



TOWN OF NEWTOWN

COMMUNITY CENTER COMMISSION- *Special Meeting*

MINUTES

(These minutes are subject to approval.)

April 26, 2016 6:30 p.m.

Municipal Center

Meeting of the Community Center Commission was called to order by the Chair Brian Hartgraves at 6:30 p.m. on April 26, 2016.

Present, Andy Clure, Brian Hartgraves, John Boccuzzi, Bill Buchler, Rob Cox, Sean Dunn, Carla Kron, Brian Leidlein, Sheila Torres, Kinga Walsh, David Wheeler

Absent: Nicole Hockley

Also Present: Pat Llodra, First Selectman; Geralyn Hoerauf, Senior Project Manager/Owner Representative.

The Commission members joined in the Pledge of Allegiance and a moment of silence in remembrance of December 14, 2012.

Voter comment: None.

New Business

Discussion and Possible Action:

- *Next Steps – Pat Llodra:* Thanked the CCC for its work and all she learned from the process and the importance of having trust in the process and that the right outcome will result. Would like to keep at least some members involved in the discussion as "users" for purposes of "checking" the design and providing input around decision-making. The more discussion and engagement around the decision-making process as far as the design the better the outcome. Tonight will be the formal de-commissioning of the group. Board of Selectmen will reappoint some to the Advisory Group with key stakeholders, including Geralyn as Owner's Rep and other professionals. A charge will be drafted by Board of Selectmen.
Pat and Geralyn and Town Attorney have met with architects and construction company about the new scope and renegotiation of their contracts.
Would like CCC members to think about desire to remain connected to project. New Advisory Group would work with Geralyn and designer team along the project pathway where different choices are required. Pat

provided the process map. P&Z 8-24 referral has passed. PBSC has authority to implement project. GERALYN will go over high points on calendar: finalizing contract, design stage.

Sherry : When will we find out what the cost will be to determine if there's room for a large building? Per GERALYN the cost and design will be going hand in hand throughout the process and will be considered whenever design choices have to be made, i.e. square footage, material costs, energy efficiency, aesthetics, etc.. Interim and Final decisions will go back to Board of Selectmen with input from Advisory Group and community. Construction Management and Design Team understand that they are not to exceed \$15,000,000.00. There are set phases of the project: Programming phase to validate decision on pools, seating, support spaces, changing rooms, etc.; Designers will propose alternative layouts and cost estimates which AC can consider and provide input.

Kinga, What role does AG have with PBSC? Per GERALYN - it's a similar process, but PBSC is responsible for timely implementation and dealing with necessary changes. PBSC meets monthly on all projects and decisions are made - AG's position on issues will be shared with PBSC. Caldwell & Walsh has hired former manager of Chelsea Piers who will be able to help with design decisions.

Bill Buchler thinks Communication is still an issue to keep public updated. He thinks the AG should continue on finding alternative/additional funding from outside sources. Also, who is going to run building and interview potential managers? Per Pat, Board of Selectman is going to decide the governance and ask for input from AG and community. AG can utilize input from other community members with an interest and expertise, but they wouldn't be formally part of Group. Need to avoid having the AG make the process too cumbersome.

- *Feasibility Study – Sean Dunn* Feasibility study received from Sports Facility Management Group. Jason Clement from SFMG provided a powerpoint regarding the company's background and methodology around developing and managing sports facilities, which includes doing feasibility studies to ensure sustainability and planning with an optimal business model. Example of deliverable provided. SFMG will obtain mission/programming and definition of success during a business planning session; SFMG helps us achieve our goals by providing market analysis and the best data and comparables to guide our decisions. A proposal was also included. Pat will discuss with Board of Selectmen the possibility of engaging SFMG. Although the CCC voted to engage SFMG, the BOS has to decide whether to enter contract with SFMG.
- *Formation of Community Center Building Advisory Group:* Brian asked for emails from CCC members about interest in continuing on AG.

Voter Comment: Bill Muzzio 30 Mountain Manor, Sandy Hook, CT applauds CCC for voting to utilize SFMG. It's important to have their work done before town starts the design phase.

Chris Kenny 6 Concord Ridge Road, also advocating for use of SFMG to ensure that the CCC's work and vision works out and done properly. This work is important for a proper foundation for a successful project

Announcements Brian thanks everyone for all their hard work for the last year. Andy seconded Brian's comments, appreciated everyone's positive attitude.

Adjournment Rob Cox motioned to end the meeting, Bill Buchler seconded. All in favor.

Respectfully Submitted,

Clerk,

Carolyn Signorelli