



John L. Salomone  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR STEPHEN WOODS**

## MINUTES

### NEWINGTON TOWN COUNCIL PUBLIC HEARING Senior Center Auditorium 10:00 A.M.

**August 3, 2015**

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Mayor Woods called the Public Hearing to order at 10:03 a.m. in the Senior Center Auditorium.

Councilors present:

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

Staff present:

John Salomone – Town Manager  
Jeff Baron – Director of Administrative Services  
Karen Futoma – Director of Human Services  
Tanya Lane – Town Clerk  
Dave Landon – Director of Facilities  
Bill DeMaio – Superintendent of Parks and Recreation  
Jane Kallinich – Administrative Secretary

Mayor Woods indicated that this is the second of at least three public hearings on the Town Hall renovations project. He indicated that there are two possible plans under consideration: one to renovate the current building and the other to demolish and rebuild the building. He stated that the Town Hall Renovations Project Building Committee and Town Council are seeking public input on the project.

Town Hall Renovations Project Building Committee Chairperson Alan Bongiovanni reviewed the charge of the Committee to renovate Town Hall to meet the current and future needs of the Town. He indicated that there are two options under consideration by the Committee: 1) to renovate the existing Town Hall at an expected cost of about \$44 million or 2) to demolish and rebuild Town Hall (not including the Police Department) at a cost of about \$37.5 million.

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 Manager Salomone presentation regarding the Capital Improvement Project (CIP) budget (attached)

Town Manager Salomone answered some questions from the previous Public Hearing:

1. *With no auditorium in the current plans, where will large town meetings take place?* The Council Chambers will hold about 100 people. Larger meetings could be held in the Community Center/gymnasiums, which could hold 500-600 people.
2. *Define the needs versus the wants of each department, related to Town Hall renovations or reconstruction.* The architect discussed during his presentation. The needs assessment goes back to 2009 but has been reconfigured to be more efficient for each department.
3. *What are some non-negotiable items necessary for a new Town Hall to function over the next 50 years?* Energy efficiency, efficient use of space, increased parking, space for Library expansion

Town Manager Salomone introduced Human Services Director Karen Futoma, who spoke of the Human Services Department's needs related to the Town Hall project. She indicated that she has worked in the Town Hall for 30 years. She stated that citizens who use their department seek private and confidential financial and other counseling services and indicated that clients may not speak in a public forum such as this. She stated that the department serves residents from young children to seniors, clinical counseling, and family and youth programs and indicated that the department does not have space for youth programs and must utilize space from elsewhere around town. She stated that the department provides resources for residents' financial needs through programs such as the food bank, energy assistance, clothing closet and holiday programs and provides various educational programs for residents while working closely with other departments such as the Senior Center and other community organizations and also provides crisis intervention and information and referral services. She stated that an average of 150 households use the food bank per month and over 450 households utilized the holiday programs last year. She stated that the current location of the reception area is not private and inadequately sized, often forcing people to wait in the hallways - an invasion of their privacy. She also noted difficulties with handicapped accessibility and cart accessibility for those using the food bank. She stated that the waiting room cannot accommodate youth waiting for programs and indicated that the conference room is often used for storage and that using other conference rooms in Town Hall is usually not an option due to confidentiality. Mrs. Futoma stated that office space is not adequate for counselling sessions and noted that the clothing closet is only accessible via a staircase. She indicated that heating, cooling and ventilation is severely lacking in the offices, waiting room and donation areas and stated that the food and donation storage areas are too small. She stated that staff has sat down with the Town Manager architect numerous times and stated these are needs, not wants.

Mayor Woods opened the meeting to the public.

Public Participation:

Benjamin Sevitch, 82 Steeplechase Drive: Dr. Sevitch stated that no one can predict the services needed and stated that since 2009 the Federal Reserve has held interest rates at an artificial level. He stated that the Town has been mismanaged for the past several years and he stated that he is a retired professor at CCSU. He stated that the needs of the Town and State should include a dose of reality and spoke against having two gymnasiums. He stated that there will not be enough parking at the expanded community center. Dr. Sevitch remarked that people are leaving Newington – three of his neighbors have left, and indicated that the taxes and mill rate have gone up. He stated that he has neighbors who cannot afford to pay the increased taxes and stated that his condo association has deferred many projects in order to keep condo fees from increasing. He indicated that per a recent Newington Life article, most of the Town's revenues is from business on the Berlin Turnpike and he noted that no one knows what the future of these businesses will be. Mayor Woods asked Dr. Sevitch to wrap up his comments. Dr. Sevitch stated that local government never says "no" He stated that as a lifelong Democrat, the leaders need to consider the people who pay the taxes and reiterated that current interest rates are artificial and that the Town has no idea what future needs will be.

Helen Kummer, 2 Beechwood Court: Ms. Kummer inquired about the meaning of "20% or 10% circulation" as indicated in the earlier presentation.

Stanley Sobieski, 26 Deepwood Drive: Mr. Sobieski inquired about the needs versus the wants of the project. He noted that the plan increases the Board of Education space from 23,000 to 25,000 square feet and again asked about what is really needed. He noted that there are a lot of retirees in the Town and stated that \$37 million is a lot of money, especially with so many people on fixed incomes. He stated that he is in favor of the additional parking and stated that the Town needs to be realistic, especially with

controlling costs with the Board of Education. He stated that it may not be the right time to have two gymnasiums and again urged the Town to consider what it truly needs.

Dana Havens read into the record comments from Steven Silvia, 45 Basswood Drive: Mr. Silvia stated that while he supports the program he finds the approach and utilization of the Town's limited resources appalling and he indicated that renovation of the Town Hall would require half the funds. He stated that the Town Hall can be repurposed and that there is no need to tear down the existing building.

Havital Miltz, 168 Nicholson Street: Ms. Miltz stated that she found it to be a huge conflict of interest that the architect is the doing the Town Hall needs study, as they are being paid a percentage of project cost rather than a flat fee. She requested to see the results of the study. She inquired about the current usage of two gyms and other program rooms and stated that she would like to be assured that there is a need for two gyms. Ms. Miltz stated that any decisions should wait until after the elections, as the Mayor and several Councilors are not running for reelection and should not make these decisions. She also reiterated a previous speaker's comments about the interest rates and Board of Education costs. She stated that the Councilors are not listening to what the public is saying regarding the costs of the project and stated that the needs study should be done by someone other than the architect.

Scott Greczkowski, 46 Miami Avenue: Mr. Greczkowski stated support for a new Town Hall but expressed concern for the budget and noted all of the new concerns with the building that were not mentioned during the last proposed renovation/referendum. He also expressed concern for the project staying on budget and asked who would be responsible if the project goes over budget.

Rose Lyons, 46 Elton Drive: Ms. Lyons stated that she is a retired resident who is trying to remain in her home for as long as possible, like many other residents. She stated that this will be more difficult going forward. She stated agreement with Karen Futoma's comments. Ms. Lyons stated that her concern of the last referendum was that the Community center costs will come at the expense of the Town Hall and stated that she is confused by the CIP schedule. She inquired about the need for a second gym and whether programs will be expanded in accordance with the second gym. Ms. Lyons stated that something needs to be done soon and inquired about the impact that the project will have on the day to day operations of the Town Hall, Library, Police, etc. She also asked to see the square footage associated with the plans. She urged the Town to come up with a plan that works within the \$29.5 million.

Mary Udice, 26 Dalewood Drive: Mrs. Udice thanked the Committee and architect for the presentations. She stated that she is worried about the project budget, yet she sees the need for a new building and to stop band-aiding the old one. She stated that our children and grandchildren will use the building for many years and she thanked Karen Futoma for her comments. She attested to the fact that Human Services uses the gyms at both the Town Hall and schools. Ms. Udice stated that as a Parks and Recreation Commissioner she can attest for the usage of the gym. She stated that she would rather spend \$37 million for a new building than \$44 to renovate. She urged the Town to move forward with a new building.

Cece Borjeson, 45 Glenview Drive: (Note – the first portion of the speaker's comments are not audible on the recording). Ms. Borjeson stated that the project should move forward while interest rates are low and noted that with inflation the plan could cost \$3 million more. She stated that the CIP budget was well explained and reiterated that the project should move forward while interest rates and construction costs are low. She indicated that while the Town's current population is aging, this building is also for the future generations. She thanked the Committee for its efforts.

Bill Demaio, Superintendent of Parks and Recreation: Mr. DeMaio stated that he is the Chairperson of the Commissions on Aging and Disabled and has been advocating for the Town's seniors for over 25 years. He stated that he cares a great deal about Newington. He noted that 34 years ago, there were problems with scheduling all of the programs in the gymnasium and stated that the problems are worse today. He stated that every available space in the Town is used day and night. He stated that the program space is needed and indicated that the Parks and Recreation Department has to rent space in the Congregational Church in order to run the P&R preschool program for children ages 3-5. He reiterated that the P&R Department has an excellent relationship with Dr. Collins and the school system but indicated that the school gyms are heavily used for school programs on a daily basis and are not always available for P&R usage. He indicated that NHS baseball, volleyball and basketball actually utilize the gym at Town Hall due to the heavy usage of the high school gym. Mr. DeMaio stated that the Town is unique in that it has a debt service fund set aside, thus the project can move forward without impacting

taxes. He stated that this is the time to lock in the lowest interest rates in history and move forward. He stated that the accessibility at Town Hall is currently lacking and stated that accessibility is very important for seniors moving forward. He urged residents to think about their children and grandchildren and the future generations that will use the facilities and stated that good services keep property values high.

Kathleen Clark, 50 Grandview Drive: Ms. Clark thanked Karen Futoma for her comments and stated that she would like to hear similar presentations from other departments regarding their needs. She expressed concerns that no outside experts have been brought in to assess the needs and urged the Town to consider worst case scenarios and soft costs. She stated that it will be important for future administrations to not repeat the mistakes of the past and to not let the building fall into disrepair again. She stated that she is concerned as a senior that she will not be able to continue to live in the Town and she inquired as to what would happen if the next referendum fails.

John Bachand, 56 Maple Hill Avenue: Mr. Bachand thanked the Mayor for the way he runs the meetings and allows the public to speak. He stated that there is a serious flaw in the proposed plans and stated that he is in favor of renovating the current building. He stated that the current location of town hall is ideal and as a contractor of over 30 years who has worked on several town buildings he is not in favor of tearing down the existing strong, solid building in order to make it happen. He stated that the current building is structurally sound and that the space needs do not mean that the building itself is not sound. He also cautioned against not having enough parking. He noted the small size of the Assessor's office and stated that while their space needs may not have changed, they have been short-changed from the beginning. He suggested closing the auditorium and using it as extra space. He stated that while the layout of the current Town Hall is terrible, the footprint should remain, reiterated that he is not in favor of the reconstruction plan. He asked what it would cost to renovate the building in its existing footprint. Mr. Bachand stated that it comes down to needs versus wants and stated that the residents need to understand what will need to be sacrificed in order to move forward with a new building.

Patty Foley, 51 Crown Ridge: Ms. Foley thanked the Council for holding another public hearing and asked the Council to schedule additional hearings in the future, as information has been added even since the last public hearing. She stated that she is a CPA and stated that the Library is not included in all of the budget figures that have been discussed. She noted that at the Council discussed including the Library in the project during its January 2015 goal setting session. She remarked that many bad decisions in the past caused the Town Hall to fall into disrepair.

Don Woods, 82 Ivy Lane: Mr. Woods spoke in favor of a new Town Hall, as a need, not a want. He noted the comments of Karen Futoma regarding the Human Services Department as well as Bill DeMaio of the Parks and Recreation Department. He stated that the needs have been discussed numerous times and remarked that there is a true need to move forward with the Town Hall and Community Center. He stated that people move in and out of towns based on facilities and programs that each town has to offer. He stated that the current Community Center is an embarrassment and stated that while people don't want to spend the money, the project needs to move forward and now is the time to do so.

Town Hall Renovations Committee Chair Alan Bongiovanni stated that about 20% of the current building is inefficient space such as hallways and stated that the new building will be much more space-efficient.

Mayor Woods thanked the public for coming out to speak and stated that while the project is moving forward there are no plans to hold a referendum prior to the November election. He stated that the Committee is working to refine the plans and remarked that the Council will need to come to a consensus to give direction to the Committee. He stated that there is no hidden agenda and noted that the Committee is bipartisan and made up of tax paying citizens. He noted that the project will not be built without the approval of the voters of the Town and reminded citizens that they may vote yes or no at the referendum. He stated that while the Council is listening, the final decision is up to the voters.

With no further speakers, the Public Hearing adjourned at 12:05 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

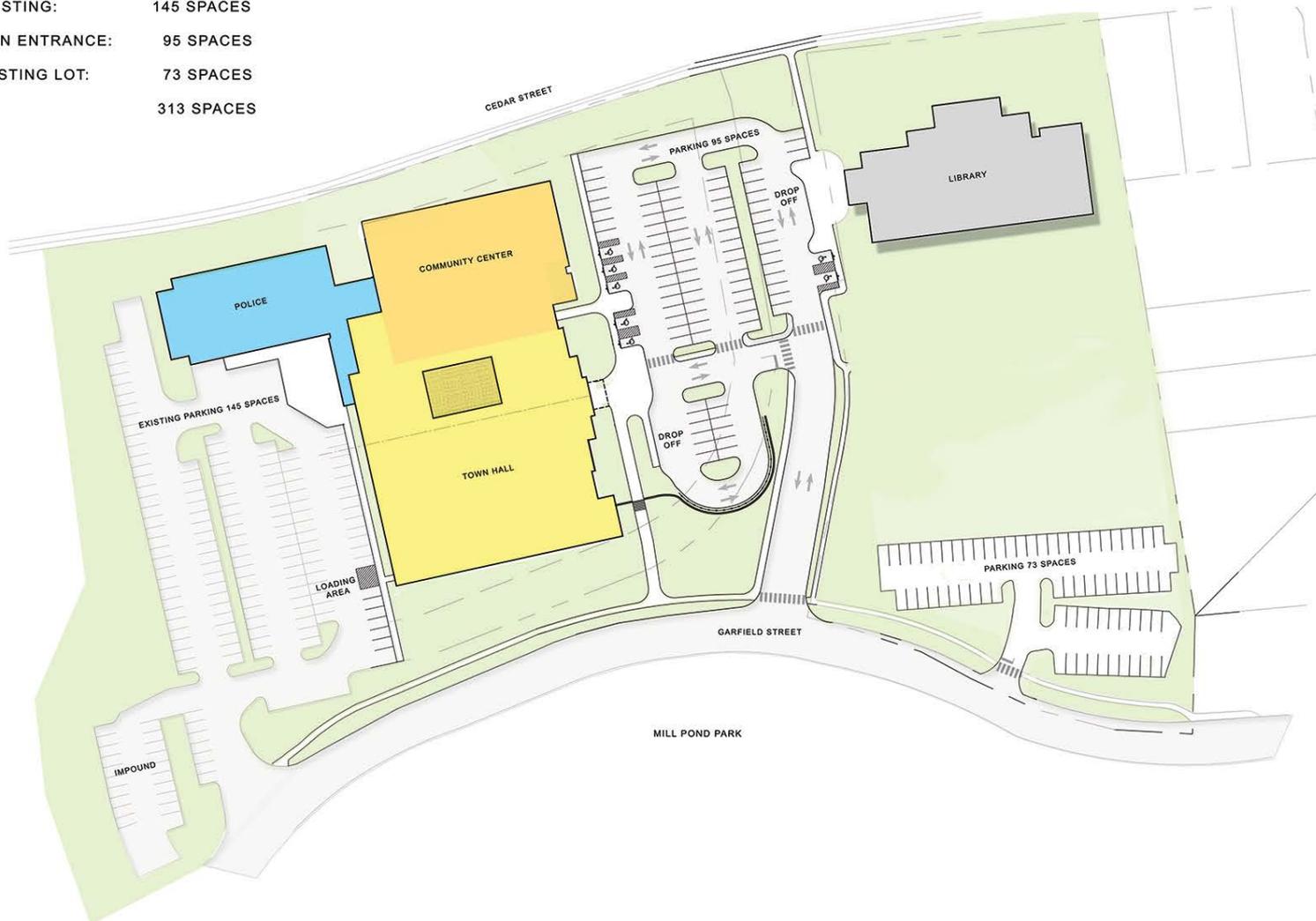


# EXISTING BUILDING - RENOVATION

# 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.

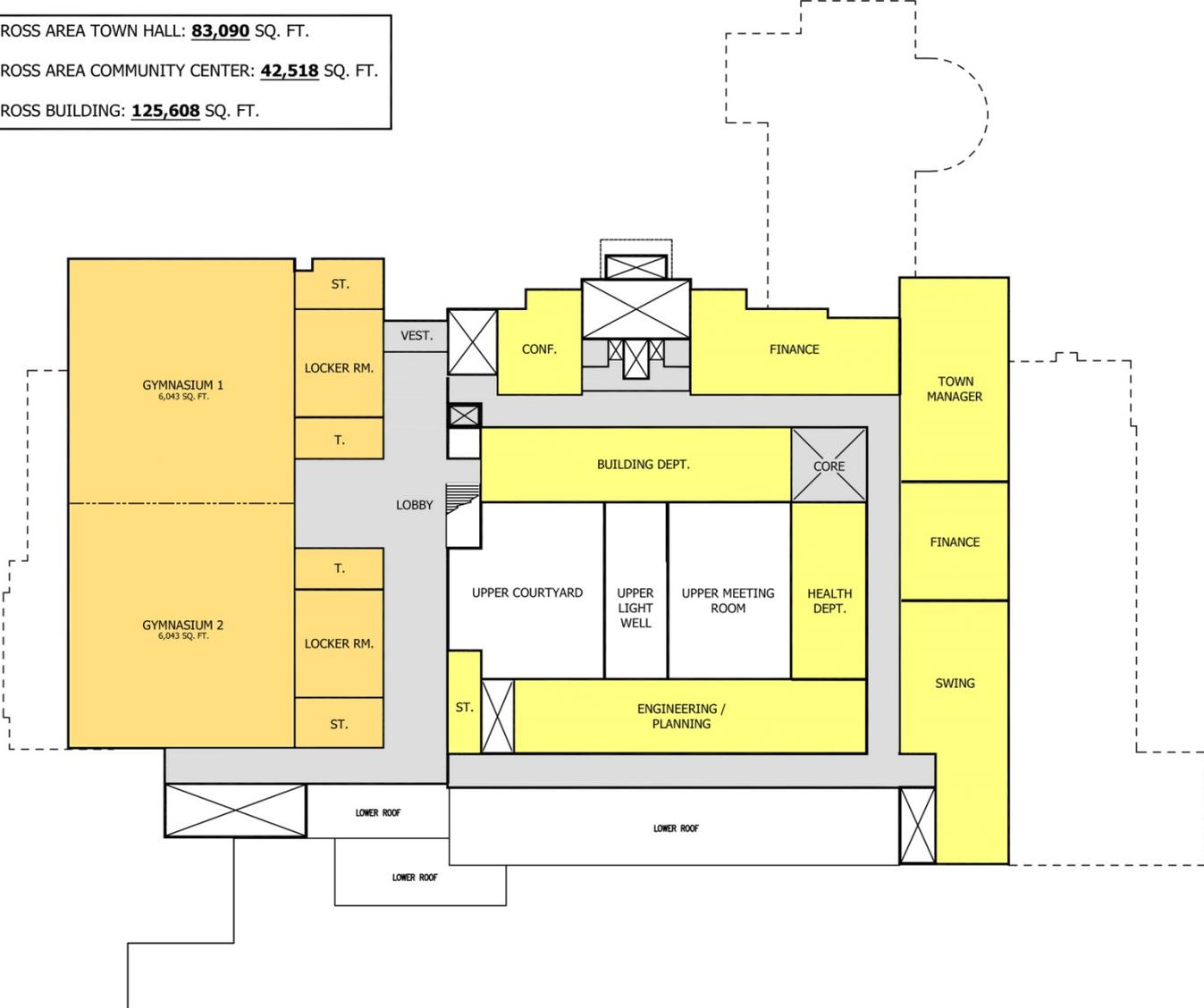
GROSS AREA COMMUNITY CENTER: **42,518** SQ. FT.

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.

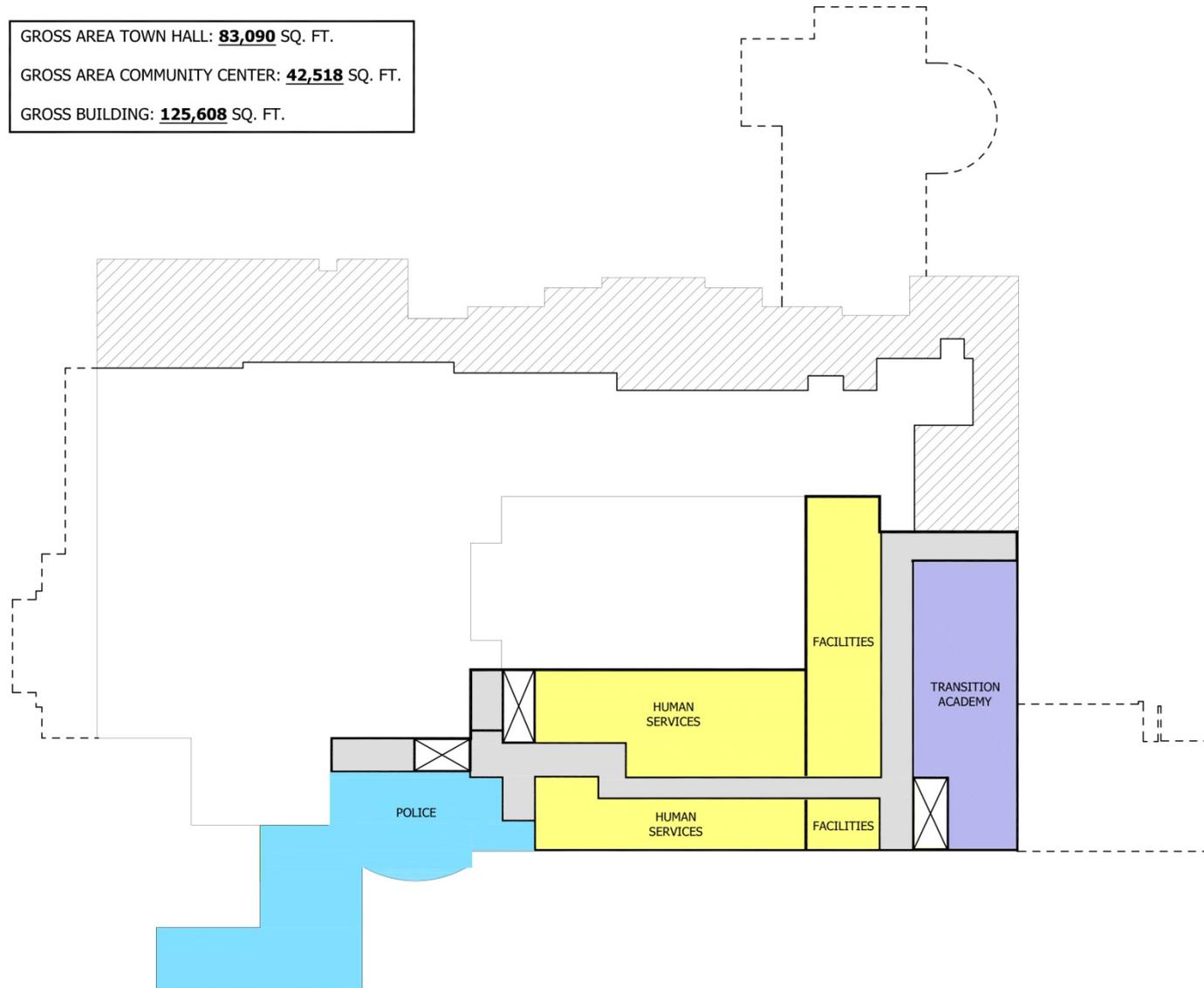


# Lower Level Floor Plan

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

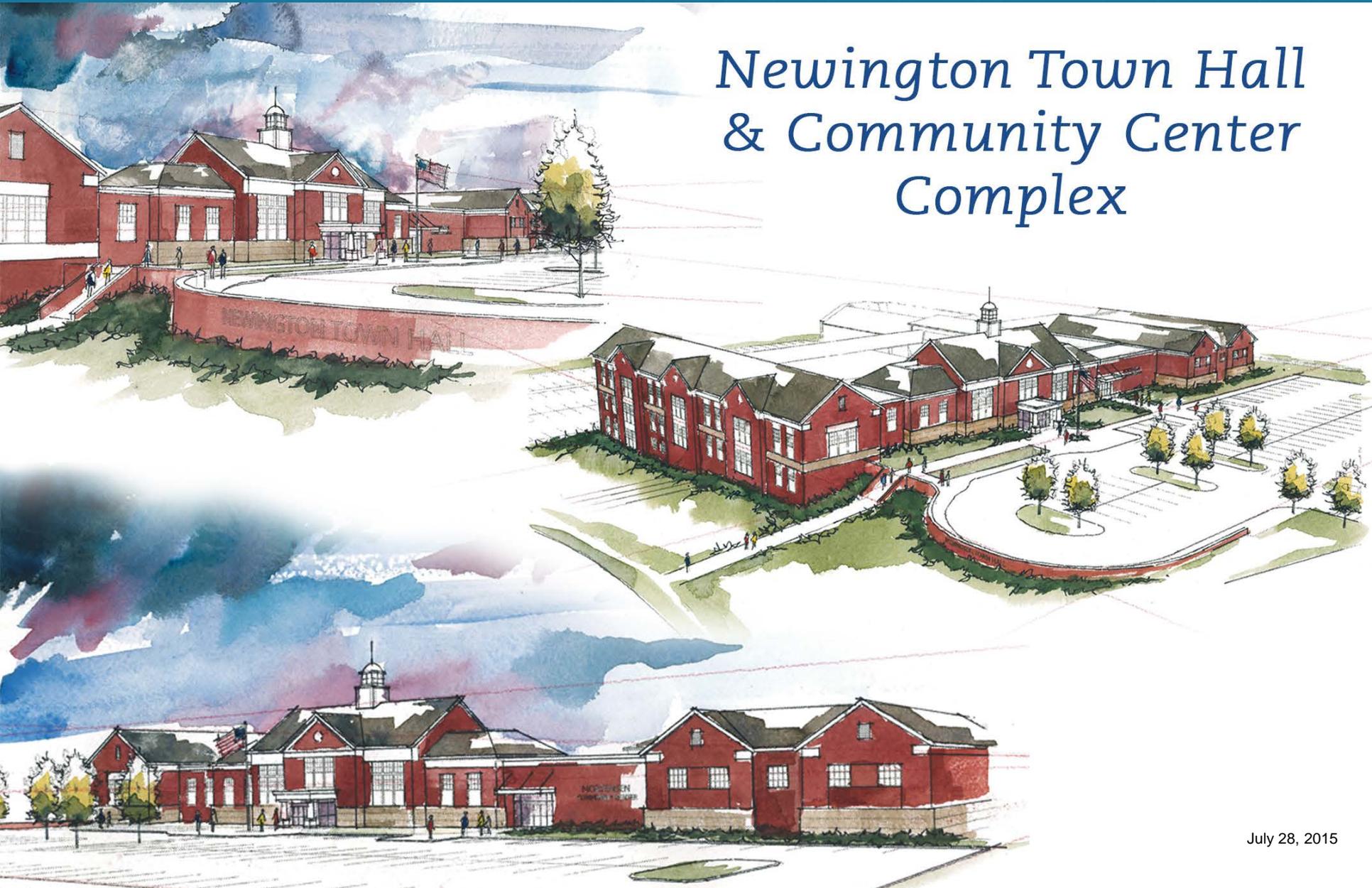
GROSS AREA COMMUNITY CENTER: **42,518** SQ. FT.

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



# Renovation

## Newington Town Hall & Community Center Complex





# NEW BUILDING

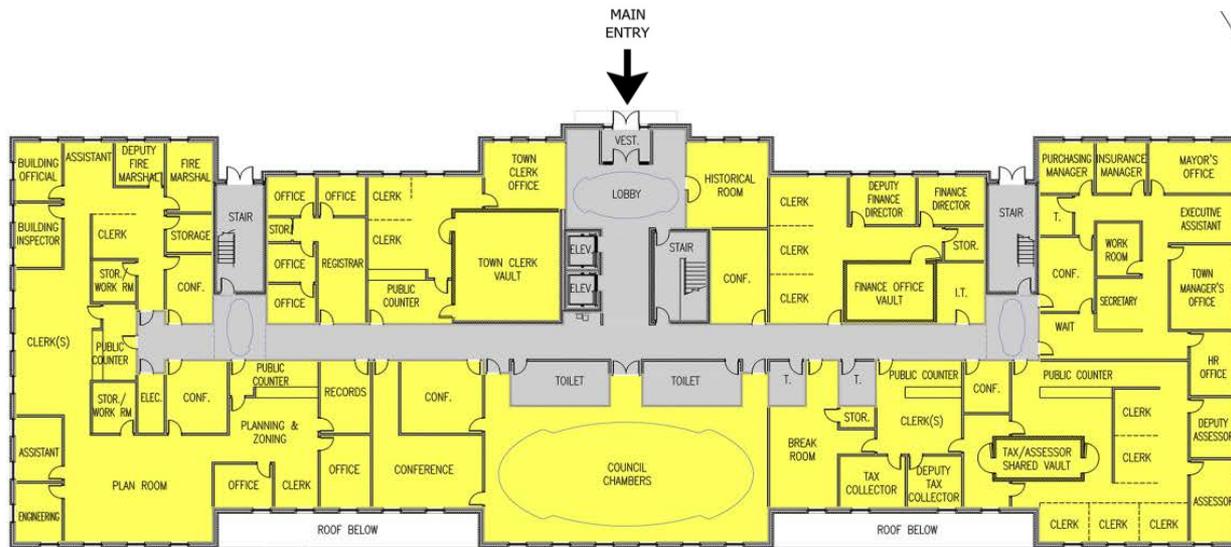
# New Building ~ Site Plan

## 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



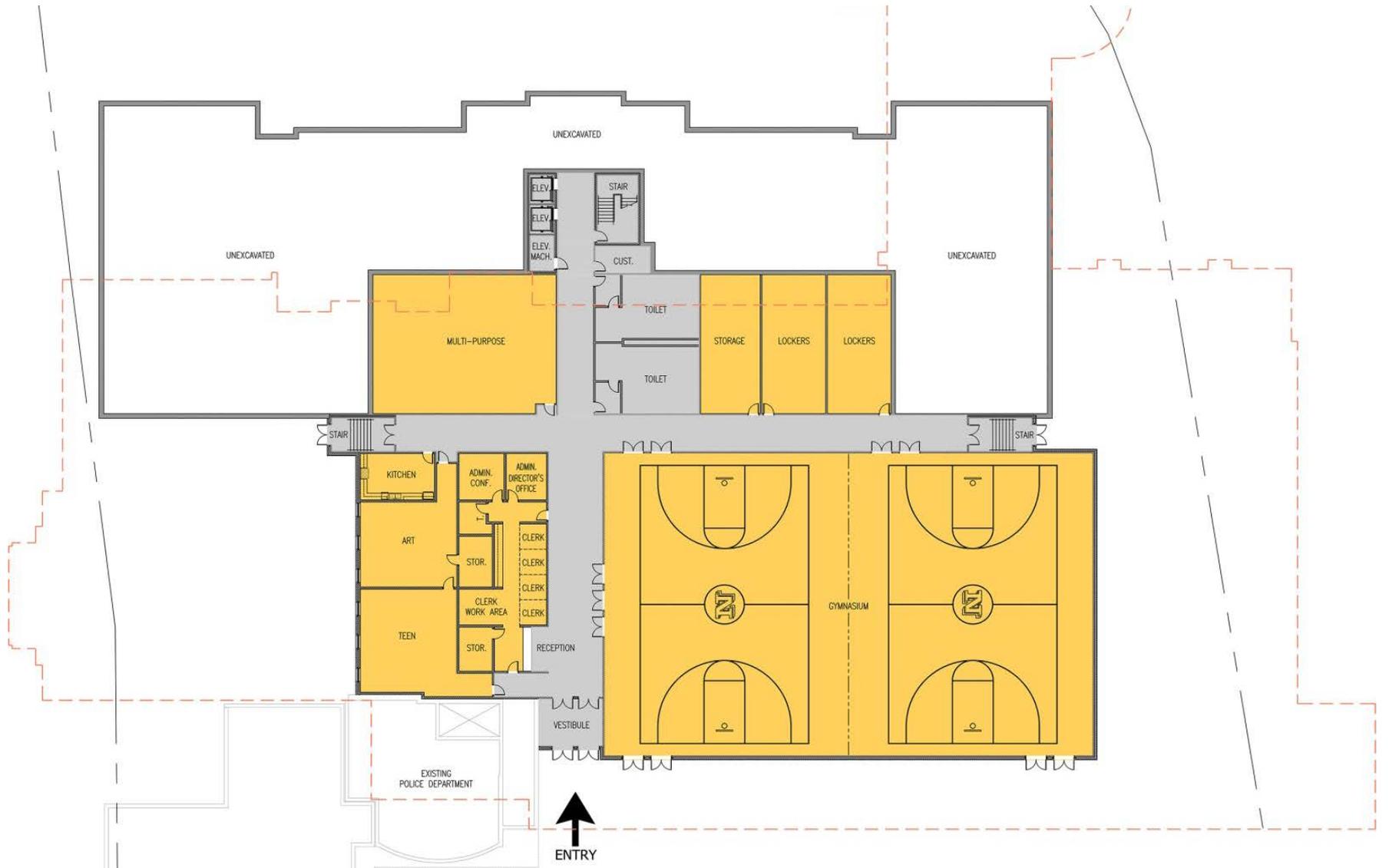
LOWER ROOF BELOW

GYM ROOF BELOW

# New Building - Lower Level



# New Building - Gymnasium Level

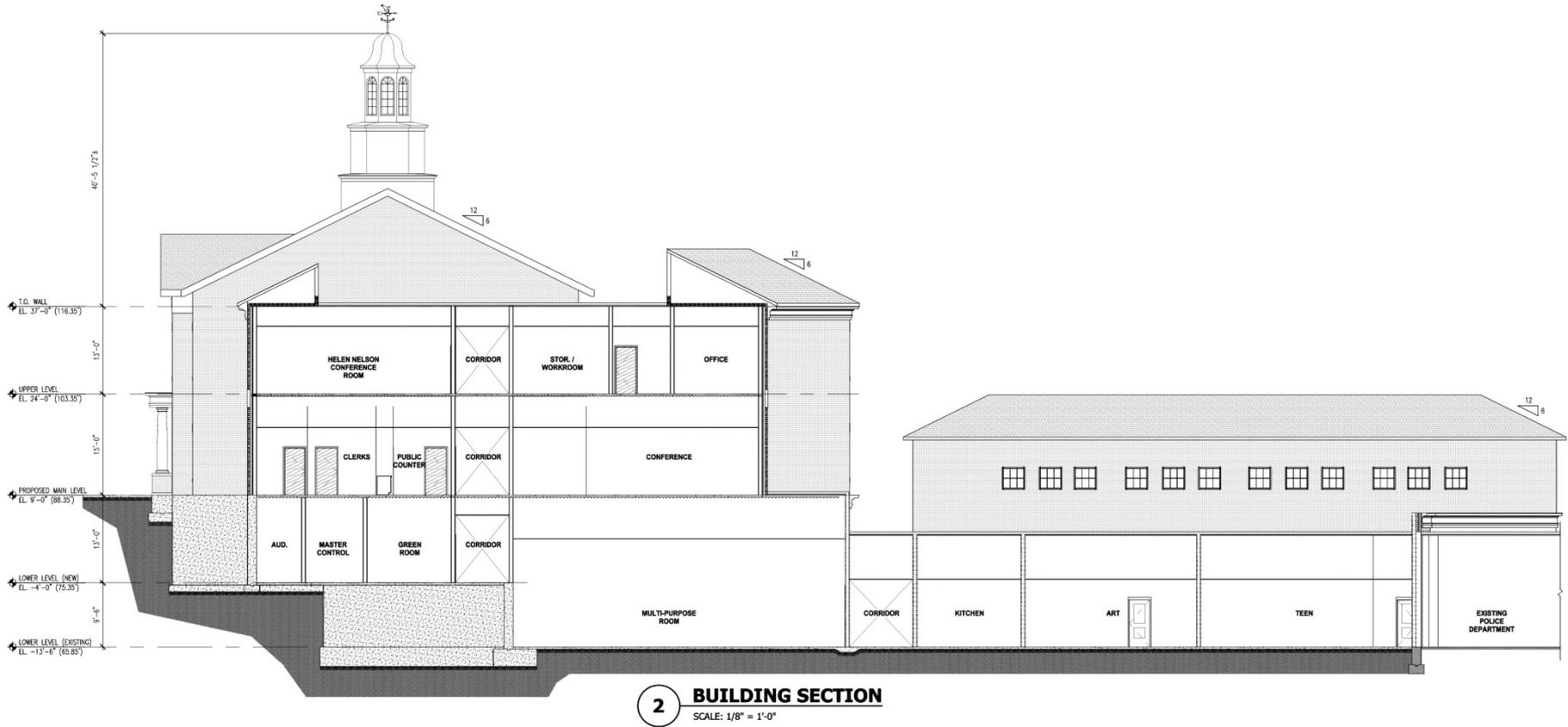


# New Building - East Elevation



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.**

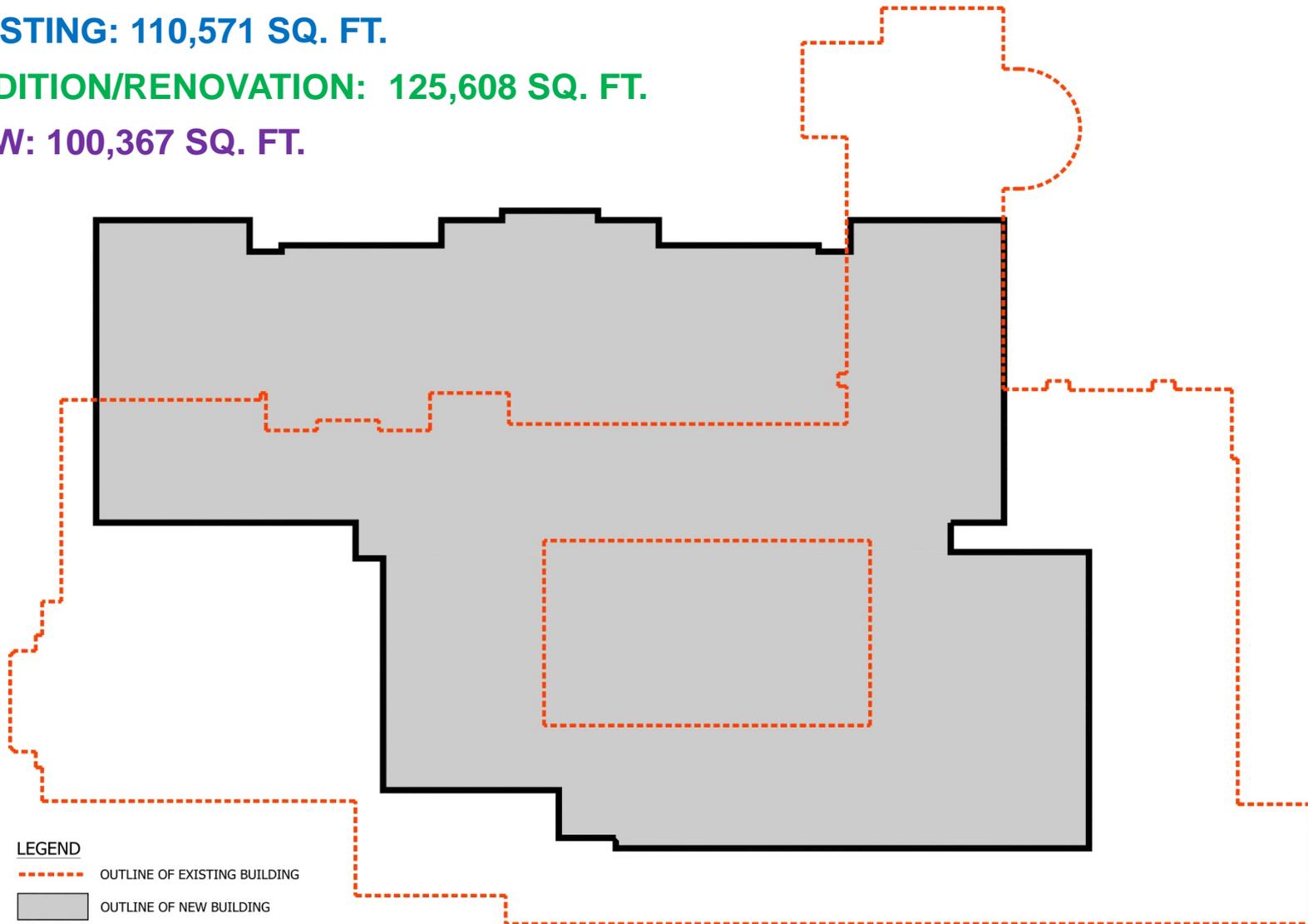


TABLE 7

NEWINGTON'S PROPOSED LONG-TERM DEBT SCHEDULE  
 ANNUAL DEBT SERVICE PAYMENTS ON EXISTING & PROPOSED SERIAL BONDS  
 (IN THOUSANDS)

Fiscal Year Ending June 30,	Existing Long-Term Debt	Town Hall/Community Center Renovations			Pool/Career Tech	Anna Reynolds	Total Debt Service	Net Change In Debt Service	Funding for Pay As You Go Projects Net of \$ 6,300	Total Outstanding Debt
		\$ 20,000 Issued 5/16 3.50%	\$ 5,500 Issued 5/17 4.00%	\$ 4,000 Issued 8/18 4.00%	\$ 4,803 Issued 8/20 4.00%	\$ 7,000 Issued 5/24 4.00%				
2015	1,677						1,677	4,623	7,295	
2016	1,228						1,228	(449)	26,255	
2017	1,192	1,700					2,892	1,664	29,720	
2018	1,151	1,665	495				3,311	419	27,420	
2019	786	1,630	484	80			2,980	(331)	29,450	
2020	760	1,595	473	356			3,184	204	27,285	
2021	731	1,560	462	348	96		3,197	13	29,938	
2022	708	1,525	451	340	427		3,451	254	27,558	
2023	680	1,490	440	332	418		3,359	(92)	25,193	
2024	652	1,455	429	324	408		3,268	(92)	29,843	
2025	189	1,420	418	316	399	630	3,372	104	27,592	
2026		1,385	407	308	389	616	3,105	(267)	25,527	
2027		1,350	396	300	379	602	3,027	(78)	23,462	
2028		1,315	385	292	370	588	2,950	(78)	21,397	
2029		1,280	374	284	360	574	2,872	(78)	19,332	
2030		1,245	363	276	351	560	2,795	(78)	17,267	
2031		1,210	352	268	341	546	2,717	(78)	15,202	
2032		1,175	341	260	331	532	2,639	(78)	13,136	
2033		1,140	330	252	322	518	2,562	(78)	11,071	
2034		1,105	319	244	312	504	2,484	(78)	9,006	
2035		1,070	308	236	303	490	2,407	(78)	6,941	
2036		1,035	297	228	293	476	2,329	(78)	4,876	
2037			286	220	283	462	1,251	(1,078)	3,811	
2038				212	274	448	934	(318)	3,020	
2039				204	264	434	902	(32)	2,230	
2040					255	420	675	(228)	1,640	
2041					245	406	651	(24)	1,050	
2042						392	392	(259)	700	
2043						378	378	(14)	350	
2044						364	364	(14)	-	
2045							-	(364)		
<b>TOTALS</b>	<b>9,753</b>	<b>27,350</b>	<b>7,810</b>	<b>5,680</b>	<b>6,820</b>	<b>9,940</b>	<b>67,353</b>	<b>(1,677)</b>		

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

Total Principal Payments	\$ 50,043
Total Interest Payments	\$ 17,310
Total Principal and Interest Payments	\$ 67,353

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

NEWINGTON'S PROPOSED LONG-TERM DEBT SCHEDULE  
FIRST TEN YEARS  
(in thousands)

Town Hall/Community Center Renovations @ \$37 million

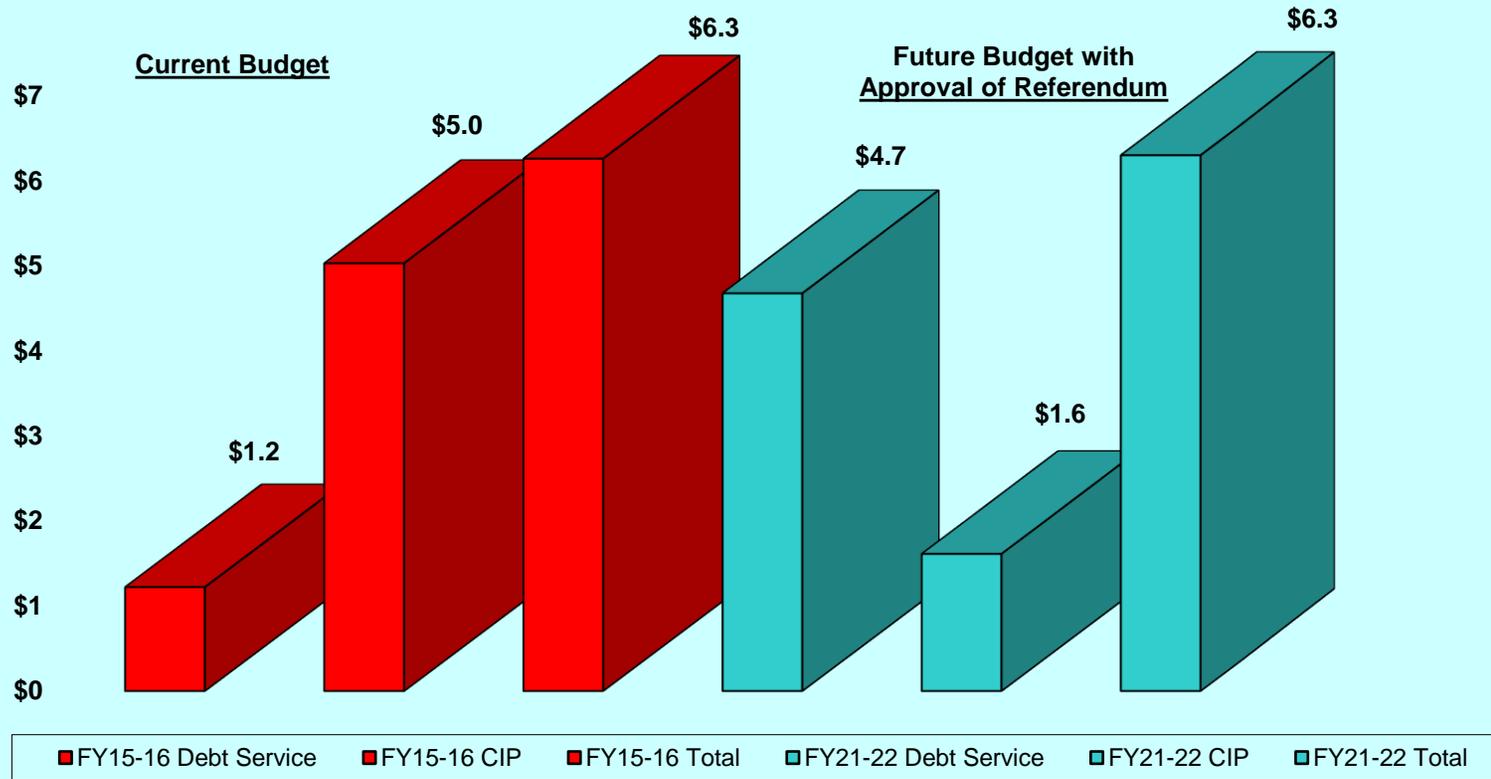
Fiscal Year Ending June 30,	Existing Debt	\$ 18,500	\$ 18,500	Total	Threshold	Pay As You Go	Outstanding Debt
		Issued 5/2016	Issued 5/2017				
2016	1,228			1,228	6,300	5,072	24,755
2017	1,192	1,573		2,764	6,300	3,536	41,295
2018	1,151	1,540	1,665	4,356	6,300	1,944	38,420
2019	786	1,508	1,628	3,922	6,300	2,378	35,875
2020	760	1,475	1,591	3,827	6,300	2,473	33,335
2021	731	1,443	1,554	3,728	6,300	2,572	30,810
2022	708	1,411	1,517	3,636	6,300	2,664	28,295
2023	680	1,378	1,480	3,538	6,300	2,762	25,795
2024	652	1,346	1,443	3,441	6,300	2,859	23,310
2025	189	1,314	1,406	2,908	6,300	3,392	21,275

NEWINGTON'S PROPOSED LONG-TERM DEBT SCHEDULE  
FIRST 10 YEARS  
(IN THOUSANDS)

Fiscal Year Ending June 30,	Existing Debt	<u>Town Hall Community</u>		<u>Future Projects</u>		Total	Threshold	Pay As You Go	Outstanding Debt
		\$ 18,500 Issued 5/2016	\$ 18,500 Issued 5/2017	\$ 6,000 Issued 8/2018	\$ 6,000 Issued 8/2020				
2016	1,228					1,228	6,300	5,072	24,755
2017	1,192	1,573				2,764	6,300	3,536	41,295
2018	1,151	1,540	1,665			4,356	6,300	1,944	38,420
2019	786	1,508	1,628	120		4,042	6,300	2,258	41,875
2020	760	1,475	1,591	534		4,361	6,300	1,939	39,035
2021	731	1,443	1,554	522	120	4,370	6,300	1,930	42,210
2022	708	1,411	1,517	510	534	4,680	6,300	1,620	39,095
2023	680	1,378	1,480	498	522	4,558	6,300	1,742	35,995
2024	652	1,346	1,443	486	510	4,437	6,300	1,863	32,910
2025	189	1,314	1,406	474	498	3,880	6,300	2,420	30,275

Projected Bonding Projects:	
Town Hall/Community Center Improvements	\$ 37,000
Future Projects	\$ 12,000
<b>Total</b>	<b>\$ 49,000</b>

**Total Debt & CIP Budget (in \$Millions)  
FY 15-16 vs. FY 21-22**



### FY 15-16 v. 21-22 Average Residential Tax Bill

