

Town of Seymour

Building Review Committee

Minutes

Place: Community Center Meeting Room – 20 Pine St Date: 4-19-12

Time: 6:30 p.m.

1. Meeting called to order by: Paul Wetowitz at 6:32 p.m.
2. Pledge of Allegiance
3. Roll Call:

Members of the Committee	Present	Absent	Late (time)
Scott Andrews	X		
Bruce Baker	X		
Tim Connors	X		
Nicole Klarides-Ditria	X		
Jennifer Magri	X		
Fred Messore		X	
Wayne Natzel	X		
Dennis Rozum	X		
Paul Sponheimer	X		
John Stelma	X		
John Uhelsky	X		
Paul Wetowitz	X		
Total	11	1	

Others Present: Don Smith, First Selectman Kurt Miller (joined post building tour at 7:05 pm)

4. **MOTION:** to approve the prior Meeting Minutes of 4-5-12

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews		X		
Bruce Baker		X		
Tim Connors	2	X		
Nicole Klarides-Ditria	1	X		
Jennifer Magri		X		
Fred Messore				
Wayne Natzel		X		
Dennis Rozum		X		
Paul Sponheimer		X		
John Stelma		X		
John Uhelsky		X		
Paul Wetowitz		X		
Total		11		

5. Public Comment – None
6. Chairman’s Report

- a. **Discussion** – Chairman Wetowitz distributed a copy of a map from Michael Horbal that outlines the proposed area for the skate park at 20 Pine Street. He also confirmed that the next meeting is set for May 3rd and will be held at 98 Bank Street as opposed to the original venue.
7. Seymour Housing Authority Presentation regarding their interest in Anna LoPresti School
 - a. **Discussion** – Chairman Wetowitz informed the committee that this will be rescheduled as the presenter was unable to attend this evening. Mr. Uhelsky asked where the funding comes from for the Housing Authority. Mr. Smith was allowed to respond and stated that it is Federal and State funding.
 8. Committee’s discussion regarding SHA presentation, take action as necessary - None
 9. Tour Town Hall (*tour concluded at 7:04 pm*)
 10. Members discussion regarding the Tour of Town Hall, take action as necessary
 - a. **Discussion** – Mr. Sponheimer asked if there were any F/T employees on the basement floor – per Mr. Wetowitz only the Fire Marshal’s office. All others are P/T – i.e. Building Inspector, Inland/Wetlands, Town Planner and Zoning Official. Mr. Uhelsky asked if we had an idea on the maintenance costs of the buildings.

NOTE: First Selectman Miller joined meeting at 7:05 pm

- b. **Discussion** – Mr. Miller responded that there is approximately \$80K for Town Hall some of which is from LOCIP funds. Mr. Sponheimer asked if LOCIP can only be used for infrastructure projects and could funds be used for 20 Pine Street. Mr. Miller stated that the best approach is to submit projects and get approval for the funds. Mr. Baker commented that if you look closely at the Town Hall building it is in sad shape, hasn’t been maintained well. Mr. Uhelsky commented that the Oxford Town Hall is maintained impeccably. Mr. Wetowitz commented that there is a lack of space for the current departments. Mr. Miller informed the committee that the department heads are responsible for their buildings. Starting 5/1 pending union approval there will be an Operations Department formed where all buildings will fall under one professional person. Mr. Baker shared that the schools took that approach several years ago and it was successful. Mr. Miller stated that there is not enough custodial staff – only 3 in total. Mr. Uhelsky questioned how often the town garage is serviced – per Mr. Rozum it is visited once a week. Mr. Uhelsky questioned whether or not outsourcing is an option. Mr. Miller stated yes where it makes sense though there are union considerations. Mr. Uhelsky thought that we might be able to augment services with a cleaning company. Mr. Miller stated that we could end up with a union grievance and something like that would need to be bargained. We had a similar situation in the past with the Parks Dept. Mr. Sponheimer asked why is that the situation with Parks? Mr. Rozum stated that the Parks Dept budget only includes the materials for the fields and mower maintenance – no labor. All personnel come from Public Works. Mr. Wetowitz reminded the committee to stay on subject.
- c. **Discussion** – Mr. Sponheimer asked what is the 1st Selectman’s thought regarding the Town Hall building? Mr. Wetowitz commented that the recommendation needs to come from this

committee. Mr. Rozum offered that he and Mr. Miller toured the old ADS building on Derby Avenue today. There is an opportunity there to house offices and plenty of room to house everything. It could be another option for the committee to look at. There is over 5K sq ft of office space, 20 K plus of garage space on 8.5 acres. Mr. Sponheimer asked what is the zoning? Light Industrial – What is the tax consequence of this? Per Mr. Miller due to the DARP (Derby Avenue Redevelopment Project) he did not think it would be an issue. \$2.5 mill is the current asking price for the property. Mr. Rozum further explained some of the attributes of the ADS building. Ms. Magri asked the status of handicap accessibility – no elevator and not up to current code. Building is less than 25 yrs old. Mr. Miller suggested that the committee schedule a walkthrough of that building. Ms. Klarides-Ditria asked that town employee count. Per Mr. Miller between 50-60. Mr. Wetowitz stated he would entertain a motion from the committee regarding a building walkthrough.

MOTION: To authorize the scheduling of a walkthrough of the ADS building on Derby Avenue as potential town office and garage space

- d. **Discussion** – Mr. Sponheimer asked Mr. Miller if the police department should be considered. Mr. Miller stated that he would not include them but would consider consolidating all others. Mr. Smith was allowed to offer comment and stated that if the committee wanted to sell 98 Bank you will have to deal with NVH and potentially move them - could see them potentially making a move as well if similar conditions were available. Mr. Baker questioned whether the scope of the committee was now changing. Mr. Miller agreed that a needs analysis should be conducted. Mr. Uhelsky inquired as to if we got rid of LoPresti School would we get money.

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews	2	X		
Bruce Baker		X		
Tim Connors		X		
Nicole Klarides-Ditria		X		
Jennifer Magri		X		
Fred Messore				
Wayne Natzel		X		
Dennis Rozum		X		
Paul Sponheimer		X		
John Stelma		X		
John Uhelsky	1	X		
Paul Wetowitz		X		
Total		11	0	0

- e. **Discussion** – Mr. Wetowitz asked for further discussion. Mr. Sponheimer asked if this building would remain Town Hall. Mr. Natzel commented that he felt there should be some presence in downtown. Mr. Miller is open to suggestions. Mr. Baker asked what impact the recent EDC survey might have on this and stressed his hope that it would include development of the waterway. Mr. Uhelsky asked for information on the building costs. Mr. Andrews would like to see what it costs all in for each building.

11. Members discussion regarding the committee’s mission, take action as necessary

- a. **Discussion** – Mr. Uhelsky asked for clarification on the mission statement. Mr. Sponheimer brought up a question regarding church parking at 20 Pine Street. Mr. Baker responded that the

church had purchased the adjoining homes knowing that at some point the Community Center building might change hands. He is certain that parking arrangements could be worked out. Mr. Uhelsky asked if the BOS have any ideas or what would Mr. Miller like to see done with the buildings. Mr. Miller stated if money were no object he would love to see the Community Center be a recreation center – keep the gym, house recreation departments and Senior Center there and build a year round community pool. Mr. Baker asked what about LoPresti and that gym? He further stated that he felt the town needs a presence in that area as well. Mr. Miller felt for the protection of the neighborhood LoPresti should have a town use or town sponsored senior housing there.

NOTE : Ms. Klarides-Ditira leaves meeting at 7:41 pm.

- b. **Discussion** – Mr. Baker questioned the sale value of 98 Bank Street. Mr. Sponheimer stated that if we even got \$100K that would be \$149K ahead in year one with approximately an additional \$20K in taxes annually. We would be getting rid of a \$49K loss each year that we have currently. Mr. Miller expressed concerned that if there were to be a change in hands of the building that an elevator would need to be installed. There may be an interested party. He is not opposed to giving it away if that makes the most sense. Mr. Baker asked what Mr. Miller would need in order to approve some funding for the committee. There needs to be a breakdown of the funds for the BOF to approve. Mr. Messore can provide the committee with prior examples. Mr. Wetowitz allowed Mr. Smith to speak regarding needs analysis funding. According to Mr. Smith \$20K is a good number. It would provide us with much of the detail that we need. It would look at space at a \$/sq ft – committee needs some facts otherwise it will keep spinning its wheels. Mr. Baker stated that the use of an architect would help tremendously. Could we ask Silver Petrocelli for a proposal? Mr. Miller provided a timeline of town meetings – BOS May 15th and BOF May 22nd so if the committee can approve something at next meeting that would be helpful. Mr. Smith will arrange for Silver Petrocelli to present something at the next meeting.

12. Public Comment

- a. Mr. Donald Smith, 56 Greenwood Circle and Chairman of the Chatfield/LoPresti Building Committee – Mr. Smith offered additional insight into the flood plain impact on Town Hall. He stated that the 500 year flood plain would include up to the bays of the Citizens Engine Company, not Town Hall. He further clarified the difference between 100 and 500 year flood plain. 500 year means a .2% chance and 100 year means a 1% chance of a storm of the magnitude to cause substantial flooding. It requires 7.5 inches of rain in a 24 hour period. A 2 year event means that there would be a 50% chance of such a storm. With the Naugatuck River improvements we would not see a 55 flood event again.

MOTION: To adjourn the meeting at 8:20 p.m.

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews	2	X		
Bruce Baker	1	X		
Tim Connors		X		
Nicole Klarides-Ditria				
Jennifer Magri		X		
Fred Messore				

Wayne Natzel		X		
Dennis Rozum		X		
Paul Sponheimer		X		
John Stelma		X		
John Uhelsky		X		
Paul Wetowitz		X		
Total		10	0	0