

October 28, 2015 Meeting of the Facilities Implementation & Strategic Planning Committee

Members present: John Hadley Kevin McCormick
 Christopher Rucho Siobhan Bohanson
 Patrick Crowley James Dugan
 Marcia Cairns Ray Bricault

Members absent: John DiPietro
 Janice Ash

Mr. Hadley convened the meeting at 7:00 p.m.

Approve minutes of October 19, 2015

Motion Mr. McCormick to approve the minutes, seconded by Ms. Bohanson, all in favor.

Discuss town meeting

Mr. Hadley feels that it was a shame that senior center proposal failed, however, he feels the committee was blind sighted by the people the committee was trying to help out. The committee noted that the negative started three weeks ago at the first information meeting and going forward we need to have the seniors come up with a plan. Mr. McCormick feels people would have voted for the project if the Council on Aging Director stood up at town meeting and said maybe this is not the ideal location but we can make this work, it will be great, and we can't wait to get in and get to work. Mr. Crowley thinks people had preconceived notions. Mr. Hadley added that there were things that were said that were not true and people on social media were all up in a frenzy. Mr. Dugan added that if the Council on Aging stood up and were passionate, saying we can make this building work, he thinks they would have had a chance. If there was passion there would have been support. We held the informational meetings to answer questions and all the questions were answered. Mr. Rucho feels if recreation was more involved it would have helped. It was agreed to send a letter to the Council on Aging asking them what they would like to pursue next and they can let us know what they would like the next course of action to be. Mr. Bricault stressed the need for a cost efficient solution. Ms. Cairns added that when she was the Director that looked at the building and she took her volunteers to look at the space. They thought the space was great.

Mr. Bricault suggested having them come up with a cost effective solution and a plan that would help galvanize the support of the senior community before we waste our time. Mr. Crowley believes that whatever we bring forward, absent a brand new building, will be undermined by the seniors if that is what they want. Mr. Bricault questions if that serves the town and questions what would happen if we pushed back a facility for another couple of years. Mr. Crowley thinks we should bring it to town meeting and have people vote it up or down. Mr. Rucho suggested emailing them, asking them to let us know what the next steps should be, and letting them know that we are willing to work with them on it.

Mr. Dugan suggested having them form their own committee of people dedicated to working on a building solution. Mr. Rucho feels we need to send a letter to the Council on Aging ask them to attend the next the next FISP meeting to discuss their next steps for a senior center. Mr. Crowley feels we clearly do not have consensus of what the senior community wants. They need to tell the committee what the next steps are. Mr. Bricault thinks we need to mention a cost effective approach. We will ask them to get back to us at their earliest convenience.

Jim Ciociolo owner of VFW property

Mr. Hadley reports that the day after the town meeting voted down the Bethlehem Bible Church for a senior center Mr. Ciociolo approached him and said he wanted to show the VFW building to the committee. Mr. Rucho feels this presentation should be made to the seniors. Mr. Ciociolo would be willing to do that. He owns 27 Pierce Street and some of the seniors have approached him. He opened up the building two weeks ago on a Sunday. There was a lot of excitement from some of the people who have not been in the building for a long time. There are misconceptions about the property. He was working the building inspector and is highly committed to bringing the building up to code. Structurally it is incredibly safe. The second floor has been cleaned out. They have 10,200 sq. feet of space, two bathrooms handicapped accessible. There are two entrances in the front and one in the back. He has been through the entire building and is now motivated to sell it. It was a function hall if the seniors are interested. Mr. Rucho pointed out that we do not know what the seniors want and he doesn't want to take a piece of property off the tax role. Mr. Ciociolo would be willing to enter into a long-term lease with the town so it would not come off the role roll or a lease with the option to purchase. Ms. Bohnson stated that the Committee is not in a position to listen to a presentation this evening. Rucho advised that we would have to issue an RFP as well. Mr. Ciociolo will speak with the seniors as he would want them to say this is what they want.

Discuss next steps for police station project

The special election for the project is scheduled for November 17th. The group does not believe that any additional information meetings need to be held. They will purchase signs, similar to what was done for town hall, VOTE YES POLICE STATION. The schedule for holding signs is as follows: 12-2 John and Marcia; 2-4 Kevin and Kathy; 4-6 Jay and Chris; 6-8 Pat, Ray and Siobhan.

Mr. Rucho distributed information on the Designer Selection Process. Mr. Bricault suggested developing a spec for the RFP. Mr. Crowley was of the understanding that we cannot send out an RFP unless we had the funds available.

Mr. Dugan asked about hiring a Clerk of the Works. Mr. Rucho talked to other towns and they said they brought in a project manager first and it was a huge help. He will contact the people from Hamden to see if they could come in and speak with the committee on the process.

Discuss meeting schedule going forward

It was agreed that the next meeting would be on December 1 after the election on the 17th.

The Committee would like to have town counsel prepare a document so we can begin the designer selection process.

Mr. Dugan reports that they started the window project at the public safety headquarters, are doing a great job and only three windows are left to do.

Motion Ms. Bohnson to adjourn at 7:45 p.m., seconded by Mr. Crowley

Approved: December 1, 2015