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Seymour Permanent Building Committee

August 27, 2015 Meeting Minutes

98 Bank Street, Seymour

Committee Members Present: Michael Marcinek, Chairman, Jim Baldwin, Alex Danka, Paul Wetowitz

Committee Members Absent: John Conroy, Jr., Stanley Jachimowski, Wayne Natzel

Town Officials Present: Anthony Caserta

Meeting was called to order by Michael Marcinek at 7:05 and the Pledge of Allegiance was stated.

No public comment.

Motion: Mr. Baldwin made a motion to approve the minutes of July 30, 2015 meeting. Mr. Danka seconded motion.

Motion Carried: 4-0

Motion: Mr. Danka made a motion to approve the minutes of August 13, 2015 meeting. Mr. Baldwin seconded motion.

Motion Carried: 4-0

Old Business

Community Center Boiler: The committee discussed the quotes obtained for replacing the steam boiler. HB Smith and Burnham provided prices that were just a couple hundred dollars apart from each other. The committee discussed the preference for Burnham as they have a local service representative and have worked with him in the past with much success.

Mr. Caserta advised that he spoke with Kurt Miller and he would like to see a recommendation from this committee at the next Board of Selectmen Meeting.

Motion: Mr Danka made a motion to forward a letter to Mr. Miller with this committee's recommendation of selecting Burnham as the company of choice to replace and service a steam boiler at the Community Center. Mr. Wetowitz seconded the motion.

Motion Carried: 4-0

Mr. Baldwin commented that the building has a good structure and it is vital that the town decide how the building will be used in the near future. It will set the tone on how this committee continues to make recommendations on needed improvements/repairs.

Mr. Baldwin will prepare a letter to the Mr. Miller stating that this committee will continue to monitor the building for immediate safety issues, but a long term game plan is requested.

New Business:

98 Bank Street

Ms. Janet Gernat and Ms. Karen Sparto from the Naugatuck Valley Health District (NVHD) joined the meeting. Ms. Gernat provided background information on the improvements made when their organization moved into their office space located on the bottom and first floors of 98 Bank Street. They currently have 20 years left on their lease. Their rented space occupies approximately 10,000 square feet. They also identified past building damage and repairs made and current maintenance issues that are currently being addressed.

Ms. Gernat and Ms. Spargo then took the Committee on a tour of their rented office space. There are minor maintenance issues -- damage from water leak currently being repaired, boiler needs an adjustment and air conditioner has a leak.

Mr. Baldwin commented that 98 Bank Street is prime real estate and believes would be better utilized by the private sector. The community lacks space and parking and this location would provide for these issues. It would also provide more tax base for the town. The rent received by the NVHD is minimal so one suggestion is to have the NVHD purchase the building from the town and rent space to the town as needed.

Short Term Maintenance Program for all Municipal Buildings

Mr. Baldwin recommended that the town have a maintenance division for all town buildings to keep up on the regular issues that can be addressed easily and quickly. The BOE has a facilities manager. Other town buildings need someone responsible for routine maintenance.

The question was raised as to how do you dispose of buildings no longer in use? How do you maintain those that the town does use?

Open Discussion

None.

Motion: Mr. Marcinek made a motion to adjourn meeting. Mr. Baldwin, seconded motion.

Motion Carried: 4-0

Meeting adjourned 8:33.

Respectfully Submitted,



Kelly Forsyth
Recording Secretary