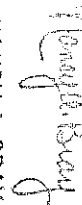


Town of Colchester
WJMS/ Community Center/Senior Center Building Committee
Special Meeting
September 3, 2013 - 7:00 PM
Town Hall – Room 1

NANCY A. BRAY
TOWN CLERK



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COLCHESTER, CT
2013 SEP -9 PM 3:54

MINUTES

Members Present: Thomas Tyler, Anthony Tarnowski, Joseph Ruiz, Irene Malsbenden, Pam Scheibelein, Joseph DeLucia

Members Absent: Paul Picard

Others Present: Tecton Architect Associates: Marco Tommasini and Jeff Wyszynski; Board of Education Members: Brad Bernier, Ron Goldstein, Don Kennedy, Mary Tomasi; Board of Selectman: Rosemary Coyle, Jim Ford, Stan Soby; Board of Finance Members: Rob Tarlov, Rob Esteve, Bill Curran, Tom Kane, John Ringo, Art Shilosky; Director of Facilities Ken Jackson, Principal Chris Bennett, CFO Maggie Cosgrove, Treasurer Gregg LePage, Superintendent Jeff Mathieu, Colchester Citizens: Joy Tyler, Norm Dupuis, James McNair, Tori Buchwald, Dot Morowka, Jenny Contois, Tamara Dimitri, John Malsbenden, Tim Mills, Shawn Palmer, and additional citizens

1. **Call to order:** Chairman Tyler called the meeting to order at 7:02 p.m.
2. **Presentation by the Building Committee:** Chairman Tyler gave the background of the project, shared pictures of existing building deficiencies, reviewed project goals, showed proposed overall space plan, and gave an overview of the estimated conceptual project cost and how it will impact taxes.
3. **Citizens Comments:**

Areas of comments and concern included:

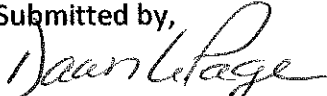
 - Norm Dupuis – Any luck for reimbursements on Senior Center?
 - Marco Tomasini – Some grants are available. The town would have to look into them.
 - Jenny Contois – Grants for Senior Center would be through CDBG, there may be some Federal reimbursement available also.
 - Tim Mills – How many towns have incorporated Senior Center with Community Center? Thinks it is best to have the Senior Center down by Town Hall. In the future might want to have senior housing near the Senior Center. Not convenient to walk from Senior Center to other places like bank, etc.... Has anyone looked at standalone?
 - Rosemary Coyle – Senior Center Study Group looked at various options which included Standalone. Pros and Cons were evaluated. Felt that the proposed option gave the biggest space.
 - Tamara Dimitri – seniors are currently using the schools for overflow space for activities.

- Tori Buchwald – Seven years ago when the project began, Sandy Hook had not happened. Now groups are trying to keep things as far away from schools as possible. There are safety issues having seniors driving around where kids are walking.
- Tom Tyler – Security features will be incorporated into the project but cannot say what will be at this time.
- James McNair – Needs to understand that the cost given is the best, maximum guess of the project. If the referendum passes the town will be giving permission to borrow the full amount but it could be less?
- Maggie Cosgrove – Yes, and bonding for the full amount will not be done at once.
- Tori Buchwald – When moved to town Bacon was being built. Size was underestimated. Was growth looked at?
- Tom Tyler – The school population progression was looked at. It is required to determine reimbursement from state.
- Stan Soby – When doing Bacon, the state used the lowest projected student population number to determine size instead of using the largest projected number.
- Mark Gargano – Does the \$57 million include finishes for the school, etc...
- Tom Tyler – Yes, the cost is that in which to deliver a completed project
- Sean Palmer – Are the three structures connected?
- Tom Tyler – Yes. There will be security between the school and the community center.
- James McNair – Fire system is being put in. Are the kids protected now?
- Chris Bennett – Explained the current fire system and reassured that the kids are safe.
- Rob Tarlov – Asked for traffic path to be explained for the benefit of those in attendance.
- Tamara Dimitri – Asked for the value engineering to be reviewed for the benefit of those in attendance.
- Sean Palmer - What athletic fields are there going to be? Is there an auditorium?
- Marco Tomasini – The fields that are currently there will be restored but with more room. There is not an auditorium.
- Rob Tarlov – He was originally against the project. After looking at the options, refurbishing was more expensive and just doing the school was cheaper but not by much and would still have to add on the cost of addressing the issues with the Senior Center and Youth Center. It is not just an issue of spend the money or don't spend the money. Issues at all three locations will still need to be addressed if the project is not passed at referendum. Board of Finance was provided some numbers for a standalone senior center. It was more. The Board of Finance has worked hard to find alternatives. Additional information will be added to the town website to give an idea how much the tax cost per household would be.
- Tim Mills – Will it have HVAC system and will it be separate from the Senior Center?
- Tom Tyler – It will have HVAC but the details of the system are uncertain at this time.
- Sean Palmer – What about the current senior center and youth center? What would be done with them?

- Rob Tarlov – We do not own Senior Center. Youth Center is on the Historic Registry. He is certain that there is some value to the building. It does need some work. If used as a historic building, there should be grant funding for repairs.
- Tamara Dimitri – Park and Rec would have the ability to expand programs in the new space which could be revenue generating.
- Ron Goldstein – The Board of Education has enthusiastically wanted to pursue the three part project and not just the school portion. This project is very indicative of the spirit of Colchester to be one. Glad security concerns keep coming up. Security is the number one priority of the Board of Education.
- Don Kennedy – Every year there is a conference of school districts. There is always a district excited over something new they are doing. It is something Colchester has already done years before. Maybe there are not a lot of examples of this type of project now but there will be in the years to come.
- Sean Palmer – What is the timetable?
- Tom Tyler – Phasing has been looked at. There is not a complete timetable. Anticipating 4-5 years for completion.

4. **Adjournment:** J. DeLucia motioned to adjourn, seconded by J. Ruiz. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 8:20p.m.

Submitted by,



Dawn LePage, Clerk