

TOWN COUNCIL  
**Town of Trumbull**  
CONNECTICUT  
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TOWN HALL  
Trumbull

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July 7, 2016  
MINUTES

CALL TO ORDER: VICE-Chairman Joseph Pifko called the regular meeting of the Town Council to order at 8:01 p.m. All present joined in a moment of silence and the Pledge of Allegiance.

The clerk called the roll and recorded it as follows:

|                 |                     |                       |                    |
|-----------------|---------------------|-----------------------|--------------------|
| <u>Present:</u> | Edna Colucci        | Joe Pifko             | Lisa Valenti       |
|                 | Donna Seidell       | Bill Mecca            | Mary Beth Thornton |
|                 | Dawn Cantafio       | Jack Testani          | Thomas Whitmoyer   |
|                 | Mark Block          | Tony Scinto           | Enrico Costantini  |
|                 | Richard Kascak, Jr. | Jason Marsh           | Michael London     |
|                 | Vincent DiMasi, Jr. | Ann Marie Evangelista |                    |

Absent: Lori Rosasco-Schwartz, Matt Caron, Carl Massaro, Jr., and Mark LeClair.

Also

Present: First Selectman Timothy Herbst, Director of Public Works John Marsilio, Finance Director Maria Pires, Chief of Staff Lynn Arnow, Director of Technology William Chin, BOE Facilities Director Mark Deming, Deputy Chief Glenn Byrnes, Town Attorney Barbara Schellenberg, BOE Business Manager Shawn O'Keefe, Trumbull Senior/Community Study and Building Committee members, Daniel Marconi and Janine Stouder.

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PUBLIC COMMENT: There were 3 people present to speak. (Public Comment Attached)

APPROVAL OF MINUTES:

Moved by Block, seconded by Testani to approve the Town Council June 6, 2016 regular meeting minutes as submitted. VOTE: Motion CARRIED 15-0-2 (ABSTENTIONS: DiMasi and Marsh)

Moved by Testani, seconded by London to approve the Town Council June 9, 2016 special meeting minutes as submitted. VOTE: Motion CARRIED 16-0-1 (ABSTENTION: DiMasi)

RECOGNITION: Vice-Chairman Pifko recognized and, on behalf of the Town Council, congratulated Finance Director, Maria Pires and the Finance Department Staff for their *Certificate of Achievement for Excellence in Financial Reporting* from the Government Finance

Officer's Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting. Its attainment represents a significant accomplishment by a government and its management.

First Selectman Herbst echoed the Council's accolades to the Finance Director and her department. It says a lot that, in Ms. Pires's 6.5-year tenure as Finance Director, the average annual tax increase has been 1.65%, \$40.8 million additional dollars have been invested in the pension fully funding the ARC for the first time in more than a generation and has seen an upgrade in Town's financial rating. Ms. Pires and her department have done an outstanding job.

First Selectman Herbst spoke to the 5-Year Plan and the selection of an architectural firm for the Community Center. The Capital Plan is required to be done by the Town on an annual basis. It is a plan to be approved, not funding for the projects. It is a blueprint which addresses the needs of municipal buildings, roadways and schools. The average age of the boilers at the schools is 59 years of age. There was a lack of energy efficiencies throughout and are in the process of implementing upgrades. They are taking the energy savings and applying them to capital projects. 40% of the roads have been paved over the last 6.5 years, but there are still a few roads to be addressed. The Town has to have this plan in place to be able to secure alternate sources of funding, such federal and state grants.

Selecting an architect for the Community Center is only the beginning of soliciting the community. System users, seniors, families and civic groups will guide the architect. There has been no capital project in Town in the last quarter of a century that did not have an architect in the beginning. This is how the process works. The Town is blessed with a great Building Committee. When the community feedback is solicited we have to make sure there is a professional in place. It is important to have a firm who has done this before. The recommended firm not only has done this before, but have worked with communities where the project was controversial. This is not the end it is only the beginning. The Town has been surveyed previously under the Hallaby administration and also more recently during the 18-month POCD process. The four key recommendations of the POCD was for a community center, a senior center, library upgrades as well as field upgrades. The Town has a good baseline. The 5-Year plan is not funding the projects. The hiring/funding of the architect has already been approved. The amount for the Community Center indicated in the 5-Year Plan can go up or down, it is not a fixed number. The plan allows for options of alternate funding such as grants. There is also the possibility of the center generating revenue. First Selectman Herbst looks forward to thoughtful and thorough dialogue between the community and the architect and is confident the Town will have a facility that is multigenerational which will serve the whole community and one that every resident can be proud of.

Moved by Costantini. Seconded by Block to take Item #7 out of order. VOTE: Motion CARRIED 16-0-1 (ABSTENTION: Mecca)

1. RESOLUTION TC26-71: Moved by Block, seconded by London  
BE IT RESOLVED, That \_\_\_\_\_ is hereby approved as the architect for the Trumbull Community Center project as recommended by the Trumbull Community Center Study and Building Committee.

Committee Report: The L&A Committee met on June 27, 2016 voted to amend and voted as amended unanimously.

Mr. Marconi Co-Chairman of the Building Committee explained they had solicited architects through the RFQ (Request for Qualifications) process. There were 12 responses. The Building Committee outlined a scoring grid and narrowed the list down to 4 firms. They gave each firm 45 minutes to present and an additional 15 minutes was reserved to interview each firm. After the recommended firm's presentation at this meeting there will be no question why this firm was chosen. This firm prides themselves on getting the community's knowledge of what is wanted through public hearings. The Building Committee went to 12-15 different centers, which was quite an education. The Building Committee needs professional help now. The Town is 96% developed and a specific site has not been chosen yet. The architect is needed in order to move forward.

Mr. Tom Acari of Quisenberry Acari Architects, LLC located in Farmington, CT presented a power point to the council. Mr. Acari explained their firm is a medium sized firm with 25 employees who specialize in Community/Senior Centers. They are small enough to afford the Town individual attention. There are two key elements:

1. Identify the needs and;
2. To find the location for the center.

This firm has done a number of community/senior centers, some were renovations and some were new construction. There will be two phases, the first will address the misinformation and will assess the current senior center, talk with the seniors, and the general populous. They will develop a plan that will recommend what programs the new center would have. They will develop from this information what size the center should be and where it would be located, and whether it would be a new facility or a renovation and a general estimate of the project cost.

The second phase for the architect would be focus groups and other community outreach interviews. This will allow for and will build support throughout the community. It is not unusual for a community to build a senior center only for it to grow into a community center, making it both builds support and engages the community. The senior populous uses the facility in the morning until 2:00 p.m. typically, youth services between 2:30 to 5:00 and other uses in the evening. Some of which can be produce revenue. Typically, it is a three-year cycle from the conception of the project to the ribbon cutting. The conception is the most difficult part of the project. His firm is LEED certified and works hand in hand with the Construction Manager J.R. Russo, LLC allowing them to know at all phases what the costs will be.

The key to the Town's project success is based on community vesting and community outreach. Mr. Acari's favorite part is going to the existing centers and taking classes alongside the users where he gets honest feedback and uses the same approach with the focus groups and also interviews the administrators. They have done 20 other centers and can cross reference the information. This type of project is his passion.

Mr. London noted that this resolution does not hire the architect the contract will come back to the council for approval. Mr. Marsh disagreed and stated the funding is in

place. Ms. Arnow stated the contract will not come back to the council. Ms. Pires indicated if this resolution is adopted they will go to contract with the firm.

The council discussed the following points:

Pool - Mr. Acari stated Groton had included a pool but it was removed from the budget, the project finished under budget but the community still did not fund the pool. Newtown has an aquatic center because they have a large swim program.

Renovation v. New Construction, needs to be identified and could reconsider reusing a building if on site

Trumbull Similar To- Mr. Acari stated Simsbury has been studying the same issues for 10 years and still kicking the can. They do not have the leadership to say what they will do, They are similar to Trumbull as they are landlocked. Branford also struggled and had an existing Senior Center. Trumbull's existing Senior Center is not in an ideal location

Moved by Costantini, seconded by London to amend by inserting the architect firm's name as follows: Quisenberry Acari Architects, LLC.

VOTE: Motion CARRIED 16-1 (AGAINST: Mecca)

Mr. Acari indicated there is not enough work in phase 1 to cost the full \$175,000.

Many of the concerns voiced by the residents via email to the council have been addressed by the architect. The architect explained referendums vary Town by Town and is based on the particular town's type of government. The architect will interview people and focus groups but they are not a professional survey firm. The council discussed that people had requested a professional survey, and most emails received were not in opposition to the concept.

Moved by London, seconded by Testani to call the vote:

VOTE: Motion FAILED 7-9 (AGAINST: Thornton, Cantafio, Whitmoyer, Mecca, Marsh, Valenti, Colucci Block and Evangelista)

The Council noted many people don't want the center, while many others do and some are still undecided. The architect will ascertain what the community wants. The process is not being rushed as it can take on average three years to get to the ribbon cutting. This will take time. The Vice-Chairman noted the next step would be to engage in contract negotiations with the architect. The architect will help the Town decide where the facility will be, how big it should be and what it will look like. That is the beginning not the end of the project. After which there will an open and frank discussion with the community. After this all takes place they will decide if the community center will be built.

VOTE: ADOPTED as amended 16-0-1 (ABSTENTION: Evangelista)

2. RESOLUTION TC26-60: Moved by Seidell, seconded by London  
BE IT RESOLVED, That the Five Year Capital Plan is hereby approved.

Moved by Costantini, seconded by Block to amend the Five Year Plan to include the BOE Five Year Plan. VOTE: Motion CARRIED 16-1 (AGAINST: London)

Committee Report: The Finance Committee met on June 28, 2016 and voted unanimously.

Mr. Deming explained the roof at Hillcrest Middle School was \$580,000 under budget, and will utilize some if not all of that to expedite the 5 Year Capital Plan municipal lease program to renovate all of the schools HVAC systems. This is a plan, the numbers included in the plan are place holders and are seeking approval of the projects in the plan not their funding. They have realized concrete savings with regard to energy and they are using those savings to purchase the new boilers at Madison with automated systems that have replaced the existing infrastructure. Mr. Deming confirmed there are no safety concerns contained in the plan that need to be addressed sooner. The average energy savings on operating costs is \$100,000.

Mr. Marsilio indicated to the Council that Clearwater is not the last glassphalt road. There are a few remaining. There is a place holder in this plan. They will come to the Council in November with the bond request. At that time the numbers will be tighter and additions and or subtractions can be made. After this plan is approved they can pursue alternate funding options that do not require bonding, such as LOTCIP, LOCIP, STEAP and Small Cities grants.

Mr. Marsilio explained the Health Department was renovated on the interior and is in need of a new roof. They audit all town buildings annually. They examine the skin to either patch or replace. This item can change with replacement as the worst case scenario.

Mr. London clarified the 5 Year Plan is more than a wish list and does not allocate any funding, it is to allow the Town to go for outside funding.

Mr. Marsilio explained the Engineering Department is responsible for design, and triage for projects. This is not a line item for only that one department, the detail of specific projects can be found on page 13 of the plan. Public Works also collaborates with the BOE.

The Council discussed the community center contained in this plan. Some felt it was premature to include in the plan and suggested removing it, while others noted that including it in the plan will allow for other potential funding sources. After further discussion frustration was expressed that the removal of the community center from the plan had not been discussed or vetted in committee and this has been a recent trend where the committee's work is being done on the council floor.

Mr. Marsilio explained the plan is a capital vision so all can see what is coming. The Town Hall Study is preliminary there are certain movements within the building to come before the more extensive study will be done.

VOTE: Motion ADOPTED as amended 15-2 (AGAINST: Mecca and Marsh)

Vice Chairman Pifko called a recess at 10:26 p.m.

Vice Chairman Pifko called the meeting back to order at 10:38 p.m.

3. RESOLUTION TC26-66: Moved by London, seconded by Block  
BE IT RESOLVED, That the First Selectman is hereby authorized to execute on behalf the Town of Trumbull a grant application and all necessary agreements and documents under the Local Transportation Capital Improvement Program administered by the State of Connecticut Department of Transportation to obtain financial assistance pursuant to Public Act 13-239 for the rehabilitation of Strobel Road.

Committee Report: The Finance Committee met on June 28, 2016 and voted unanimously.

VOTE: ADOPTED unanimously.

4. RESOLUTION TC26-67: Moved by Thornton, seconded by Costantini  
BE IT RESOLVED, That the First Selectman is hereby authorized to execute on behalf the Town of Trumbull a grant application and all necessary agreements and documents under the Local Transportation Capital Improvement Program administered by the State of Connecticut Department of Transportation to obtain financial assistance pursuant to Public Act 13-239 for the rehabilitation of Chestnut Hill Road.

Committee Report: The Finance Committee met on June 28, 2016 and voted unanimously.

VOTE: ADOPTED unanimously.

5. RESOLUTION TC26-68: Moved by DiMasi, seconded by London  
BE IT RESOLVED, That the First Selectman is hereby authorized to execute on behalf the Town of Trumbull a grant application and all necessary agreements and documents under Section 319 Nonpoint Source (NPS) Grant Program administered by the State of Connecticut Department of Energy & Environmental Protection to obtain financial assistance for the River Edge Restoration at Old Mine Park.

Committee Report: The Finance Committee met on June 28, 2016 and voted unanimously.

VOTE: ADOPTED unanimously.

6. RESOLUTION TC26-69: Moved by Kasack, seconded by Block  
BE IT RESOLVED, That the Town of Trumbull does hereby abandon its interest in and discontinue its public use of portions of Wahlburn Avenue effective September 1, 2016 and that First Selectman Timothy M. Herbst is authorized to execute all necessary agreements and documents to effect the same.

London recused himself at 10:47 p.m. the attorney representing the mall are a client of his.

Attorney Amy Suchens representing the Westfield Entities and owners of the properties surrounding Whalburn was present and explained this is the last of the properties. The Committee report accurately represents the scope of their request.

VOTE: ADOPTED unanimously.

Mr. London returned to the meeting at 10:50 p.m.

7. RESOLUTION TC26-70: Moved by Marsh, seconded by Whitmoyer  
BE IT RESOLVED, That the First Selectman is hereby authorized to sign a lease agreement between Tarpon Towers II, LLC and the Town of Trumbull for town-owned land off Jeffrey Place, more specifically designated by Lat. 41°- 15'-5.57", Long. - 73°- 11'-35.18".

Mr. Scinto recused himself at 10:51 he is employed by Verizon.

Committee Report: The L&A Committee met on June 27, 2016 and voted to amend and as amended unanimously.

Town Attorney Schellenberg was present. Town Attorney Vincent Marino was available by phone.

Town Attorney Schellenberg explained there was a previous appropriation of \$2.9 million approved on 12/17/2013 for the Trumbull Police Department radio system upgrade and enhancement (TC25-03) The resolution is attached to the lease. The Town has purchased the equipment and is in the process of deploying it. This is one of 8 locations. Tarpon approached the Town. This is a heavily wooded area on town property with access off Jeffrey Place. The ground lease site selection has been chosen to satisfy the needs of the police department's radio system and limit the impact to surrounding residences on Jeffrey Place, Eldor Lane and Hedgehog Circle. The proposed lease allows Tarpon for a one-year option to enter into a land lease for the subject area. In consideration of that option right Tarpon will pay the Town \$1,000. Once the option is exercised the lease will be for a 5-year period with a right to extend the term for six 5-year terms. The lease obligates the tenant to pay the Town a sum of \$1,850 per month which escalates annually by 2% on each annual anniversary except the tenant is obligated to fund costs of the Town to purchase and install any necessary communication equipment in exchange the rent will be abated by the sum of \$700 a month until the tenants' costs are recouped. In addition to the base rent the tenant is obligated to pay the Town additional rent, 10% of all gross rents received beginning with the second third-party lease it enters into. Attorney Marino was available by phone at this meeting.

Moved by Costantini, seconded by London to amend with the most recent draft of the lease inclusive of the additional rental collators' language. VOTE: Motion CARRIED unanimously.

Atty. Marino stated the language referencing the tenant has one rent before the second third party lease percentage is paid to the Town is included in 18-50 of the lease.

The Vice Chairman opened the public hearing at 11:00 p.m.

There was no one present to speak.

The Vice Chairman closed the public hearing at 11:01 p.m.

VOTE: ADOPTED unanimously.

There being no further business to discuss the Town Council upon motion made by Block, seconded by Evangelista to adjourn by unanimous consent at 11:02 p.m.

Respectfully Submitted,

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Margaret Mastroni, Town Council Clerk

## PUBLIC COMMENT

There were three people present to speak.

1. Beth Gilman of 13 Elaine Street thanked the council for their hours of service and stated there has not been sufficient research done on the Senior/Community Center to date to move forward on the decisions to be made on the matter at this meeting. More research is needed for the scope of the project, where the center would be placed and who it would serve. It is a wonderful concept but wants it to start right, 1,200 Newtown slowed the process down to do more research. Ms. Gilman would like this to slow down and reconsider and to start the project correctly.
2. Tony DAquila of 29 Valley View Road stated he had been told a more realistic cost for the center is \$10 million to \$15 million. The problem with the proposed center is whether the Town government has identified the needs of the senior citizens and the general town residents. Two surveys were done by the committee but they lacked meaningful data. There is not enough funding for the committee to do it the right way and does not blame the committee. The Town Council needs a clear understanding of the needs of the senior citizens and the residential population and proposed a third party independent firm prepare a professional survey. The estimated cost is \$5,000 for the firm. The cost of the mailing would be \$5,000-\$7,000. The question should be placed on the ballot but that is premature at this time. It is time the Town officials let the people be heard in an open and transparent dialogue on this matter.
3. Cindy Katske of 129 Meadowview Drive stated on Feb 1, 2016 a 5 Year Plan was approved which included \$500,000 for the design cost of the Senior/Community Center for calendar year 2016. On March 7<sup>th</sup> the amount was reduced and \$175,000 was bonded for the design. The new 5 Year Capital Plan also has \$500,000 for the design for calendar year 2017 and questioned if this is in addition to previous approved funding and if so questioned the rationale. If no rationale, please vote to reduce. The 5-Year plan narrative refers to the center as a senior center and would like to see this be consistent. The project is moving too fast an architect is being chosen without having a site or sufficient input from the residents. The Community Center could be an asset to the Town but not if it is not what the residents want. The Town Hall adjacencies feasibility study issue had been voted on March 7<sup>th</sup> and was included in the bonded amount, the new narrative says the design has been funded and question when that was done or is the feasibility study and the design the same thing, if so why is the language consistent. What are the results of the study and how do we know the project cost is \$950,000? Please ascertain the answers before approving the Capital Plan.

