

MINUTES
Special Joint Meeting of the Board of Selectmen,
Board of Finance, and Chatfield School Building Committee
Tuesday, August 19, 2008 @ 7:00 PM
Norma Drummer Room/Seymour Town Hall

Board of Selectmen members present: First Selectman Robert J. Koskelowski, Annmarie Drugonis, Roberta King, John Putorti, Paul Roy, Frank Conroy, and Town Counsel George Temple.

Not present: John Conroy.

Board of Finance members present: Chairman Trisha Danka, Michele Pavlik, William Paecht, Alfred Yagovane, Peter Jezierny, and Nancy Onofrio.

Not present: James Simpson.

Chatfield School Building Committee members present: Co-chairman Don Smith, Co-chairman Peter Kubik, Ray Catlin, Sandra Gesek, Phyllis Jachimowski, Gene Coppola, Fred Stanek, Frank Conroy, Paul Roy, John Putorti, and Trisha Danka.

Not present: Jay Hatfield, Kurt Miller Mark Thompson, Judy Legeza, Maryanne Mascolo, Richard Belden, and Jay Brennan.

Others present: Special Town Counsel Richard Bruchal.

- **The First Selectman opened the meeting at 7:07 PM.**

ITEM # 1 - Pledge of Allegiance.

Everyone saluted the Flag and stated the Pledge of Allegiance.

ITEM # 2 - Public Comment.

No public comment at this time.

ITEM # 3 - Discussion of proposed addition project to Chatfield Elementary School.

The Co-chairman of the Chatfield School Building Committee Don Smith takes over the meeting. He gave an informative presentation on what the committee has been doing concerning proposed addition to Chatfield Elementary School. He gives the Board members an update on what has been happening on the Committee. Since the Building Committee was formed in January 2008 they have had many meetings. They have hired an Architectural Firm, a Geo-tech Engineer and a Demographic Consultant. The Inland Wetlands Commission has already been approached with the proposed addition and has given their approval. They have had several demographic studies and surveys done and gotten 9 years of projected increase in enrollment and have been assured that there are no obstacles in putting an addition on the existing building with the exception of some rock. They have passed out a report for all of the Board members to review that consist of the different schemes that they have come up with for the proposed addition to Chatfield Elementary School. The committee is also in the process of hiring consultants to do a traffic impact study and emergency management study. The First Selectman states that he has been approached to put a fire department sub-station in the Skokorat Street area. Mr. Smith would like to have the presentation posted on the Board of Education and Town's websites.

Paul Antinozzi, Antinozzi Associates, the Architectural Firm hired by the Building Committee explains the different schemes in the proposal. Also present is Michael Ayles, Director of Business Development. They distribute handouts to all of the Board members explaining reimbursement formulas by the State and the schematic plans for the building. There is also an executive summary of the Project Cost done by Turner Construction. They discuss scheme # 1 which is an addition to Chatfield School, as well as renovations to the existing building to accommodate the growing population in that district. Scheme # 2 is an addition and renovation to include the Chatfield and Anna LoPresti Elementary School's combined. Due to the States reimbursement program the combination of the two schools would only cost the Town approximately \$1,000,000.00 more than just an addition to Chatfield. Since the last presentation the initial projected cost for the project had increased due to requirements that must be met to make the gymnasium into an emergency shelter for the east side of Seymour.

First Selectman Robert J. Koskelowski hands out a debt service sheet consisting of debt service projections, which would increase but the rate would drop in nine years and it would be a savings to the taxpayers by at least \$1,000,000.00. He does question the reimbursement rates from the State because of other school projects not receiving the reimbursement rate anticipated. He also reminds everyone that in 2010 the Town will have lost approximately \$1,000,000.00 in revenue due to the loss of the Oxford students. Also in 2010 the Town will be going through a full re-evaluation, which will raise taxes as well.

Rick Belden, Assistant Superintendent states that this project would be done under new regulations from the State, which are called "As New" and there will be no surprises under the regulations about what is or is not reimbursable.

Annmarie Drugonis asks about if the Kindergarten and Pre-K will be full time. Maryanne Mascolo states that the Pre-K is reserved for the disabled and the needy, but the intent is to have full time Kindergarten.

The First Selectman turns the meeting over to the Board of Finance Chairman Trisha Danka. She states that she and her Board members have an obligation to maintain taxes, but she feels that in the long run combining the two schools is an excellent idea and in the long run will save the taxpayers and the Town money. She was skeptical about the larger school setting, but learning that the small class sizes will remain she is in support of the combination.

Board of Finance member Alfred Yagovane is not in support of this project due to the increase in taxes and his concern for younger families and the elderly not being able to remain in Town due to the high taxes. He also would like to know why there was not a scheme 4, which shows a possible addition to the existing Anna LoPresti School.

John Putorti, Selectman who was also the Chairman of the Future School Needs Committee in 2005 states that they did consider an addition to LoPresti, but due to the cost being 3 times as much and the fact that there is no available land to build on that was not an option.

William Paecht, Board of Finance states that he would hate to see Anna LoPresti School closed, but he is in favor of the combination of the two schools.

Michele Pavlik, Board of Finance states that she is in support of the combination of the two schools, but feels that a traffic impact study is imperative for the Skokorat Street area due to the school traffic possibly doubling and that is a safety issue.

Don Smith states that the committee and the Board of Education will be working with the emergency management personnel concerning safety issues.

There are also concerns about who is going to manage the project from the Town's side and Don Smith states that the Building Committee will be overseeing the project.

ITEM # 4 - Approve Board of Selectmen Resolution.

RESOLUTION OF BOARD OF SELECTMEN

RESOLVED, that the Board of Selectmen recommends that the Town of Seymour appropriate \$32,500,000 for the Paul E. Chatfield School Additions, Renovations, Alterations and Improvements Project, being undertaken in conjunction with the closing of the Anna L. LoPresti School and contemplated to include renovation of the existing facility to "as-new" condition including roof, window, ceiling, flooring, door and hardware replacement, new millwork finishes, various interior renovations work, exterior wall renovation, replacement and upgrades to HVAC, plumbing, electrical and heating systems, and various code compliance improvements; installation of an elevator; installation of air conditioning; installation of a new sprinkler fire protection system; upgrades and expansions to telephone/data, paging, master clock, security, fire alarm and cable television systems; construction of an addition to the boiler room/administration area, a new Gymnasium/Auditorium addition to the east of the existing facility and a new two-story classroom wing to the west of the existing facility; installation of new site services including electrical, water, fire water, storm and telephone/data services; various site improvements including new parking facilities; and other building, site and other improvements intended to provide a school facility accommodating approximately 680 students, contemplated to be completed substantially in accordance with conceptual plans prepared by Antinozzi Associates Architecture & Interiors, dated July 31, 2008 and entitled "Town of Seymour – Chatfield Elementary School – Seymour, Connecticut – Propose Floor Plan, Scheme 2"; and that the Town issue bonds or notes and temporary notes in an amount not to exceed \$32,500,000 to finance the appropriation. The Town anticipates applying for and receiving grants from the State of Connecticut Department of Education to defray in part eligible costs of the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project and applied to pay project costs financed by the appropriation.

FURTHER RESOLVED, that a Special Town Meeting be held on the 30th day, September, 2008 at 7:00 p.m. at the Seymour Middle School, 211 Mountain Road, Seymour to act upon a resolution with respect to the above recommendation, if approved by the Board of Finance.

FURTHER RESOLVED, that the Board of Selectmen hereby designates said resolution for submission to the voters at referendum in the manner provided by Section 7-7 of the General Statutes of Connecticut, Revision of 1958, as amended, to be held on Tuesday, October 7, 2008, between the hours of 6:00 a.m. and 8:00 p.m. Electors and persons qualified to vote in town meetings who are not electors shall vote at: Seymour Community Center, 20 Pine Street in Seymour. The Town Clerk shall incorporate notice of such referendum into the notice of Special Town Meeting. The aforesaid resolution will be placed on the voting machines or paper ballots under the following heading:

“SHALL THE TOWN OF SEYMOUR APPROPRIATE \$32,500,000 FOR THE PAUL E. CHATFIELD SCHOOL ADDITIONS, RENOVATIONS, ALTERATIONS AND IMPROVEMENTS PROJECT AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO FINANCE SUCH PORTION OF SAID APPROPRIATION AS IS NOT DEFRAID FROM GRANTS?”

Voters approving the resolution will vote “Yes” and those opposing the resolution shall vote “No”. Absentee ballots will be available from the Town Clerk’s office.

FURTHER RESOLVED, That the Town Clerk is hereby authorized and directed to prepare and to cause to be printed and distributed in accordance with the provisions of Section 9-369b(a) of the General Statutes of Connecticut, Revision of 1958, as amended, an explanatory text with respect to the question to be submitted to the voters for the approval or disapproval of the foregoing resolution with respect to an appropriation and borrowing authorization for the Paul E. Chatfield School Additions, Renovations, Alterations and Improvements Project; and the Town Clerk is further authorized, in her discretion, to prepare and distribute such additional explanatory materials with respect to such question as are permitted in accordance with said Section 9-369b.

FURTHER RESOLVED, that the Paul E. Chatfield School Additions, Renovations, Alterations and Improvements Project be referred to the Planning and Zoning Commission for a report pursuant of Section 8-24 of the General Statutes of Connecticut Revision of 1958, as amended.

Motion to approve the above resolution for the Board of Selectman.

Motion: Paul Roy Second: Annmarie Drugonis
Vote: 6-Yes 0-No 0-Abstain 0-Disqualify

ITEM # 5 - Approve Board of Finance Resolution.

RESOLUTION OF BOARD OF FINANCE

RESOLVED, that the Board of Finance recommends that the Town of Seymour appropriate \$32,500,000 for the Paul E. Chatfield School Additions, Renovations, Alterations and Improvements Project, being undertaken in conjunction with the closing of the Anna L. LoPresti School and contemplated to include renovation of the existing facility to “as-new’ condition including roof, window, ceiling, flooring, door and hardware replacement, new millwork finishes, various interior renovations work, exterior wall renovation, replacement and upgrades to HVAC, plumbing, electrical and heating systems, and various code compliance improvements; installation of an elevator; installation of air conditioning; installation of a new sprinkler fire protection system; upgrades and expansions to telephone/ data, paging, master clock, security, fire alarm and cable television systems; construction of an addition to the boiler room/administration area, a new Gymnasium/Auditorium addition to the east of the existing facility and a new two-story classroom wing to the west of the existing facility; installation of new site services including electrical, water, fire water, storm and telephone/data services; various site improvements including new parking facilities; and other building, site and other improvements intended to provide a school facility accommodating approximately 680 students, contemplated to be completed substantially in accordance with conceptual plans prepared by Antinozzi Associates Architecture & Interiors, dated July 31, 2008 and entitled “Town of Seymour–Chatfield Elementary School–Seymour, Connecticut–Propose Floor Plan, Scheme 2”; and that the Town issue bonds or notes and temporary notes in an amount not to exceed \$32,500,000 to finance the appropriation. The Town anticipates applying for and receiving grants from the State of Connecticut Department of Education to defray in part eligible costs of the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project and applied to pay project costs financed by the appropriation.

Finance without the necessity of a meeting of the Board of Finance, and public comments shall be allowed and shall be limited to budget recommendations and proposals for consideration by the Board of Finance during its deliberations. The Board shall then approve a revised budget or part thereof for presentation at a second referendum vote at an adjourned Town Meeting. In case of further rejection this process shall be continued using the five (5) day period for reconsideration by the Board of Finance until a budget is adopted.

(Additions to Section 12.3 are italicized and deletions are in bold type.)

ITEM # 7 - Adjournment.

Motion to adjourn Board of Selectmen meeting at 9:00PM.

Motion: Annmarie Drugonis

Second: John Putorti

Vote: 6-Yes

0-No

0-Abstain

0-Disqualify

Motion to adjourn Board of Finance meeting at 9:01PM.

Motion: William Paecht

Second: Peter Jezierny

Vote: 6-Yes

0-No

0-Abstain

0-Disqualify

Submitted by,

Reviewed by,

**Deirdre Caruso,
Recording Secretary**

**Robert J. Koskelowski,
First Selectman**