

TOWN COUNCIL
Town of Trumbull
CONNECTICUT
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TOWN HALL
Trumbull

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MINUTES
SEPTEMBER 8, 2016

CALL TO ORDER: The Chair called the regular meeting of the Town Council to order at 8:02 p.m. All present joined in a moment of silence and the Pledge of Allegiance. The Chair asked all present to remember former Councilman Kristy Waizenegger who had recently passed away.

The clerk called the roll and recorded it as follows:

Present: Joe Pifko Lisa Valenti Lori Rosasco-Schwartz
Bill Mecca Matt Caron Dawn Cantafio
Jack Testani Carl Massaro, Jr. Mark Block
Tony Scinto Enrico Costantini Mark LeClair
Richard Kascak, Jr. Jason Marsh Michael London
Thomas Whitmoyer Edna Colucci, Donna Seidell
Mark LeClair

Absent: Vincent DiMasi, Jr., Ann Marie Evangelista and Mary Beth Thornton

Also

Present: Chief of Staff Lynn Arnow, Health Director Rhonda Capuano and Thomas Arcari of Quisenberry Acari Architects, LLC.

*The Chair reserves the right not to vote unless otherwise noted.

Moved by Block, seconded by Rosasco-Schwartz to approve the regular August meeting minutes as submitted. VOTE: Motion CARRIED 14-0-3 (ABSTENTION, Colucci, Whitmoyer and LeClair)

The Chair announced the Fall Festival to be held on September 9th and 10th followed by the Trumbull Arts Festival on Sunday, September 11th.

PUBLIC COMMENT: None

BUSINESS:

1. RESOLUTION TC26-79: Moved by Testani, seconded by London
BE IT RESOLVED, That a contract with the State of Connecticut Department of Public Health is hereby approved in the amount of \$3,318 pursuant to the Lead Poisoning

Prevention Financial Assistance to Local Health Departments for Lead Poisoning Prevention for the period of July 1, 2016 through June 30, 2017 and;
BE IT FURTHER RESOLVED, That First Selectman, Timothy M. Herbst is hereby authorized for this purpose to make, execute and approve on behalf of the Town of Trumbull, any and all contracts or amendments thereof with the State of Connecticut Department of Public Health.

Ms. Capuano explained this grant is from the Healthy Home Section and is not a competitive grant. Each municipality receives a portion based on their elevated blood levels (lead) in the community. Trumbull's funding has gone down which is a good thing. The number of children with elevated lead levels has decreased. The nurses monitor this and report the results. Education is also a component. The nurses monitor this closely which is one piece of this, another is to educate. Many people think this is an urban issue but it is really an older home issue. Trumbull has 9,000 homes that had been built before 1978 and many before 1950. Lead dust is poison, it breaks down over the years, just opening and closing windows over and over again creates the dust. They use door hangers to promote awareness and they go out into the preschool to teach proper hand washing which is 2-fold. The children will be able to eliminate the lead dust as well as be able to fight off germs during the cold and flu season. The money from the grants covers these activities. Ms. Capuano advised the council there were 5 children last year identified with elevated blood levels. Norwalk had 58 children.

VOTE: ADOPTED unanimously.

**Moved by London, seconded by Rosasco-Schwartz to pass as emergency legislation.

VOTE: Motion CARRIED unanimously.

DISCUSSION ITEM: Senior/Community Center Building Committee Update and Conversation with the Architect

Mr. Pifko, Co-Chairman of the Trumbull Community Center Study and Building Committee stated from the time that they had updated the council the committee has reviewed the architect's scope of work and are impressed. The architect is exactly what they were looking for and feels they made the right decision. The committee unanimously voted on this architect. The committee has worked diligently on setting the dates and times for the focus group meetings. The groups meeting include the Senior Center, Library, Parks & Rec, Police Fire and EMS, Board of Finance, Town Council and BOE. Everyone in Town was mailed a post card inviting them to the focus groups. The schedule of the focus groups can be found on the Town website, on the home page, under New and Announcements. With regard to the site the architect was given a list of Town owned properties. The architect will start from square one and will look at every site with fresh eyes. Where to put and what to build are the two most important decisions. Mr. Pifko asked the council to allow the architect to ask the questions at this meeting and for the council to answer and give input. The idea is to find out from the council's perspective what the community/senior center should be and what the community's needs are.

Tom Arcari of Quisenberry Acari Architects, LLC of 318 Main Street in Farmington, CT stated a contract has been executed a contract with town for phase 1 of the work, (programming, site selection and project support work). First the size of the building and the program needs to be established before a site is chosen. The committee has done a significant amount of work over the past eighteen months, the first thing his firm did was to go through all of that work. He read all of the committee minutes, looked at the work behind the survey, the focus group info and results held previously. They used this to see what the temperature of the community is. They now need to look at it with fresh eyes and try to get as much feedback from as many people in the community as possible, the vested tenant groups, and the key programming groups. The process has already begun. The internal meetings will be with the Senior Center staff, Parks and Recreation, BOF, BOE, Town Council and Public Safety and EMS. He will go to the center, use the center and find out how it works, what it is like and what the patrons think of the center. He has begun this portion and has already discovered many things, such as the exercise class cannot hear the instructor. It is very important to have the conversation with the patrons of the center to determine their wants and needs.

Mr. Acari distributed the attached Program Summary and reviewed it with the council. This summary will serve as the anchor, the first line drawn in the sand. This line will move as they receive more feedback.

The architect stated he would like to know what the council would like in the center and asked that the dialogue be limited to that as opposed to a debate over whether there is a need.

The following is the discussion between the architect and the Town Council and BOF members present at this meeting:

Mr. London stated he has had communication with approximately a dozen people to date:

- The number one request - a swimming pool.
- The number two request - the center not be located in any of the parks.
- Other requests - pottery studio, dance fitness room, and an activity room for lectures and/or demonstrations.

Mr. Acari suggested at the very least as a community to consider the pool for impact of future planning and the site.

Mr. Marsh stated:

- The younger demographics want the center to be open to the whole community at all hours.

Mr. Acari stated a true community center would have programs all day for the community as a whole and its strength would be multigenerational programming. Seniors at the center are comfortable with that concept, not necessarily all of them but many are.

Mr. Block stated:

- Many residents would be more embracing of a true community center servicing the whole population of the Town.
- Had not heard the seniors say they want the center strictly for them.
- Keeps hearing the word senior needs to be removed.

Mr. Acari stated as the project grows and matures it may need to be referred to as the Community Center.

Mr. Mecca referenced letters sent to the whole council:

- There are wishes for a swim facility for the Pisces team and THS.
- Parks and Rec rely on school for their programming and often cannot service them adequately.
- There are space conflicts.
- The travel team cost has increased \$200.

Mr. Arcari stated that is a question of balance that would need to be considered.

Mr. Testani stated:

- The Town has explored a pool previously. The cost was \$8-11 million just for the pool without the building.

Mr. Acari stated Groton had explored the pool for their community and it was cut from the project, Newtown has included the pool and in fact will be a strong aquatic facility. A pool is a commitment for a community. What is the right pool is the question? If it makes sense to explore a pool a lot more information as a community will be needed to know if it is appropriate. It will have a significant cost impact to the project.

Mr. Testani added:

- Many centers are going to educational programming.

Mr. Acari stated that Social Service is currently located at the center, as well as nursing and computer classrooms. The key is the center to be flexible and to be able to serve many groups. The number of activity classrooms is still to be determined. The community as a whole has a need for additional meeting space the question is how the center can take some of the overflow demand for meeting rooms.

Ms. Hammers, Chairman of the BOF stated:

- She has heard some of the same feedback expressed at this meeting such as the center being a community center as opposed a senior center.
- There is a lack of meeting space.
- The youth/ theatre group need a practice area.
- How the need for a recreational pool v an athletic pool could be reconciled, has this ever been reconciled?

Mr. Acari stated that is a good question and sometimes you have to look at the community as a whole to see if there is a private pool available already such as a YMCA pool. If the community were to build a competition pool the community

would already have a recreation pool available to them. Building two pools would have a significant cost.

Mr. Zimov of the BOF stated:

- The up-front cost is a concern.
- The ongoing cost of the pool is also a concern. Is there a cost difference between a recreational and a competition pool?

Mr. Acari stated the upfront cost is high. Maintenance costs can be projected, they build to be as energy efficient as possible, and do try to build to LEED standards as the community is willing to commit to budget.

Mr. Caron stated:

- Parking has been issue relayed to him.

Mr. Acari stated they will determine the potential of the buildings' occupancy, the number of parking spaces will be identified and what is appropriate. They will also try not to over park the site. They will try to limit the impervious surfaces by creating parking with pervious pavement. If that is not financially viable they will try to create reserve parking area on the site for the future.

Mr. Pifko, Co-Chairman of the Community Center Study and Building Committee stated:

- The word senior is no longer included in the committee's name. It is his vision to see a center with no time constraints for any particular use. He would like to see the center be used by seniors doing their taxes, at the same time moms are taking a Pilates class and children are attending story time. The center will be used by everyone all day long.

Mr. Acari agreed that is a good vision.

Mr. Scinto stated:

- The pool had been looked at many years ago, the cost to run a pool is approximately \$1 million per year.

Mr. Arcari stated pools are not always a winner financially, this will be a decision as a community.

Mr. Acari noted for Mr. Marsh the current center's kitchen is not the heart of the center, there is a subsidized luncheon brought in, it recently was upgraded and the quality of the food is better now. The kitchen is a warming kitchen. Mr. Acari recommends a full service kitchen especially because it is considered a shelter

Mr. Block stated:

- Would like to see a center that would fit into the site and it should have the New England flavor, not be box-like. Mr. London added that it should not look institutional.

Mr. Acari stated the goal is have focus group. Go to the conceptual design and then back to the focus groups with the concept.

Mr. Whitmoyer suggested;

- A comparison of what is at the current center v. what is on the list distributed at this meeting.

Mr. Acari stated they are in the process of getting the plans for the current senior center but that has proved to be difficult. Mr. Whitmoyer stated that it would not be prudent to duplicate what may already exist in town, (i.e. a stage/and facility that would fit 400-500 people). Mr. Acari agreed and explained the focus groups will help with that, they do not want to duplicate services and also do not want to compete with any local or private business, (i.e. YMCA). Mr. Acari also stated the size of the gym still needs to be determined. The summer camps do need rainy day relief locations. He has not been to the THS gym to date.

The Chair stated:

- The committee and the survey showed the desire for pickle ball which would be done in the gymnasium, presumably.
- It has been discussed the community center would serve as a minimum level shelter and requested it be designed as such.
- The high school serves as the Town's shelter and a point of distribution for the region in an emergency.
- There should be a communication system from room to room and to be able to communicate directly with Police, EMS & Fire.
- WIFI should be included.
- A quality state of the art meeting room to serve government function is needed. This can be at the bottom of the list but should be considered.

Mr. Arcari stated they will be talking to EMS regarding the shelter status. Currently, the existing center does not qualify as a shelter even though it is acting as one. There will be a generator and whether that would be a standby generator or not would need to be discussed.

Ms. Seidell suggested:

- Handicap accessibility and noted the current center is difficult to navigate.
- Parking will be key.

Mr. Arcari stated the building will be one floor, if it is a new building and will have to have a site to accommodate. The building will be fully accessible.

Mr. Marsh indicated:

- He would like the question of need for such a center be considered and discussed at the focus groups.

Mr. Arcari stated he is open to that discussion but would not want it to monopolize the discussion as it is a topic that can be acrimonious. The discussion of whether or not there is a need should be at the end of the focus group discussion. The goal is to find out what the community would like to see in the center. He believes it does exceed the 50/50 line as being in favor of the center.

Ms. Valenti stated:

- There is a need for a pool.
- The town needs a shelter.
- The center could be an income generator and could potentially be an enterprise account. There will be start-up costs involved.
- Her vision is that it would be a multigenerational center.
- Has some concerns with the parking but that is down the road and depends on the location.
- The current center is not conducive to seniors.
- The list distributed at this meeting appears to combine the health dept, social services and parks and recreation, maybe the top level would be for the departments.

Mr. Arcari responded to the Chair explaining they do lifecycle cost analysis as they get further into the project and try to estimate the operational costs.

The Chair stated if the firm does not do the cost analysis they could get some other people involved to do so. The focus groups to come are intended to solicit what people want to see in the center, not whether they want it or not. The architect is a designer and planner - not the decision maker. Mr. Arcari stated there will be multiple opportunities where people will be able to speak. The Chair stated any additional funding will be before the BoF and the Town Council. Mr. Arcari added that the project will also go before P&Z.

Mr. Arcari stated the prevailing thought is that there is a need for a new community center in Town and if they build a new center the questions will arise with what happens to the facility at Priscilla Place. This is something the community needs to start thinking about. Other communities have sold their previous centers. Other have abandoned them and had it developed as a neighborhood. The Chair noted this was a fair point but is secondary to the planning of the Center.

Ms. Cantafio:

- Requested a summary be provided to other focus groups so that the discussions are not duplicated.
- In the past the size of the lot was estimated as 2 acres with a 20,000 sf building, she is not sure if that is realistic.
- Room for expansion be looked at.
- Requested the list for the dates of the other focus groups.
- Have the realtor groups as part of a focus group as well as the athletic groups, PTA and PTA council be invited to the focus group meetings.

Mr. Acari stated there is a focus group meeting with the community groups, he is not sure if the realtor group had been asked but it is certainly not a bad idea. They have not scheduled with the athletic groups or Pisces because there is still a question as to whether there will be a pool or not. That will be a valuable group to meet with in the future. The reality is there will be duplication of the questions and it is good to hear them again and again sometimes the answer changes as we

get more informed. The next meeting there will be images of spaces, so after each meeting there are additions to the content of the meeting. Parking expansion will be considered when looking at sites.

Mr. Pifko concluded with:

- Glastonbury uses their large meeting room for weddings and are booked years in advance. The town does use it as a source of revenue.
- The presentation of the Glastonbury building is very attractive and reflects their community.
- The Trumbull Community Center needs to have the Trumbull New England look as outlined in the POCD.
- The Center needs a coffee shop, this has been discussed and asked for repeatedly.
- Mr. Pifko thanked the council for their input at this meeting and this meeting included a lot of positive input.

Mr. Testani asked for update on the focus group meetings at the Town Council October meeting. The Chair stated this will be the topic for months to come and the council will be continually updated.

There being no further business to discuss and upon motion made by London, seconded by Block the Trumbull Town Council adjourned by unanimous consent at 9:41 p.m.

Respectfully submitted,

Margaret D. Mastroni, Town Council Clerk



Program Summary

September 1, 2016

<u>Page</u>	<u>Building Program Space</u>	<u>Associated Net Area</u>
1	ENTRY VESTIBULE	
2	LOBBY 300 sf	
3	HCT ROOMS & COAT SERVICES	
4	COMMUNITY INFORMATION CENTER	
4	CAFÉ	
5	GALLERY	
5	HEALTH SCREENING	
6	SENIOR RETAIL DISPLAY AREA	
6	SALON	
7	COMMUNITY/SENIOR CENTER ADMINISTRATIVE OFFICES	
9	SOCIAL SERVICES ADMINISTRATIVE OFFICE	
10	COMMUNITY FOOD PANTRY	
11	GAME ROOMS / BILLIARDS (2)	
12	ACTIVITY / COMPUTER CLASSROOMS (3)	
13	LIBRARY / ACTIVITY SPACE / SOFT CLASSROOM	
13	MUSIC / CHORAL / PRACTICE ROOM	
14	ARTS & CRAFTS	
15	WEIGHT / CARDIO ROOM	
16	FITNESS / DANCE ROOM	
17	GYMNASIUM	
17	CHANGING ROOMS / LOCKERS	
18	MULTI-PURPOSE ROOM	
19	KITCHEN	
19	TOILET ROOMS	
20	ELECTRIC ROOMS	
20	MECHANICAL ROOM	
20	WATER / SPRINKLER ROOM	
20	EMERGENCY GENERATOR	
20	CIRCULATION	

Sub-Total of Net Space Needs

Net to gross Calculation

x 1.25

Total Gross Space Needs