

Town of Seymour

Building Review Committee

Minutes

Place: 20 Pine Street Meeting Room

Date: 4-5-12

Time: 6:30 p.m.

1. Meeting called to order by: Paul Wetowitz at 6:34 p.m.
2. Pledge of Allegiance
3. Roll Call:

Members of the Committee	Present	Absent	Late (time)
Scott Andrews	X		6:58 p.m.
Bruce Baker	X		
Tim Connors	X		
Nicole Klarides-Ditria	X		
Jennifer Magri	X		
Fred Messore	X		6:41 p.m.
Wayne Natzel	X		
Dennis Rozum	X		
Paul Sponheimer	X		
John Stelma	X		
John Uhelsky	X		
Paul Wetowitz	X		
Total	12	0	2

Public Present: Don Smith and Tom Eighmie

4. **MOTION:** to approve the prior Meeting Minutes of 3-15-12

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker	1	X		
Tim Connors		X		
Nicole Klarides-Ditria		X		
Jennifer Magri		X		
Fred Messore				
Wayne Natzel				X
Dennis Rozum		X		
Paul Sponheimer	2	X		
John Stelma				X
John Uhelsky		X		
Paul Wetowitz		X		
Total		8	0	2

5. Chairman's Report

- a. **Discussion** – Mr. Wetowicz informs the committee members that Dave Kaiser from the Seymour Housing Authority has expressed interest in LoPresti School for congregated housing for the elderly. He will be joining us from our next meeting on April 19th. Mr. Wetowicz requested that

committee members think of questions to ask Mr. Kaiser. Pine Street usage reports compiled by Christine Conroy in the First Selectmen's office through interviews with Recreation Dept and others are passed out to all committee members for review. The building is used quite frequently. Mr. Uhlesky also mentions that the Seymour Historical Society uses the building for larger speaking engagements and programs where their space is too small. Mr. Wetowicz informs the committee that LoPresti School will be turned over to the town by the BOE on September 1st. The town has not budgeted any funds to maintain the building. Mr. Wetowicz has spoken with 1st Selectman Miller and Finance Director Doug Thomas who will be speaking with Rick Belden, BOE Assistant Superintendent for Finance and Operations regarding the current operating costs for the building. Utilities are the primary concern. Mr. Sponheimer asked if there was a gas feed in the street for LoPresti. Per Mr. Wetowicz there are underground oil tanks at both LoPresti and 98 Bank Street and they could be cons to potential buyers. Mr. Wetowicz further informs committee that per Christine Battis the asbestos tile in the 20 Pine Street building were not touched at the time of prior renovation. Regarding a budget for the committee LOCIP funds are not an option at this time. Mr. Baker asked what Mr. Miller's position on budget was and Mr. Wetowicz stated that the committee will need to go before the BOS and follow their process for any fund allocations. Mr. Rozum reiterated that LOCIP funds may only be used for infrastructure improvements not during a planning or review phase of a project. Mr. Wetowicz stated that Tom Eighmie was in attendance and would like to speak to the committee. Mr. Wetowicz asked for a motion to add him to the agenda.

NOTE: Mr. Messore joins the meeting at 6:41 p.m.

6. MOTION : to add to the agenda a presentation by Tom Eighmie regarding interest by the Emergency Management Department in space at LoPresti School

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

Presentation: Mr. Eighmie reports that the Emergency Operations Center is currently cohabitating within the Great Hill Hose Company. When the emergency plan had to be enacted back in October due to the storm, it did not work as planned given the tight quarters, etc. Funding for a separate Emergency Management building from the Feds is no longer available. They have interest in the LoPresti building as it is out of the flood plain. He mentions the idea of cutting off the building so that the gym and kitchen area could still be used. He notes that TEAM is also looking for a place to cook and that he understands that the kitchen equipment from Chatfield School is being moved to 20 Pine Street. EMD likes the office space at LoPresti. The current library space could be used as conference room space.

NOTE: Mr. Baker leaves meeting at 6:48 p.m.

Mr. Eighmie notes that transportation to that site for those that are part of the response team is better at LoPresti site as they live on that side of town. Technology would also be on higher ground in the event of a downtown flooding issue being out of the flood plain.

Discussion – Mr. Uhelsky asked if they would only occupy the bottom part of the building. Mr. Eighmie said yes that would satisfy the need. Mr. Sponheimer expressed concern over the flood plain. What does it really mean? The high school was even considered to be in it. Ms. Klarides-Ditria mentioned that she thought that the flood plain had changed in the recent past. According to Mr. Eighmie the 20 Pine Street building would not be able to be used by them as it too is in the flood plain and it is a Federal requirement that these office be out of the flood plain. Mr. Wetowicz clarifies that this impacts EMD only and mentions that he believes that the 98 Bank Street property is also within the flood plain.

7. Discussion regarding 98 Bank Street and response from Town Counsel regarding NVHD lease

- a. **Discussion** – Mr. Wetowicz passes out the response from Town Counsel regarding the NVHD lease. He had sent a letter to Mr. Miller and this was the response. The committee spent time reviewing and reading the contents of the letter. Mr. Messore comments that the lease limits the ability to market the property as an investment property and could even affect tenants coming in. Mr. Wetowicz reiterates that the inground oil tank will also be a sale issue. He suggests that we may want to make a recommendation that the town approach the NVHD to see if there is interest in the entire building or willingness to renegotiate the lease. Mr. Uhelsky asks where the funds come from to support the NVHD. Municipalities contribute. Mr. Messore would be comfortable in asking NVHD. Doubts that renegotiation is a viable option. Questions whether they could find a better situation in another location. Mr. Sponheimer asks what is we just gave the building to them. Ms. Klarides-Ditria mentions that giving the building away would still save the town the \$50K annually that we are losing.

8. Tour the 20 Pine Street building (Tour begins at 7:10 pm and ends at 7:58 pm)

NOTE: Ms. Klarides-Ditria leaves meeting at end of tour

- a. **Discussion** – while on the tour there was some discussion regarding the committee member's observations. The committee learned that only the main floor of the building has been refurbished. That floor contains Recreation Department offices and Senior Center space. Second floor windows have not been replaced. Prior usage by the Police Department for training on the 2nd floor has damaged floor and ceiling tiles. Fire Training School is currently leasing space in old music room but will eventually be moving to Beacon Falls.

9. Members discussion regarding 20 Pine Street

- a. **Discussion** – Mr. Sponheimer thinks that 20 Pine Street is what we should utilize as space to bring many under one roof. You have the river, the new skate park, accessibility and potential with this space. Mr. Messore mentions that it could be utilized similar to the Parsons Center in Milford. Ms. Magri mentions that she understands the potential for the building but she would

like to hear more before she is ready to make any recommendation as the financial impact of any recommendations still need to be considered. Mr. Uhelsky asks about the acreage (1.2). 12-15K sq ft of Randall Field will be utilized for the Skate Park. Mr. Andrews states that he believes that the BOE should be here though parking is a challenge. Mr. Messore suggests that we speak with the church regarding the parking situation. Ms. Magri mentions that Mr. Baker may be able to respond to that in the future as he is a church trustee. Mr. Connors questioned what parking does the church actually use? Additional discussion continued on what realistically could be put into the 20 Pine Street space. Mr. Wetowicz suggested all the building type departments from Town Hall as town hall is getting cramped for space. The building would provide for more conference room space that is needed when discussing building plans. Mr. Andrews asks if we could swap Town Hall here and use Town Hall for BOE? Mr. Messore mentions that we need to end up with a building that the community values and will use. Mr. Sponheimer asked if the skate park was to be a permanent structure. Per Mr. Rozum, Yes. Mr. Uhelsky expressed concern over the millions of dollars he believes would be needed to rehab 20 Pine Street. There is no air conditioning, flat roof with issues, etc. Mr. Rozum commented that the roof was not that old.

10. Discussion regarding the committee's mission

- a. **Discussion** - Mr. Messore will make arrangements for the committee to be able to tour the NVHD space. Ms. Magri will arrange for a change in meeting venue to the BOE conference room at 98 Bank Street for the May 3rd meeting. Mr. Messore mentions that he will not be available to attend the next meeting on April 19th.

11. Public Comment

- a. After asking for public comment 3 times, public comment session was closed.

12. Adjournment

MOTION: To adjourn the meeting at 8:35 p.m.

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews	2	X		
Bruce Baker				
Tim Connors		X		
Nicole Klarides-Ditria				
Jennifer Magri		X		
Fred Messore		X		
Wayne Natzel	1	X		
Dennis Rozum		X		
Paul Sponheimer		X		
John Stelma		X		
John Uhelsky		X		
Paul Wetowitz		X		
Total		10	0	0