Community School Purchase Committee
Approved Minutes
Tuesday, June 9, 2015 at 6:30 p.m.

The Community School Purchase Committee meeting was called to order by Chairman Fred Harkins at 6:30 p.m.

Members Present: F. Harkins, B. Sereduck, J. Geary, C. Mariotti, R. Mortensen, R. Hiscox, J. Altson and Shirley Sabo

Members Absent: M. Delage

Other's Present: Bill Stowell, former Business Manager for Region 16, Mike Ceresa, Facilities Director for Region 16 and Nelson Abarzua, Prospect Safety Officer and Former Resident State Trooper.

Approval of May 26th Minutes: Motion made by B. Sereduck, seconded by J. Altson to approve the minutes of the May 26, 2015 meeting. Motion passed unanimously.

B. Stowell presented the Committee with the Final Report from 1969. Attached is a letter from the State Board of Ed. Approved this study report.

The Committee and B. Stowell stated that they think the 1981 court case and the Equalization of Assets document is more relevant.

B. Stowell also presented to the Committee a list of recurring maintenance charges from 2010.

Tour of Building:
B. Stowell stated the 3 modular buildings were put in during the 1998 renovations. They are approximately 20 years old. They are in excellent condition; however they are easy to remove if and when they need to be. There are no bathrooms in the modular buildings but there is heat and air conditioning. R. Hiscox asked what the town would need to do to maintain them. B. Stowell stated they would need to maintain the roof top air conditioner units annually. The modular buildings are on concrete piers on the parking lot. B. Stowell stated he thinks the buildings can last another 10 years or so depending on how heavily they are utilized.
B. Stowell mentioned the water leak near the crawl space and entrance to the modular buildings. They installed drainage and this has fixed the problem. He is not aware of any plumbing or electrical issues with the building. Many of the classrooms have exits that go directly outside. The elevator was installed in 1995. There is an annual maintenance cost for the elevator. B. Stowell mentioned the asbestos abatement that was done. All the information for that is at the Region 16 office. A new furnace was installed in 1995. There is also a sprinkler system.

B. Stowell mentioned when the rubber roof was installed it covered the weep holes and all the water was saturating the entire wing near the gym. This problem surfaced 1 year after the renovations. A system was installed to catch the water and go outside. An architect also installed wind vents that dry out the leaks.

There is a handicap ramp outside that is up to code.

The gym bleachers are staying and they need to be inspected every year. The Committee will find out if the tables and chairs are staying as well. The gym floor has had issues since the renovations. The floor started to pop up in certain areas. The moisture levels are very high however NJL, a local construction company, dug below the footings in front and found no moisture at all. They also checked the back of the building as well. To this date they are unsure where all the moisture is coming from.

B. Stowell stated he will get a list of what is staying and what is going in the kitchen. The kitchen needs to be inspected 2 times per year. The curtains on the stage are flame proof, however, they may contain asbestos or other hazardous materials. They window shades are electric, however he is unsure if they are all working properly. There is a handicap lift for the stage. The electrical panel is behind the stage as well.

There is a leak where the roofs meet above the stairs going up to the main floor. In front of the library there is an entry to the attic in the ceiling. The walls in the attic are fire rated. The computer lab is air conditioned.

There is an out building where the oil pump is. This room needs to stay heated/warm all year. The oil tank under the parking lot was replaced between 1995 and 1997.

The exterior of the building needs some paint and upkeep. There is a 1 car garage at the end of the building that is used for storage. The playground equipment is staying.

Community School Maintenance Discussion:
Mike Ceresa- going to need some repairs on roof. Main expense. Shingle roof and where roofs come together. F. Harkins mentioned getting a quote to replace the roof.

Presentation by Prospect Police Department:
N. Abarzua explained to the Committee his thought on how the building can be utilized. The Police Department is out of room. It is overcrowded with people and equipment. If the town wants to use this building as a shelter the generator to run the building would be approximately $100,000. There is a program called the 1033 Program from the military and the Prospect Police Department is part of it. Andy Giordano is in charge of it. They have access to bid on any item the military or federal government has available that we can use and as long as the Police Department is utilizing some part of the building they can obtain that item for the building and just pay for shipping if needed. A generator would be one of the items available. If the building is used as a shelter they can also obtain cots.
J. Altson asked how much room the Police Dept. would need. N. Abarzua stated that they do not have enough room now to even process a person who has been arrested they have to transport them out of town to Bethany which takes 2 officers out of town for a minimum of 3 hours. They also do not have a "safe room" for children if they need to be interviewed. The Police Station also has cameras in every school where they can monitor them and they are out of space for this as well. N. Abarzua stated that the Police Department is looking to move all of their offices to the entire first floor of the Community School building. J. Altson asked if the entire floor would be secure if something else is going on downstairs. N. Abarzua stated it would be a secure area. They would also utilize the rooms upstairs for all the classes they offer (ex. Gun safety, boating, police explorers etc.).

F. Harkins, asked if there will be a cell to contain people. N. Abarzua stated they wouldn't house prisoners overnight. They would just have a room called "the cage" where they would hold someone while they are processing them.

N. Abarzua stated that whatever they building is utilized for should be something that betters serves the residents of the Town of Prospect.

R. Hiscox asked what the old police dept. would be used for. N. Abarzua thinks it would be perfect building for meetings, after school programs, youth services etc.

B. Sereduck stated his concern with parking. He asked where all there would be parked. N. Abarzua stated they can park on the street or in the field that the town owns across the street. They park some of their vehicles their already. They would only need a few parking spots at the building. The gas pump will stay behind current police station. J. Geary asked if the entire upstairs of this building would be sufficient space for the future. N. Abarzua stated it would be enough space for at least 20-25 years.

Report on Committee "List of Charges":
F. Harkins went in front of the Town Council and asked them to get an appraisal and an inspector to look at the property. Theresa Graveline, a member of the Town Council, is in charge of going to bid for appraisers.
R. Hiscox, B. Sereduck, B. Stowell, Pam Mangini and Mike Ceresa met on June 2, 2015 to discuss the List of Charges.

B. Sereduck explained their discussion:

- As far as the Equalization of Assets, they still can't find it. Pam is contacting the State Board of Ed. To see if they have a copy.
- They asked Pam if an inventory list exists. Pam said there is a list but it is still being worked on. They will be finished with it mid-summer.
- B. Stowell stated the Septic System is pumped and maintained by Prospect Sanitation 1-2 times per year. They have the maintenance records and specifics on the system. The Committee mentioned have Gene McCarthy from the Public Works Dept. walk around the property to see if there any issues and to see where the leaching fields are. B. Sereduck stated he will follow up with Gene and ask him any pertinent questions.
- The building is on 3.26 acres of land.
- Region 16 said they would provide a list of all maintenance contracts including current contracts.
- The entire building has sprinklers except for the modular buildings. There are fire panels installed in the attic. There is good water pressure. The roof near the gym has had problems and there is a make shift fix put in place. This needs to inspected and probably reworked. This will be discussed which the inspector.
- The building has been checked for Radon and there are no issues.
- Pam said she would check to see if there were any pest issues or pest control done in the past. B. Stowell stated that he couldn't find anything in the records.
- The gym floor still has moisture issues even after extensive work to find the problem. No real conclusive evidence as to why this issues exists.
- During the renovations in the mid 90's all known lead and asbestos was removed. However, the curtains in the gym, on the state, may contain hazardous materials. This may be an issues for Hazmat. There also may be issues if future renovations were to be done and the walls are opened up.

R. Mortensen asked about the oil tanks. B. Stowell stated they were replaced in 1998. There was quite a bit of soil removed at that time due to contamination from the old oil tanks. Any information on the oil tanks would be at the Region 16 office. B. Stowell stated he will get that information for us.

J. Altson stated the he polled everyone at Regency/Toll Brothers where he lives. The residents were very enthusiastic about the potential for an Art and Education Center in the building. One person asked what it will cost the town/tax payers. J. Altson mentioned that if the building was used for a commercial business where they were paying rent to the town the property would probably have to be rezoned to commercial.

R. Mortensen stated that the Fire Dept. Bond will be paid off in the 2017 fiscal year.

J. Altson is going to work on a survey for the August edition of the Prospect Pages. The Committee will discuss at the next meeting.

J. Geary mentioned that the modular buildings purpose will have to be for temporary usage considering the buildings will eventually be removed.

Motion to Adjourn: Motion made by J. Geary, seconded by S. Sabo to adjourn the meeting at 8:45 p.m. Motion passed unanimously.

Respectfully submitted,

FH/

Frederick Harkins
Chairman

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Maryann C. Andrews
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