

**Community School Purchase Committee
Unapproved Minutes
Tuesday, July 21, 2015 at 6:30 p.m**

The Community School Purchase Committee meeting was called to order by Vice Chairman Bill Sereduck at 6:30 p.m.

Members Present: Bill Sereduck, John Altson, Marie DeLage, Chris Mariotti, Richard Mortensen, Bob Hiscox (arrived at 6:46 p.m.), Jack Geary (arrived at 6:46 p.m.)

Members Absent: Fred Harkins and Shirley Sabo

Other's Present: Tom Galvin, Town Council Chairman

Approval of June 23, 2015 Minutes: Motion made by M. DeLage, seconded by R. Mortensen to approve the minutes of the June 23, 2015 meeting. Motion passed unanimously.

T. Galvin stated that Teresa Graveline called the Town Hall and asked who the appraiser should contact at Region 16 in order to get into the building.

Appraiser and Inspection Update: The appraiser and inspector has been chosen but neither having taken place yet. The Committee will wait for both to be done before making their recommendations. Beacon Falls is still in the process of determining whether or not they want to hire their own appraiser. T. Galvin stated that he spoke with Chris, the first selectmen in Beacon Falls and they are moving forward with their own appraisal. The Committee will make their recommendation to the Town Council based on the Appraisal value minus the costs to repair the property. The more information the Committee has the better. T. Galvin mentioned that the property sits on a RA1 (Residential 1 Acre) Zone. The appraiser should take this into consideration since it may never be changed to commercial. M. DeLage asked why appraisals aren't in yet and if there is a deadline. B. Sereduck stated there is no official deadline. As of now we only have the appraisal from Region 16.

B. Sereduck read an e-mail from Chairman F. Harkins stating: *"The Town Council hired Wellspeak, Dugas and Kane to appraise the property and will begin as soon as possible. The Land Use Committee Chair (Theresa Graveline) said they are supposed to finish and report back to the Council by mid-August. She said that they are also working on hiring an inspection firm and should complete that task over the next couple of weeks."*

Hopefully by mid-August the Committee will have the appraisals and the inspection reports from the Town.

Report on Committee "List of Charges":

Prospect Pages Survey Results: J. Altson reviewed the document he e-mailed to the Committee Members. (See Attach) He asked if he can be put in contact with teachers etc. that may want to teach if the property turns into arts and education center. B. Hiscox stated he feels that is beyond the scope of the

the Committees list of charges/duties. J. Geary agrees with B. Hiscox. B. Sereduck stated that he appreciates the work J. Altson did but the initial presentation we need to make to the town is whether or not the town should purchase the building and what should they offer. J. Altson discussed the Town Hall moving to the first floor of the property, the Police Station moving to the Town Hall property and the entire bottom floor being used for other uses such as storage, events in the gymnasium etc. T. Galvin mentioned that in Prospect all the town offices are in one building which is nice. They will eventually outgrow the building they are in now. When this decision goes to town meeting, people are going to want to know some ideas of uses for the building in order to make their decision.

B. Sereduck stated that he still has not received phone call from the Region. The Equalization of Assets Document still has not been located. B. Hiscox stated this Committee should just think 60/40 split and let the lawyers decide the specifics. We still have not received an inventory list which will greatly affect the purchase price and value. B. Hiscox feels that we should focus on just buying the building; keep it simple. The appraisal is only for the building and the land. M. DeLage stated that she feels that it is important that it is noted this school was built in 1936; It is a very old building.

R. Mortensen handed out some his questions he had on the Mayors Charges. ~~(attach)~~ B. Sereduck stated that most of these items were to be presented to us by the Region 16 office and we have not received specifics yet. M. DeLage asked if the underground oil tanks would need to be removed and installed above ground. The Committee will look into this and the inspector will look into that when they walk the property. R. Mortensen stated he spoke with the maintenance man on the property and discussed some items that will be staying in the kitchen and classrooms. He also spoke with Chris Moffo, the Director of Parks and Recreation. He is looking to utilize the entire lower floor of the property where the gymnasium is. Chris Moffo did ask what happens once the property is closed on August 30th. He has activities scheduled in the building after that date. The Committee feels this needs to be discussed with Region 16/Board of Ed. office.

~~J. Geary left at 7:35 p.m.~~

B. Sereduck wants to still walk the property with Gene McCarthy regarding the septic system. He did speak with Gene and the septic system is in good shape and is maintained by Prospect Sanitation.

At the next meeting the Committee will brainstorm uses and list them.

Prospect Pages has all the town organization's listed and contact info. J. Altson will contact them and ask their thoughts on what they need.

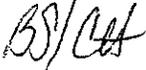
The Committee asked T. Galvin to find out the legal firm that represented the town at the time of regionalization. B. Sereduck will then contact them to see if they have any records on the Equalization of Assets.

Public Participation: none

Motion to Adjourn: Motion made by J. Altson, seconded by R. Mortensen to adjourn the meeting at 7:58 p.m. Motion passed unanimously.

Respectfully Submitted,

Bill Sereduck
Vice Chairman



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