

Community School Purchase Committee
Unapproved Minutes
Monday, May 11, 2015 at 6:30 p.m.
Tuesday May 26

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

Members Present: F. Harkins, W. Sereduck, J. Geary, C. Mariotti, R. Mortensen, R. Hiscox, J. Altson, M. DeLage (arrived at 6:35 p.m.) and Shirley Sabo (arrived at 7:45 p.m.)

Members Absent: none

Other's Present: Tom Galvin, Chairman of the Town Council

Approval of May 11th Minutes: Motion made by R. Mortensen, seconded by W. Sereduck to approve the minutes of the May 11, 2015 meeting. Motion passed unanimously.

Introduction of New Members: John Altson introduced himself to the other members.

Title Search Review: F. Harkins discussed the wording in the title search that mentions the town purchasing the property for 34%, however, this was only valid for 20 years from the date of signature, this is no longer valid.

Report on Committee "List of Charges": F. Harkins mentioned the list of charges and that the Committee needs to take into account the assessed value versus how much it will cost to get the building ready for use.

F. Harkins mentioned the budget for this committee. He discussed this with the Mayor who stated that the Town Council will take care of paying the clerk, the appraisal etc. If the committee needs additional monies they can ask the Mayor or the Town Council.

R.Hiscox mentioned that the Region 16 appraisal of the property is 1.2 million dollars. This will be submitted to the Region 16/Board of Ed. Tomorrow night. No action will be taken tomorrow. The discussion will be that the Town needs to have an appraisal done as well. M. DeLage asked what the original figure was when we initially became a region. The Committee discussed that this should be in the Equalization of Assets document. R. Sereduck stated he will discuss this later in the meeting. R. Hiscox stated the Town will get their appraisal, they will determine what it will cost to fix the problems etc. and then make an offer to the Region 16/Board of Ed. T. Galvin stated that the Town Council will have the appraisal done as quickly as possible. The Committee discussed that even if the town's appraiser doesn't take into account the defects with the building, this committee will take into account defects and negotiate price. The Town of Prospect will hold a town meeting, at the very least, to approve funding and to make the purchase. T. Galvin stated that the uses the Committee comes up

with to utilize the building will help sell the purchase to the community. J. Altson mentioned getting an independent inspector prior to our appraisal.

R. Sereduck- tried contacting Pam from Region 16 multiple times, however, she was out sick and he did not hear back from her. R. Sereduck did find out that in 2013-2014 they used 11,000 gallons of heating oil, which is approximately \$30,000 and the electric bill was \$44,000. R. Sereduck left a list of questions and asked for the Equalization of Assets Document. He also asked for a copy of the operating costs for the building, a list of planned maintenance that is contracted already and what they are aware needs to be done to the building. R. Hiscox stated he will ask these questions at the Board of Ed. meeting tomorrow. R. Sereduck also mentioned that the bond for the Fire Dept. building will be paid in full in 2018. He will find out the exact date.

F. Harkins stated the Mayor confirmed that this committee does have access to the town attorney. The Mayor has been researching with the town attorney to try and find a copy of the Equalization of Assets document. R. Sereduck stated he will try and find out details on the septic system, maintenance, condition etc. from Pam at the Region 16/ Board of Ed. office.

F. Harkins stated he talked to Bill Stowell and he is willing to help the Committee. He does not want to come to a meeting yet because he still works part time for the Region and wants to clear it with them. B. Stowell informed F. Harkins he will find the state report on the defects of the building. He also mentioned that the oil tanks were installed in 1985 and that there is a pump in a shed in the back of the property that pumps the oil to the furnace room. This pump system is slightly defected. The septic system was cleaned every year. There was an asbestos report done in 1995. B. Stowell will gather more detailed information and will come to a future meeting. B. Stowell also confirmed that the roof is leaking and it has been patched many times. The Committee discussed that this will be a major expense.

F. Harkins mentioned that the Committee needs to tour the building as soon as possible.

J. Geary stated that he looked into taking down the portable buildings and hasn't found anyone who wants them or is interested in taking them and putting them to use. He asked the Committee if the town has any use for them. They are in decent shape and they are air conditioned and heated. F. Harkins stated that B. Stowell mentioned they are at their life expectancy at this time.

The Committee discussed running a survey in the September issue of the Prospect Pages to get feedback from the community on what they would like to see this building used as. R. Hiscox mentioned a few recommendations he heard: a Police Dept., Historical Society/Historical Museum, Boy Scouts/Girl Scouts meeting room. J. Altson mentioned a neighbor of his that turned an old church into a center for the arts (dancing, ceramics, music lessons etc.) and this brought in revenue and a positive cash flow for the town. The Committee mentioned this possibly falling under parks and recreation.

The Committee also discussed making sure the town doesn't have a use for any of the items in the building before we get rid of it. R. Hiscox stated that the Region has a list of what they are taking out of the school for the new school. He will get a copy of that list for the Committee.

J. Geary mentioned the generator and that it could be free of charge if part of the building is used as a police station. R. Mortensen did mention that there is no money in the Emergency Management budget for a generator. He did contact Mike Ruddy at Cummings Power Systems regarding a generator. For this size building we would need a 300KW generator. The approximate cost would be \$200,000. That is with

the complete installation including digging the conduit, wiring the building, the pad and an automatic change over during a power outage.

M. DeLage asked if there is a security system. R. Hiscox confirmed there is a security system. R. Mortensen asked if the entire building has sprinklers. The Committee was unsure. They will set up a tour for the next meeting.

R. Sereduck asked if the Region is open to selling this property to only the town, or if they would consider selling privately. R. Hiscox stated that the town has first dibs on bidding on the property.

M. DeLage contacted Representative Zupkus and she is researching any precedents for a town purchasing a property from a region.

R. Hiscox stated that the region wants to get rid of the property as soon as possible. However, they have budgets to maintain the property until it is sold. The Committee discussed a timeline for this process. The Committee has to request from the Town Council that they have an appraisal done and a building inspection as soon as possible. T. Galvin stated he will put that on the Town Council's agenda for next Tuesday's meeting. M. DeLage would like to research uses for this building.

B. Sereduck mentioned that we all have to thinking of potential uses for the property, how we go about getting the building ready for that use and dollar amounts for various uses we see for the building. The Committee discussed that it may be up to the Town Council to determine the use of the building.

Motion to Adjourn: Motion made by R. Hiscox, seconded by M. DeLage to adjourn the meeting at 7:56 p.m. Motion passed unanimously.

Respectfully Submitted,



Frederick Harkins
Chairman

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Margaret L. Anderson
TOWN CLERK