

Town Office Building Committee

Meeting on Thursday, May 16, 2013

In attendance: Jim Lally, George Keithan, David Gross, Kate Novick, Daniel Haas, Scott Perry, Cathy Iino (ex officio), Gina Regolo, Carol Reimers, Todd Hajek – KVFD

Also present: Lauren Blaha - Registrar of Voters, John W. McMahon- Citizen

Absent: Brian Humes of Jacunski Humes, Don McDougal - Director of Emergency management

Chairman Jim Lally called the meeting to order at 7:02 p.m.

David Gross made a motion to approve the minutes. Minutes were approved by all committee members.

Lauren brought the committee up to speed about same day voter registration. According to Lauren, same day voter registration will start this November. Registration must be done in a separate room. There needs to be a secure line in the office of the registrar for this and only one secured line per town. If voting stays at the school, the CVR – [Connecticut Voter Registration] be in the town hall. If it is held in the Town Hall, a separate room will be used in the Town Hall.

Lauren expressed her concern that the number of available days at the school for special referendums is sometimes difficult to obtain. This upcoming town vote is an example of several coordination issues with the school end of year. Cathy stated that she has spoken to the school administration and they will be working it out.

GVK presented a history of past projects, costs and square footage for the new town hall.

David feels we should vote on the project as a committee and present it to the Board of Selectman and Board of Finance and get them onboard with the project before we move it much further.

Dan agreed that we need more space in accordance with the analysis. He is concerned that the project has gotten ahead of the needs analysis and is now too big. He is concerned that the building is not expandable over time. Dan feels the modular buildings are a problem, but he does not feel the answer is to re-pitch the same message to the town again. Dan wonders if it was not a better idea to have a developer build a new town hall and rent it back to the town for 20 years in a public - private -partnership. This would avoid the higher labor costs and possibly reduce the overall costs to the town. There is concern that the EOC grant may be lost if we went down this road.

Scott is not in favor of the larger plan for cost and needs reasons. He is concerned that other town wide costs, including FD equipment and FD building additions will burden the town and should be taken into consideration in whole, not in parts. Note: After the vote, Scott handed all committee members a memo, stating his opinion, which is attached to this document for the record.

Gina is in favor of Plan C and wants to make sure that it meets the needs of the town, and while budget is important, it should not drive the project into a direction which does not support the needs.

Todd is in favor of Plan C. He did not like Plan B for esthetic reasons and how it impedes the FD. He also likes Don's EOC space better.

Kate is in favor of plan C. She likes a backup plan for voting. She feels the state trooper should be in the town hall. She would like to see the town hall move forward soon.

Carol is a bit on the fence. She would like the town boards input. She supports the needs of the town hall with the right size building.

John feels we need to address the benefits to the citizens more, not the features of the building. John wants the project to be cost effective and affordable.

Cathy stated that the building re-design is smaller, and with less costs to the town. Cathy also felt that bond prices are still low, so we have not missed that opportunity yet.

Dave made a motion to present our findings for Plan C, from our Architect, to the BOS and BOF and ask for their comments and approvals prior to going to the town. We would be requesting the town to fund \$2,700,000 for this project, on the assumption that we will still receive the EOC grant of \$500,000 and the fact that we have \$200,000 for professional fees from previous town budgets. If the BOS/BOF votes against moving the project forward, the committee would then need a new charge. Todd seconded the motion.

During the discussion, Dan felt we should also inform the BOS and BOF, if we reduce the size of the building from the meeting room [thus not making it large enough for voting] and EOC the town would be able to reduce the price by \$225,000. A motion was made to add Dan's comments to Dave's motion, and all voted to pass the addendum.

The committee voted on David's motion with a final vote of 6 in favor and 2 opposed.

Scott handed out his memo stating his objections to the vote, for the record. George commented that his cost was \$200,000 off, because he had to add back in the professional fee's and to be consistent. Todd qualified that the cost for the FD where not inevitable and in the case of equipment and additions the FD has been putting money aside to pay for these and do not plan on borrowing for them. John confirmed this statement.

The committee would like to present this to the BOS and BOF in a joint meeting as soon as possible. Cathy will attempt to schedule a combined meeting on May 28th, at 7 pm for the committee to make this presentation. The committee agreed that Jim and George should present this to the boards.

The next scheduled meeting is scheduled for Thursday, June 20, 2013.

The meeting adjourned at 8:53 p.m.

Respectfully submitted,

George V Keithan

Acting Recording Secretary