



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

MINUTES

NEWINGTON TOWN COUNCIL PUBLIC HEARING Town Hall Auditorium 7:00 P.M.

July 28, 2015

Mayor Woods called the Public Hearing to order at 7:02 p.m. in the Town Hall Auditorium.

Councilors present:

Councilor Banach
Councilor Borjeson – absent
Councilor Castelle – absent
Councilor DelBuono
Councilor Klett
Councilor Marocchini
Councilor McDonald – absent
Councilor Nagel
Mayor Woods

Staff present:

John Salomone – Town Manager
Jaime Trevethan – Assistant to the Town Manager
Jeff Baron – Director of Administrative Services
Bill DeMaio – Superintendent of Parks and Recreation
Linda Irish-Simpson – Council Clerk

Project Architect Chuck Boos made a presentation of the current proposal for Town Hall (attached).

Construction Manager Ed Moriarty spoke about the project budget.

Town Hall Renovations Project Building Committee Member Alan Bongiovanni stated that the Committee along with Town staff and the hired professionals have come up with two plans that may address the needs of the building, staff and Town. He stated that the Committee is in the process of refining both plans. He stated that the two options are to demolish and rebuild the building (approximately 100,000 square feet) at an approximate cost of \$37,500,000 or to maintain, remediate and renovate the existing building (approximately 127,000 square feet) at an approximate cost of \$44,000,000. He stated that the Committee is asking for direction from the Council.

Town Manager Salomone spoke about the Capital Improvement Project Budget in relation to the project budget (attached CIP Table 7).

Mayor Woods opened the meeting to the public.

Public Participation:

John Bachand, 54 Maple Hill Avenue – Mr. Bachand thanked the Committee for their efforts but stated that he believes that the project is at a dysfunctional stage. He stated that he doesn't understand how the leap was made from the Committee's charge of renovating Town Hall to demolishing Town Hall. He stated that if it seems that the public is leaning towards a new building then he will change his opinion.

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He asked the Council to consider changing the Committee's charge to read "renovation or construction" in order to be clear. Mr. Bachand remarked that a new building should not have been discussed until it was determined that the building could not be renovated in its existing footprint.

Mary Udice, 26 Dalewood Road, Board of Parks and Recreation member - Ms. Udice stated support for a new building and thanked the Committee for keeping the Transition Academy on the first floor. She stated support for the two-gym plan.

Eric O'Neil, 47 Kirkham Street – Mr. O'Neil thanked the Committee and Council for their efforts. He stated that no matter which plan is chosen, something has to be done. He stated that the band-aids placed on the building for years are no longer working. He noted the excessive leakage in the gym roof, which is dangerous and also causing the floor to warp. He stated that as a coach it is heartbreaking for kids to have to cancel games due to problems in the building. He noted that the building entrances are in such disrepair that he doesn't feel safe having his 80-year old father go to Town Hall and stated that the building's heating and cooling system is obsolete. Mr. O'Neil stated taxes are never going to go down and remarked that he would rather have his taxes go to something he can be proud of. He also indicated that the project cost will only increase as time goes by.

Scott Greczkowski, 46 Miami Avenue – Mr. Greczkowski stated that while he is not against a new building he indicated that according to the current plans there will not be an auditorium and inquired where meetings with large crowds will take place. He suggested that the Committee look into leasing alternate commercial locations around the Town for Parks and Recreation or other departments and suggested that this could also be turned into an income opportunity for the departments to lease out their space to various organizations. He stated this could accomplish the need for two or more gymnasiums without the burden of construction.

Cece Borjeson – 45 Glenview Drive – Mrs. Borjeson stated that with inflation rising, now is the time to move. She stated that waiting until 2018 to do the project will result in an 8.5% increase in price due to inflation alone, not including the cost of maintaining the current outdated building. She stated support for building a new Town Hall, as it will be smaller, cheaper and less expensive to maintain as well as being designed specifically for Town Hall functions. She indicated that this is an ideal project for the CIP and stated that the burden of payment will be shared over many years. Mrs. Borjeson detailed the problems with the current building and expressed concerns for the safety of the citizens who use Town Hall and the staff who work there.

Carol Grem, 58 Theodore Street – Ms. Grem expressed support for the new building. She stated that a new building will give many opportunities for youth and will give them options and safe places to go for programs. She stated that the youth is the future of the Town and commented that it is important to set them up in a good structure.

Maggie Winiarski, 164 Audubon Avenue – Mrs. Winiarski spoke in favor of a new building, stating that she has two children and appreciates Parks and Recreation programs and events. She stated that the two-gym plan allows for an array of programs, camps and cultural events. She indicated that the current gym is in disrepair. She stated that as a Parks and Recreation professional in a different town she understands the value of having a new and updated facility. She commented that the Town center should house the Town Hall, community center, etc. in the same location.

Glen Bianchi, 241 Lamp Lighter Lane - Mr. Bianchi spoke in favor of a new Town Hall, as a coach and scout volunteer over the years. He stated that the current building has exceeded its lifespan and stated that the Town deserves a state of the art facility that can meet the residents' needs today and in the future.

Ken St. Onge, 56 Grandview Drive – Mr. St. Onge stated that he is in support of a new building – with a couple of caveats. He expressed support for a new community center in order to strengthen the community for now and the future. He expressed concern over proposed the size of the new Town Hall and indicated that the 100,000 square foot plan may be too large. He recommended re-evaluating the space needs and trying to find a solution that uses less space. He also expressed concern over the project budget and indicated that he would like to see the budget below \$30 million. He again expressed his support in a new community center.

Danielle DeMaio, 49 Ellsworth Street – Ms. DeMaio indicated that she grew up in Newington and often participated in programs in the community center and Town Hall. She expressed support for a new facility. She indicated that it is important to have a new facility for children and families to attend community events.

Chris Lyons, 53 Ellsworth Street – Mr. Lyons spoke in favor of a new Town Hall that would be smaller and more efficient. He indicated that sports were the backbone of his childhood and stated that the town he grew up in did not have a community center, which resulted in difficulties and frequent cancellations in those programs. He stated support for the two-gym plan.

Mady Kenney, 53 Crestview Drive – Ms. Kenney stated that it is difficult to see the graphics in the presentation and requested handouts of the materials presented. She inquired about the justification of building a new facility for Parks and Recreation and inquired about the needs about the other departments, particularly Human Services. She stated that she has yet to hear that the other departments will get what they need. She inquired about the difference between the current square footage and proposed square footage for each department.

Rose Lyons, 46 Elton Drive – Ms. Lyons inquired as to why the current gym is still being used in its current condition, especially when \$1.2 million was spent on a turf field in the interim. She agreed with Ms. Kenney's comments. She stated that she has taken part in many programs and expressed concern over the condition of the condition of the Human Services department space and facilities. She stated that she would like to see the needs of the other departments besides Parks and the Board of Education. She also inquired about the needs versus the wants of each department.

Gail Budrejko, 21 Isabelle Terrace – Ms. Budrejko spoke about safety and function. She stated that staff and resident safety should be the top priority whether the Town decides to renovate or rebuild. She stated that she has not heard anyone ask what is absolutely necessary and non-negotiable for the building to function for the next 50 years, what would be nice to have, and what services/functions can be housed elsewhere.

She indicated that the Grand List is not growing and state and federal support will continue to decrease and cautioned that the Town must live within its needs. She also expressed concern that the project has been considered in isolation without consideration of other needs throughout the Town, such as the schools, pools, Library or pension needs. She stated that this project should be planned in conjunction with a library expansion.

Stanley Sobieski, 26 Deepwood Drive – Mr. Sobieski indicated that he went to high school in the Town Hall building and stated that the building had problems in the 1960's. He stated that he has not heard the absolute needs of the departments versus the wants. He urged the Council to think about the budget now and down the road and to consider the absolute needs. He also stated that the Board of Education could utilize scanned documents and may not need as much storage in the future.

Gary Bolles, 28 Burdon Lane – Mr. Bolles thanked the Committee for its hard work. He stated that the budget is about \$7 million ahead of the game due to the construction of the Police Department in 2004. He stated support for a new Town Hall.

Peter Arburrr, 133 Tremont Street – Mr. Arburrr noted that during the previous referendum it was stated in the record that the project budget would not have any effect on the mill rate. He stated that he doesn't believe this is true, due to a decrease in the Grand List. He requested to see a flow chart of the 20 year bond level's impact on the mill rate, taking into account flat growth of the Grand List.

Karen Gallicchio – Ms. Gallicchio read a statement on behalf of another resident, Jack Crowley, 6 Cinnamon Road. Mr. Crowley expressed support for a new community center. He stated that he is a 34 year resident whose children both participated and worked in Newington recreation programs over the years and indicated that he has supervised youth basketball for 30 years. He stated that the recreation facilities are far below the standards of other departments. Mr. Crowley remarked that the Town will be served well by both a good school system and a strong Parks and Recreation Department.

Patty Foley, 51 Crown Ridge – Ms. Foley would like to know what is missing from each plan and what will be moved elsewhere. She stated that it is an enormous financial decision for the Town and indicated that she is not in favor of the plan as currently presented. She noted that the Council's list of expected CIP expenditures from their January goal setting session totaled only \$55 million, including two schools, the Library and \$24 million for the Town Hall. She stated that the numbers are all over the place and inconsistent. She stated that taxes will go up due to contractual salary increases, pension and aging buildings due to lack of maintenance. Ms. Foley stated that CIP Table 7 is missing several items and inquired about the bare minimum that can be done. She stated that there are a lot of needs to be considered in the next 10 years. She also stated that she is not in favor of two gyms, as there are seven others in the town.

Bill DeMaio – 22 Burdon Lane, Superintendent of Parks and Recreation – Mr. DeMaio thanked the Council and Committee members for their work. He stated that this is an exciting time for Newington. He indicated that Parks and Recreation has a wonderful relationship with Dr. Collins and the school system and while P&R does utilize school gym space, the school gyms are frequently in use for school programs, boy and girl scouts, school sports, NECCI, etc. and are not readily available for P&R programs. He stated that construction costs are rising and stated that it would be best to act quickly. Mr. DeMaio stated that he is an Americans with Disabilities Act (ADA) Coordinator and noted that many areas of the building are not ADA accessible; building new will allow for all ADA codes to be met and the building to be accessible to all. He noted that gyms are used for more than basketball – hundreds of children use the current gym, along with other rooms and areas, for summer camp. He indicated that there are yoga, arts and crafts, exercise programs, youth sports, etc. that happen day and night, seven days per week. He stated that the space needs are great and that the proposed two gyms could be used for multiple purposes: dances, concerts, meetings, preschool and youth programs, holiday programs, and special needs programs among many others. He stated that there are approximately 43,000 visits to the community center/gym per year. He stated that a new building will serve the residents for many years to come.

Natalie Harbeson, 319 Lloyd Street – Ms. Harbeson stated that she is in favor of a new building and two gyms but stated that she is concerned about the budget. She urged the Council to consider the budget and the other needs of the Town, including the Library. She stated that it is important to be frugal and stated that there must be a way to address the needs within a budget. She stated that the Board of Education may not need as much space. Ms. Harbeson indicated that there is a need for more space for the Human Services Department.

(unknown speaker) The speaker stated as both a mother of young children and a mature citizen she feels that both schemes presented are too grand. She stated that she is unsure whether the building should be torn down or renovated, because there are not final budget numbers. She asked other parents of young children to rethink their position on the project, as there is more involved than just Parks and Rec.

Don Woods, 82 Ivy Lane – Mr. Woods stated that he is the Chair of the Parks and Recreation Board but is not speaking on behalf of the Board. He stated that the Building Committee has done an excellent job and stated support for a new building. He remarked that it doesn't make sense to spend extra money to renovate the existing building, which would be larger and require more maintenance than a new building. He stated that he does not feel the existing building is an historic structure. He noted that the Committee has worked very hard in conjunction with the architect and has done an excellent job.

Rod Mortensen, 53 Meadowview Court, Building Committee member – Mr. Mortensen remarked that he was concerned about the poison that infected the Town during the last referendum and stated that he is thrilled and proud of the respectful tone and turnout at the current public hearing. He remarked that the Town is proud of its school system and Library, but no one is proud of the Town Hall. He recalled the construction of the previous town hall and how the current building has been in use for many years. He stated that the Town needs to look ahead to the next 50 -75 years and stated that he is thoroughly convinced that renovating the current building will not get it to that point. He stated that the Committee is not operating in a vacuum and that the Committee is made up of people who understand that a dollar well spent is better than a dollar wasted. Mr. Mortensen stated that renovating the building now will cause even more issues in the future.

Councilor DelBuono read a statement into the record from Havital Miltz, 168 Nicholson Street: From the last TC meeting it seems that the town does not know exactly what our future needs are when it comes to town hall and the P&R. We are talking about one gym, maybe two, I personally don't understand why the BOE needs 3 board rooms, I'm sure there are other rooms that are or are not needed. I'm sure none of the members of the town hall planning committee want to spend unnecessary money on un-needed rooms or find out after the fact that we have not built a room that is needed. There are companies that specialize in urban development needs and I suggest we hire a firm of this sort to understand the town and our needs in the next few decades. I know this town has in the past hired various consulting firms when the expected spending was substantially less than what we are about to spend on town hall/P&R bldg. Before the committee continues and the architectural team offer suggestions we need to know what the needs are currently it has become apparently clear to me we do not know what our needs are. Is the town willing to consider hiring a firm to do a study of the actual needs prior to spending \$30 - \$44 million?

With no further speakers, the Public Hearing adjourned at 8:47 p.m.

Respectfully Submitted,

Jaime Trevethan
Assistant to the Town Manager - Administration
Attach.



Town of Newington TOWN HALL and COMMUNITY CENTER COMPLEX

July 28, 2015

PROGRESS

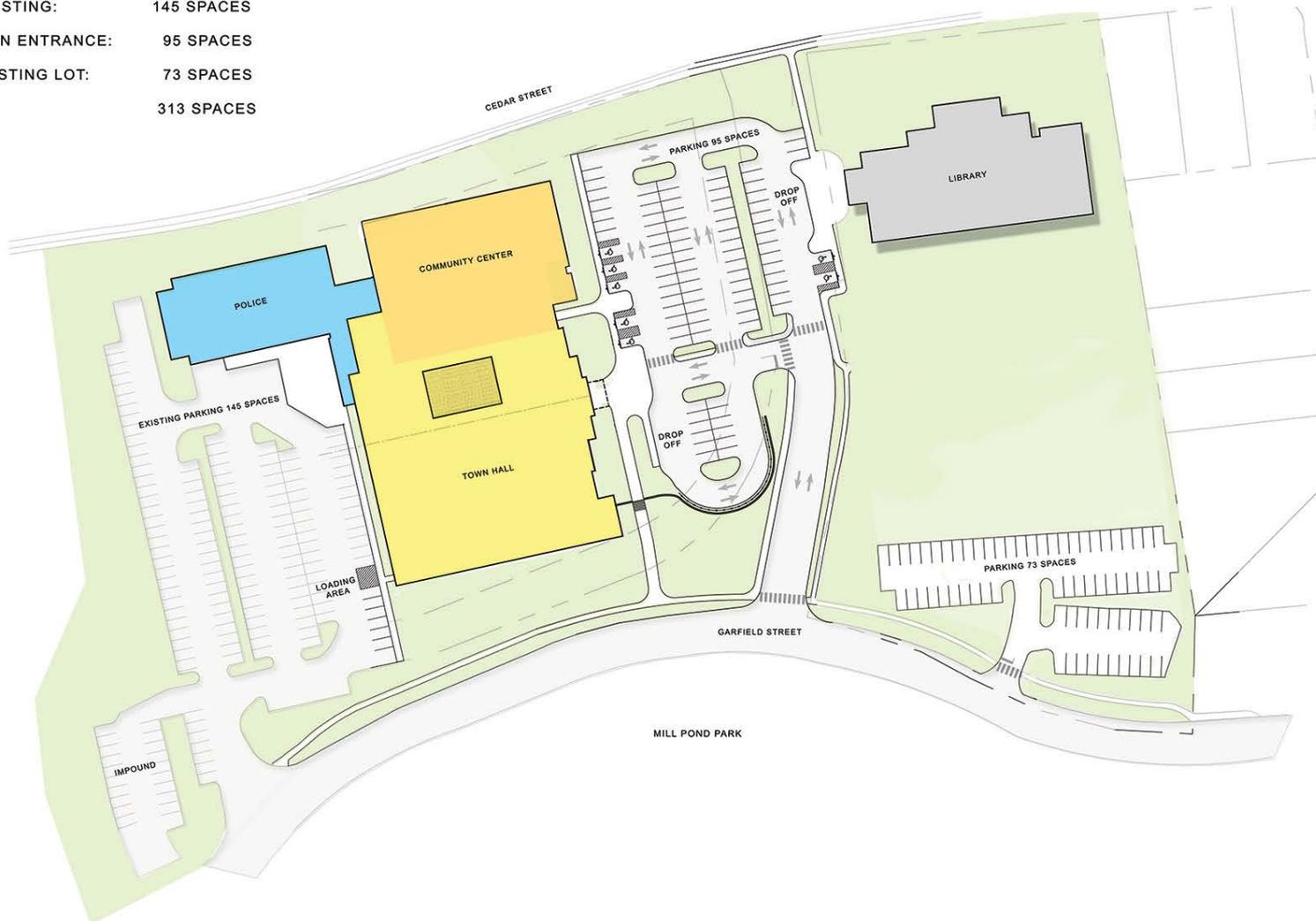


EXISTING BUILDING - RENOVATION

Site Plan at Town Hall Complex

PARKING ANALYSIS

WEST SIDE EXISTING:	145 SPACES
EAST SIDE MAIN ENTRANCE:	95 SPACES
EAST SIDE EXISTING LOT:	73 SPACES
TOTAL:	313 SPACES



Main Level Floor Plan

GROSS AREA TOWN HALL: **83,090** SQ. FT.

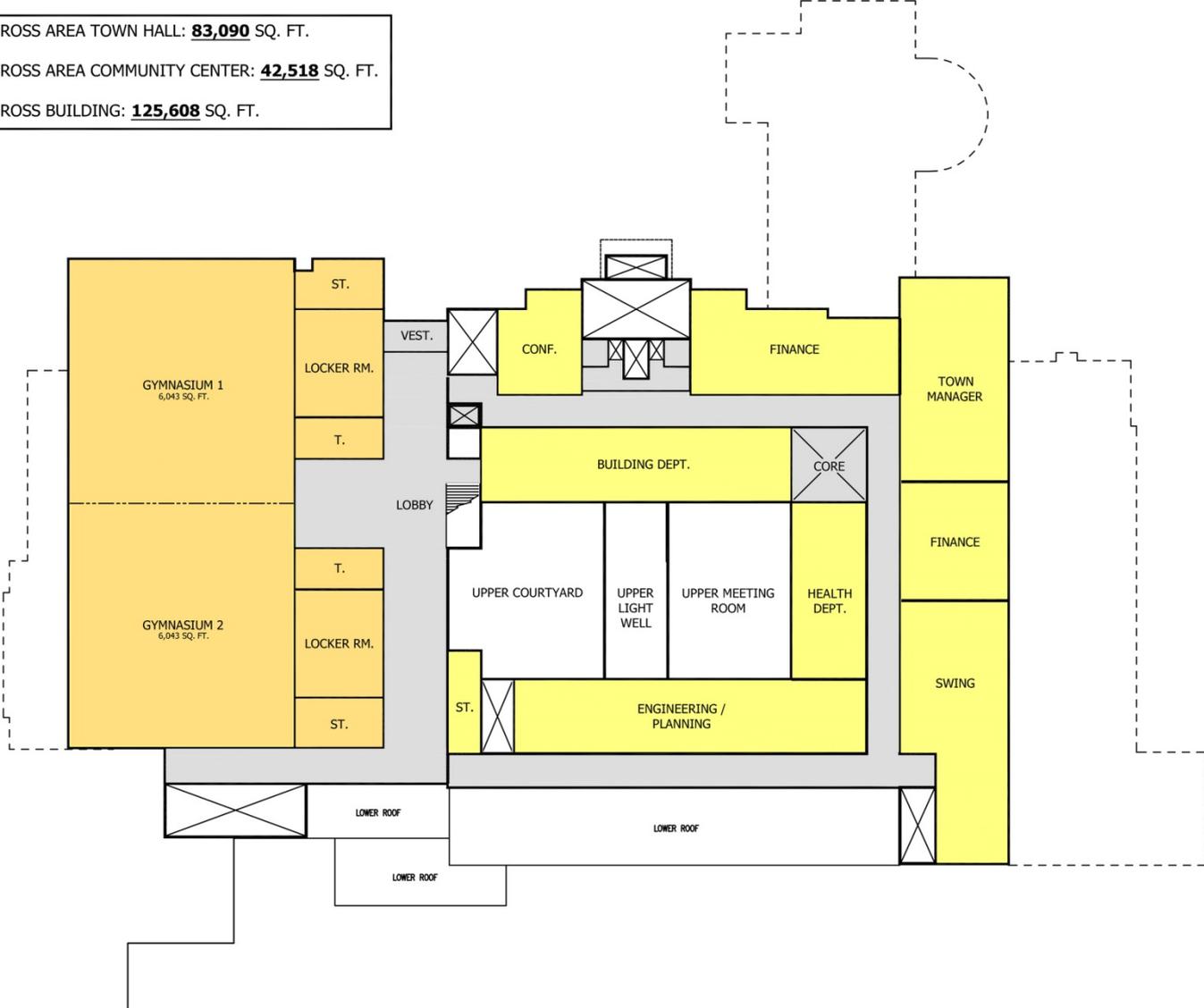
GROSS AREA COMMUNITY CENTER: **42,518** SQ. FT.

GROSS BUILDING: **125,608** SQ. FT.



Upper Level Floor Plan

GROSS AREA TOWN HALL: **83,090** SQ. FT.
GROSS AREA COMMUNITY CENTER: **42,518** SQ. FT.
GROSS BUILDING: **125,608** SQ. FT.

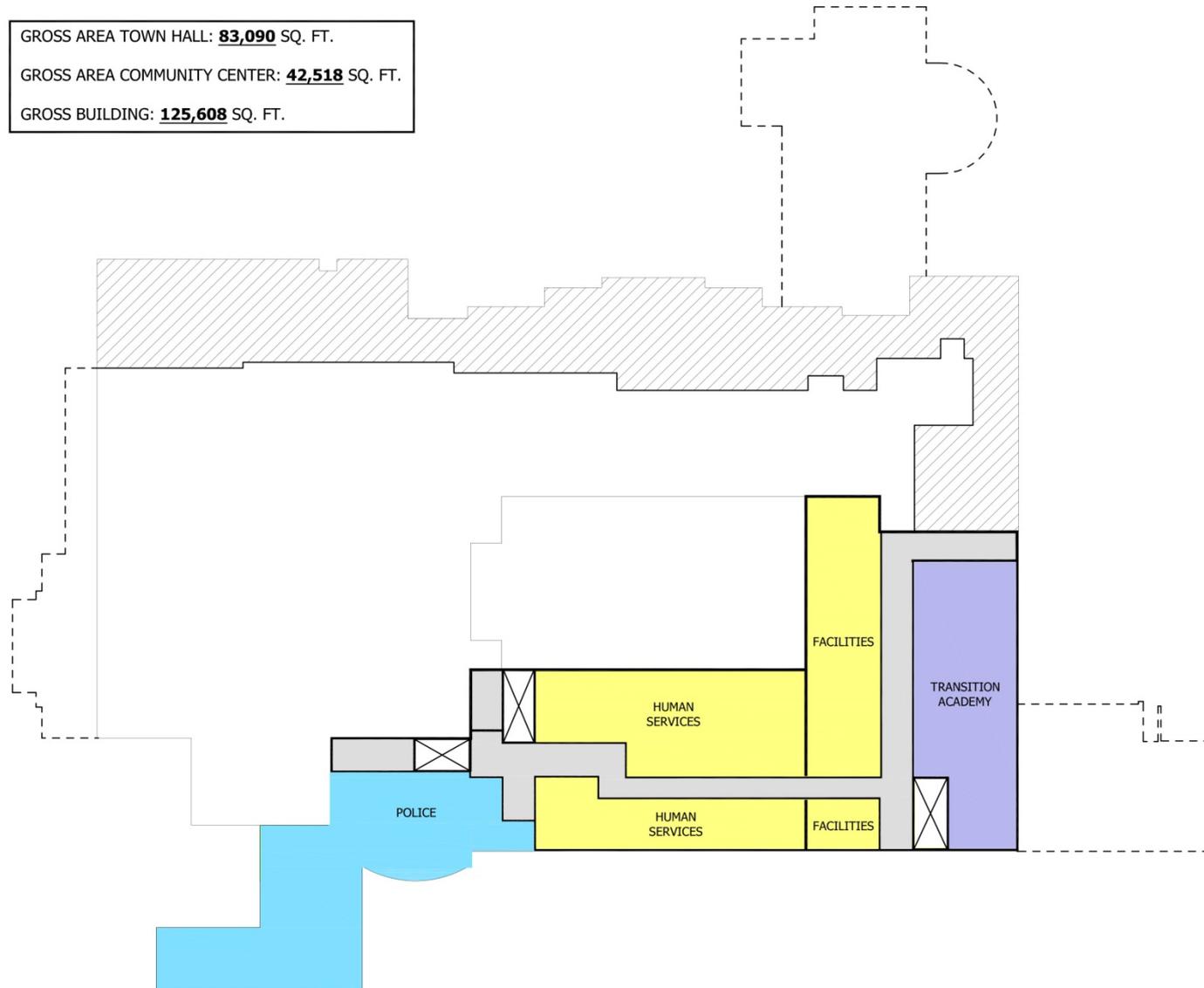


Lower Level Floor Plan

GROSS AREA TOWN HALL: **83,090** SQ. FT.

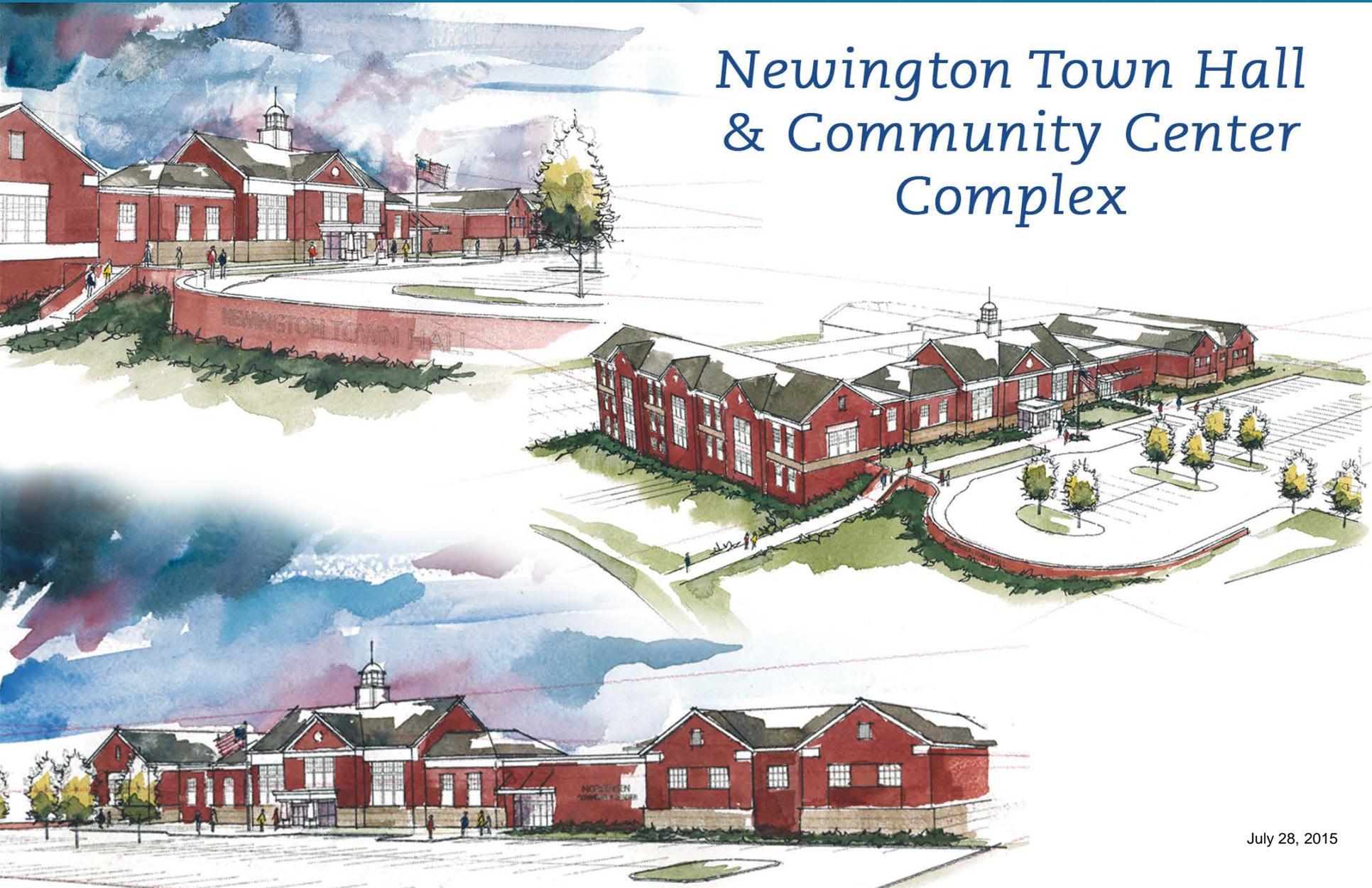
GROSS AREA COMMUNITY CENTER: **42,518** SQ. FT.

GROSS BUILDING: **125,608** SQ. FT.



Renovation

Newington Town Hall & Community Center Complex





NEW BUILDING

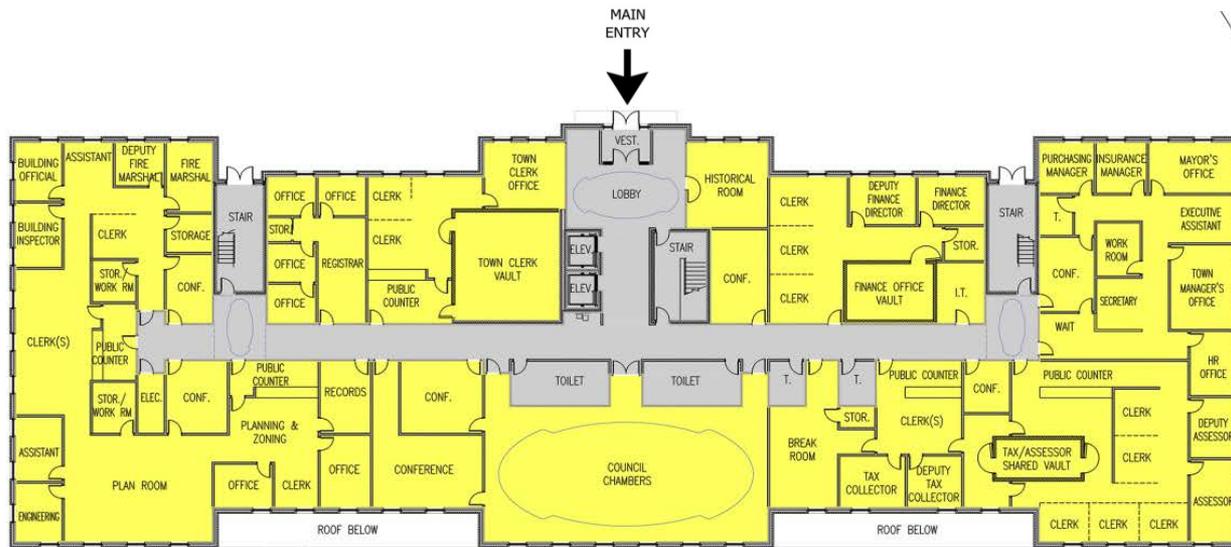
New Building ~ Site Plan

PARKING ANALYSIS

WEST SIDE EXISTING:	147 SPACES
EAST SIDE MAIN ENTRANCE:	131 SPACES
EAST SIDE EXISTING LOT:	73 SPACES
TOTAL:	351 SPACES



New Building - Main Level



New Building - Upper Level



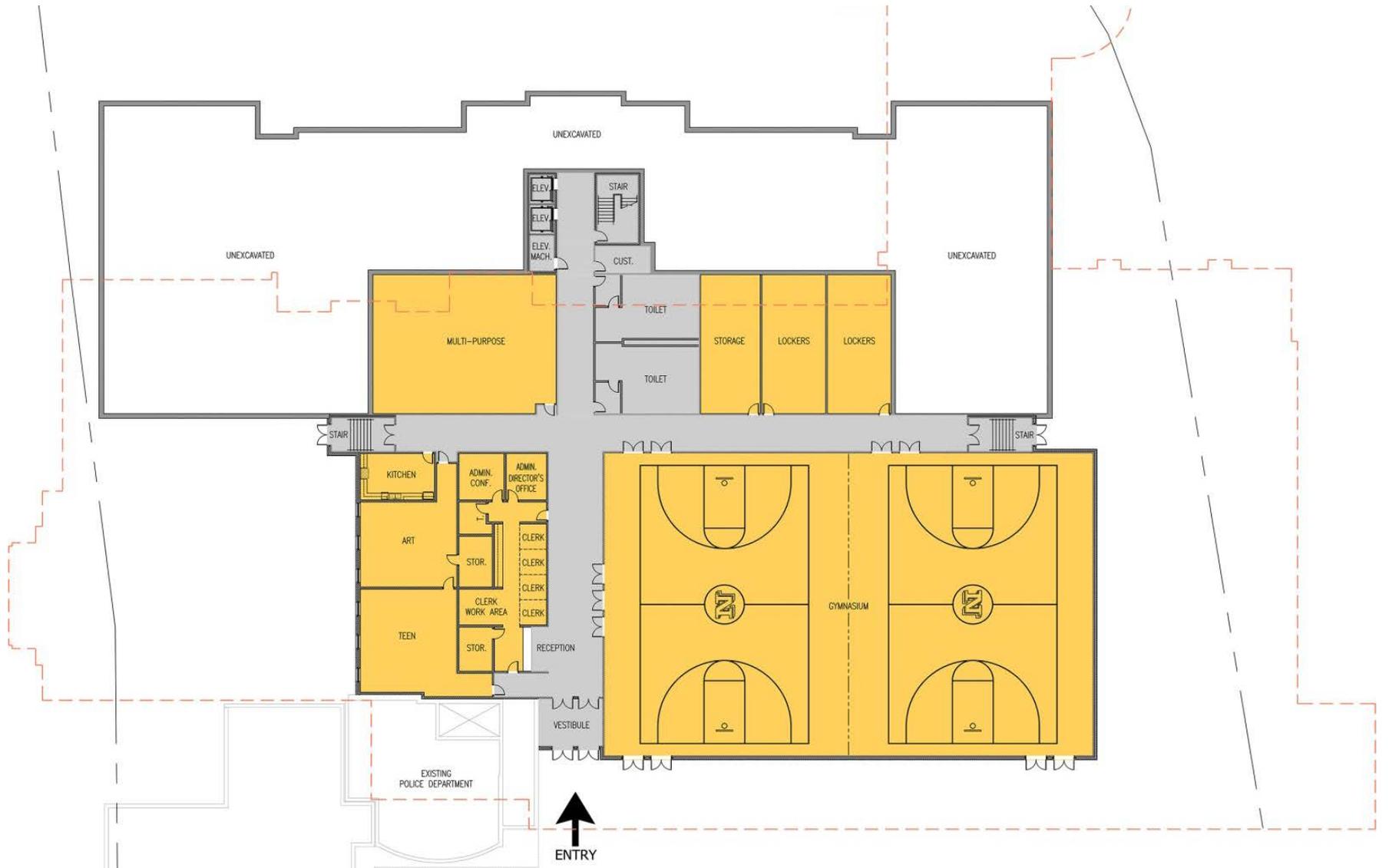
LOWER ROOF BELOW

GYM ROOF BELOW

New Building - Lower Level



New Building - Gymnasium Level

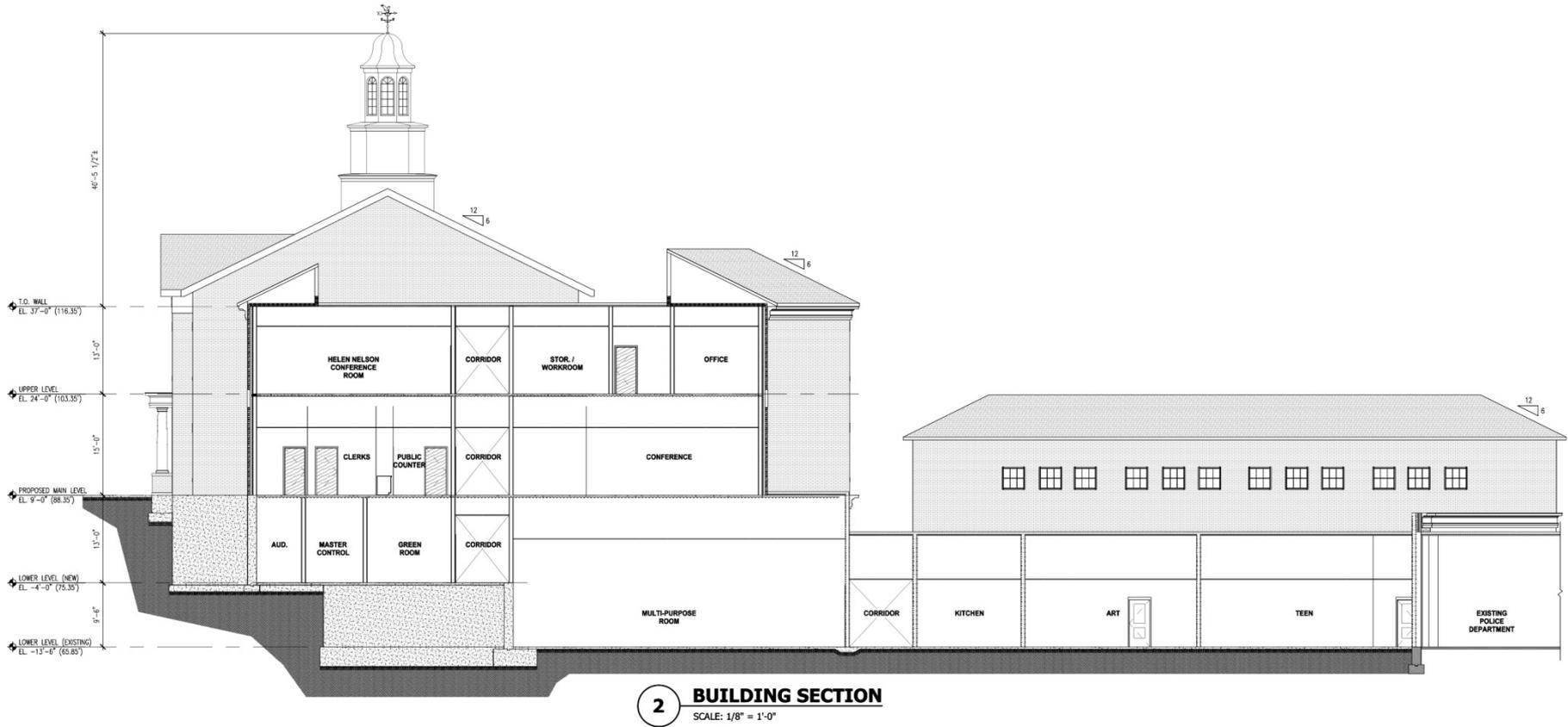


New Building - East Elevation



1 EAST ELEVATION

Building Sections



New

- Proposed New -
Newington
Town Hall &
Community
Center Complex





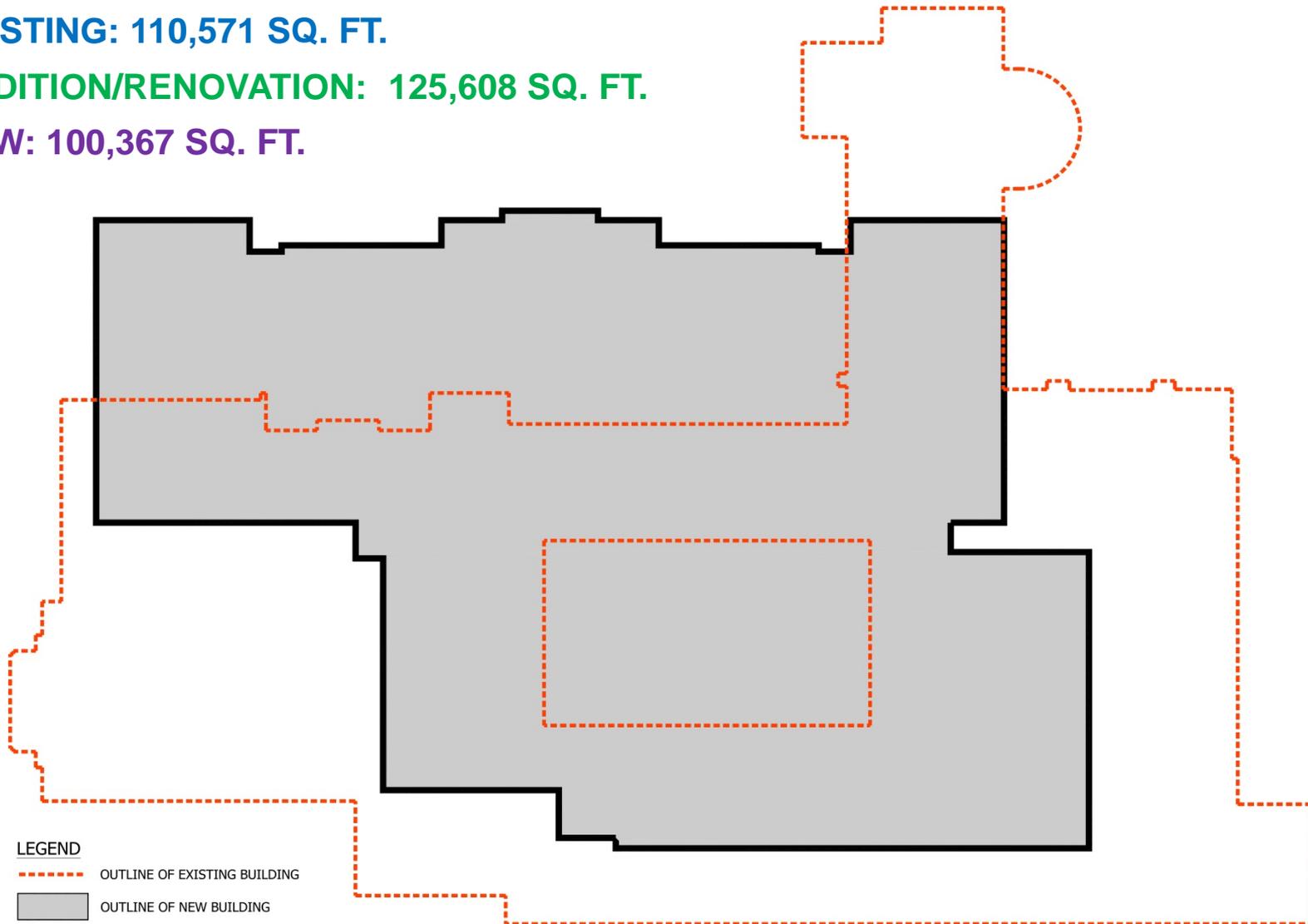
NEW vs. RENOVATED

New vs. Existing

EXISTING: 110,571 SQ. FT.

ADDITION/RENOVATION: 125,608 SQ. FT.

NEW: 100,367 SQ. FT.



LEGEND

----- OUTLINE OF EXISTING BUILDING

█ OUTLINE OF NEW BUILDING

TABLE 7

**NEWINGTON'S PROPOSED LONG-TERM DEBT SCHEDULE
ANNUAL DEBT SERVICE PAYMENTS ON EXISTING & PROPOSED SERIAL BONDS**

Fiscal Year Ending June 30,	Existing Long-Term Debt	Town Hall/Community Center Renovations			Pools/Career Tech	Anna Reynolds	Total Debt Service	Net Change In Debt Service	Funding for Pay As You Go Projects Net of \$6,300,000	Total Outstanding Debt
		\$20,000,000 Issued 5/2016 3.50%	\$5,500,000 Issued 5/2017 4.00%	\$4,000,000 Issued 8/2018 4.00%	\$4,803,059 Issued 8/2020 4.00%	\$7,000,000 Issued 5/2024 4.00%				
2015	1,676,931						1,676,931		4,623,069	7,295,000
2016	1,227,831						1,227,831	(449,100)	5,072,169	26,255,000
2017	1,191,631	1,700,000					2,891,631	1,663,800	3,408,369	29,720,000
2018	1,150,581	1,665,000	495,000				3,310,581	418,950	2,989,419	27,420,000
2019	786,081	1,630,000	484,000	80,000			2,980,081	(330,500)	3,319,919	29,450,000
2020	760,231	1,595,000	473,000	356,000			3,184,231	204,150	3,115,769	27,285,000
2021	731,431	1,560,000	462,000	348,000	96,061		3,197,492	13,261	3,102,508	29,938,059
2022	707,931	1,525,000	451,000	340,000	427,472		3,451,404	253,911	2,848,596	27,557,906
2023	679,631	1,490,000	440,000	332,000	417,866		3,359,497	(91,906)	2,940,503	25,192,753
2024	651,631	1,455,000	429,000	324,000	408,260		3,267,891	(91,606)	3,032,109	29,842,600
2025	188,931	1,420,000	418,000	316,000	398,654	630,000	3,371,585	103,694	2,928,415	27,592,447
2026		1,385,000	407,000	308,000	389,048	616,000	3,105,048	(266,537)	3,194,952	25,527,294
2027		1,350,000	396,000	300,000	379,442	602,000	3,027,442	(77,606)	3,272,558	23,462,141
2028		1,315,000	385,000	292,000	369,836	588,000	2,949,836	(77,606)	3,350,164	21,396,988
2029		1,280,000	374,000	284,000	360,229	574,000	2,872,229	(77,606)	3,427,771	19,331,835
2030		1,245,000	363,000	276,000	350,623	560,000	2,794,623	(77,606)	3,505,377	17,266,682
2031		1,210,000	352,000	268,000	341,017	546,000	2,717,017	(77,606)	3,582,983	15,201,530
2032		1,175,000	341,000	260,000	331,411	532,000	2,639,411	(77,606)	3,660,589	13,136,377
2033		1,140,000	330,000	252,000	321,805	518,000	2,561,805	(77,606)	3,738,195	11,071,224
2034		1,105,000	319,000	244,000	312,199	504,000	2,484,199	(77,606)	3,815,801	9,006,071
2035		1,070,000	308,000	236,000	302,593	490,000	2,406,593	(77,606)	3,893,407	6,940,918
2036		1,035,000	297,000	228,000	292,987	476,000	2,328,987	(77,606)	3,971,013	4,875,765
2037			286,000	220,000	283,380	462,000	1,251,380	(1,077,606)	5,048,620	3,810,612
2038				212,000	273,774	448,000	933,774	(317,606)	5,366,226	3,020,459
2039				204,000	264,168	434,000	902,168	(31,606)	5,397,832	2,230,306
2040					254,562	420,000	674,562	(227,606)	5,625,438	1,640,153
2041					244,956	406,000	650,956	(23,606)	5,649,044	1,050,000
2042						392,000	392,000	(258,956)	5,908,000	700,000
2043						378,000	378,000	(14,000)	5,922,000	350,000
2044						364,000	364,000	(14,000)	5,936,000	-
TOTALS	9,752,844	27,350,000	7,810,000	5,680,000	6,820,344	9,940,000	67,353,188	(1,676,931)		

Town's total outstanding debt reaches the \$30 million recommended level.

Total Principal Payments
Total Interest Payments
Total Principal and Interest Payments

\$ 50,043,059
\$ 17,310,129
\$ 67,353,188

Projected Bonding Projects:	
Town Hall/Community Center Improvements	\$ 29,500,000
Mill Pond Aquatics Facility and Churchill Pool	2,803,059
NHS Career Tech	2,000,000
Anna Reynolds Renovate as New	7,000,000
	<u>\$ 41,303,059</u>