to accomplish such purposes and to comply with the requirements of the Internal Revenue Code of 1986, as amended, Securities and Exchange Commission Rule 15c2-12 ("Rule 15c2-12"), and in accordance with the provisions of the Connecticut General Statutes and any other applicable provision of law thereto enabling. The bonds and notes authorized hereby shall be general obligations of the Town secured by the full faith and credit of the Town.

(5) That the Officials are hereby authorized to designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent for such bonds and notes; to provide for the keeping of a record of the bonds or notes; to designate a municipal advisor to the Town in connection with the sale of the bonds or notes; that the law firm of Updike, Kelly & Spellacy, P.C., Hartford, Connecticut, is designated as the attorneys at law to render an opinion approving the legality of such issue or issues.

(6) That the Officials are authorized to sell the bonds or notes at a public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Officials are authorized 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, including covenants to pay rebates of investment earnings to the United States in future years.

(7) That the Town hereby declares its official intent under Federal Income Tax Regulations Section 1.150-2 that costs of the Project 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 in an aggregate principal amount not in excess of the amount of borrowing authorized above for the Project. The Officials 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 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.

(8) That the Officials are authorized to exercise all powers conferred by Section 3-20e of the Connecticut General Statutes and to make representations and enter into written continuing disclosure agreements pursuant to Rule 15c2-12 for the benefit of holders of the bonds or notes 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 of rules pertaining to the sale or purchase of such bonds or notes.

(9) That the First Selectman is hereby authorized, on behalf of the Town, to execute any contracts with engineers, contractors, architects and other persons for the Project, to apply for and accept state and federal grants to finance the appropriation for the Project, and to execute and file any grant application or enter into any grant agreement or other obligations prescribed by the State of Connecticut or the federal government, including the United States Department of Agriculture, as applicable.

(10) That the Officials and other proper officers of the Town are authorized to take all other actions which are necessary or desirable to complete the Project consistent with the foregoing and to issue bonds or notes to finance the aforesaid appropriation.

(11) That this resolution shall become effective after approval at referendum vote.

The Board discussed the proposed firehouse, the scope and cost of the project, debt capacity and carrying-charge considerations, the use of capital-project savings, potential grants, the ambulance-service relationship, the existing fire stations, and possible alternatives or modifications to the project. Following discussion, the Chair called the vote.

At a meeting of the Board of Finance held on September 14, 2026, Motion duly made by Board Member Maureen Goff and seconded by Board Member Eric Kolaskinski, to adopt the foregoing resolution. The motion failed by the following roll call vote: In Favor: Maureen Goff, Eric Kolasinski. Opposed: Debra Denette, Scott Jezek, Harvey Thomas.

Motion made by Mr. Thomas to move Agenda Item 9f, Capital Transfer Request – Fire Department Flatbed Trailer, forward as the next agenda item for consideration. Ms. Denette seconded the motion. The motion carried by a unanimous aye vote.

f. Capital Transfer Request – Fire Department Flatbed Trailer

The Fire Department requested authorization to repurpose $10,000.00 in previously approved but unused capital funds to purchase a smaller flatbed trailer. The Fire Department explained that the existing 26T trailer is large and difficult for current volunteers to maneuver and that the proposed trailer would better meet current and anticipated needs. The existing trailer would be sold and the proceeds returned to the General Fund.

The Board discussed the source of the unspent funds.

Motion was made by Mr. Thomas to authorize a transfer totaling $10,000 from the following Fire Department capital accounts - $8,832 from Capital Account 33250013-58926 C0248 Duty Vehicle and $1,168 from Capital Account 33250013-58926 C0221 Overhead Door Openers to Capital Account 33250013-58926 C0365. Mr. Jezek seconded the motion. The motion carried by a unanimous aye vote.

b. Gift Acceptance – Dutch Oil for America 250 Celebrations

The Board considered acceptance of a $1,000 gift from Dutch Oil, Inc. to support America 250 celebrations and a request that the Board of Selectmen schedule a Town Meeting for approval.

Motion made by Ms. Denette, to accept a gift in the amount of $1,000.00 from Dutch Oil, Inc. for the purpose of supporting America 250 celebrations (revenue account 33050-43000-G3902 and expense account 33055011-58820-G3902) and request the Board of Selectmen to schedule a Town Meeting for approval. Mr. Thomas seconded the motion. The motion carried by a unanimous aye vote.

c. Gift Acceptance – Friends of the Rathbun/Riverview Cemetery

The Board considered acceptance of a $7,000.00 gift from the Friends of Rathbun/Riverview Cemetery for the Rathbun Free Memorial Library for general support and a request that the Board of Selectmen schedule a Town Meeting for approval.

Ms. Denette and Mr. Jezek disclosed relationships with the Riverview Cemetery Association and the library respectively and discussed whether those relationships presented a conflict. Both stated their positions for the record and noted that they would not be influenced by those relationships.

Motion made by Mr. Kolasinski, to accept a gift from the Friends of Rathbun/Riverview Cemetery for the Rathbun Free Memorial Library in the amount of $7,000.00 for general support (revenue account 28345-48400) and request the Board of Selectmen to schedule a Town Meeting for approval. Mr. Thomas seconded the motion. The motion carried by a unanimous aye vote.

d. Grant Acceptance – Early Voting Grant 2026

The Board considered acceptance of a $5,950.51 grant from the State of Connecticut, Office of the Secretary of the State, for costs associated with implementing and conducting early voting.

The Board discussed the distinction between applying for a grant and formally accepting grant funds.

Motion was made by Ms. Denette, to accept a grant in the amount of $5,950.51 from the State of Connecticut, Office of the Secretary of the State (revenue account 33050-43000-G2101 and expense account 33055011-58820- G2101) for the purpose of costs related to implementing and conducting early voting upon the terms and conditions set forth in an Agreement between The State of Connecticut, Office of the Secretary of the State and the Town of East Haddam and request the Board of Selectman to schedule a Town Meeting for approval. Mr. Kolasinski seconded the motion. The motion carried by a unanimous aye vote.

e. Grant Acceptance – FY 2025 Emergency Management Performance Grant

The Board considered acceptance of a $6,000.00 grant from the State of Connecticut, Department of Emergency Services & Public Protection, Division of Emergency Management and Homeland Security, for the Emergency Management Performance Grant.

Motion was made by Mr. Jezek to accept a grant in the amount of $6,000.00 from the State of Connecticut, Department of Emergency Services & Public Protection, Division of Emergency Management and Homeland Security, entitled "FY 2026 Emergency Management Performance Grant", (revenue account 10542-43000 and expense account 10542070-51590) and request the Board of Selectman to schedule a Town Meeting for approval. Ms. Denette seconded the motion. The motion carried a unanimous aye vote.

f. Capital Transfer Request – Fire Department Flatbed Trailer

This item was taken up following the discussion of New Business agenda item g and is covered in the above minutes.

g. RESOLUTION AUTHORIZING AN APPROPRIATION OF $15,975,000.00 FOR THE COMPANY NO. 2 FIREHOUSE PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED $15,975,000.00, OR SO MUCH AS MAY BE NECESSARY AFTER DEDUCTING GRANTS THEREFOR

This item was taken up at the beginning consideration of New Business agenda items and is covered in the above minutes.

h. Black Birch Golf Course Feasibility Study Committee Final Report

The Board reviewed the final report of the Black Birch Golf Course Feasibility Study Committee. The First Selectman reported that the committee conducted extensive research, field trips, and consultations with experts.

The report's conclusion, as summarized at the meeting, was that the committee did not recommend purchase and restoration of the course by the Town and instead believed the course should be purchased by a private owner/operator, potentially involving a joint venture.

The Board discussed the report and thanked the committee for its work.

i. Agriculture Recommendation for Farm Equipment and Farm Building Tax Exemption Ordinance

The Board reviewed proposed ordinance changes concerning farm equipment and farm buildings. Members discussed the existing state exemption for farm equipment and the possibility of an additional local exemption. No action was taken. The item was identified as homework for further review.

j. Exemption for Ambulance-Type and Modified Handicap-Accessible Vehicle Ordinance Discussion

The Board reviewed a proposed ordinance concerning exemptions for ambulance-type and modified handicap-accessible vehicles. It was explained that the exemption had been followed as a practice but that an official ordinance was needed. No action was taken.

k. Tax Relief for Elderly & Disabled Ordinance Discussion

The Board reviewed the proposed tax-relief ordinance for elderly and disabled residents. It was noted that the existing ordinance is subject to sunset provisions and that the matter would return to the Board for further consideration because it affects the grand list. No action was taken.

The Board was advised that supporting materials concerning the three proposed ordinances, New Business agenda items h, i, and j, had been provided for review and that the matters would return to the Board for a future vote.

10. Adjournment

Motion made by Mr. Kolasinski to adjourn the meeting at 9:47 p.m. Ms. Denette seconded the motion and it was approved by a unanimous aye vote. Motion carried.

Respectfully submitted,
/s/
Debra Denette
Secretary