

**Community School Purchase Committee
Organizational Meeting
Approved Minutes
Monday, May 11, 2015 at 6:30 p.m.**

The Community School Purchase Committee meeting was called to order by Mayor Robert Chatfield at 6:30 p.m. at Community School.

Members Present: Shirley Sabo, Marie DeLage, Frederick Harkins, Richard Mortensen, John Geary Jr., William Sereduck and Christopher Mariotti

Members Absent: Robert Hiscox and John Altson

Pledge

The Mayor, as Justice of the Peace, swore in Shirley Sabo , Chris Mariotti, Marie DeLage.

Others Present: Mayor Robert J. Chatfield, Tom Galvin, Town Council Chairman and Stan Pilat, Town Council Member. T. Galvin and S. Pilat were both also on the building committee.

T. Galvin thanked everyone for stepping forward and spending time on this project extending the useful life of Community School. T. Galvin submitted a list to the committee members on ideas he has for the potential use of the building.

Opening Remarks by the Mayor: The Mayor asked the committee members to briefly introduce themselves.

The Mayor stated that it is the policy of his administration to purchase any property that becomes available. He mentioned past examples such as the Library, Community School, the Prospect Grange, the parking lot on the right hand side of the Grange etc. He wants to see this building stay in the Town of Prospects hands. The Board of Education has already obtained an appraisal. The Town needs to also have an appraisal done on the property. The Mayor thanked the committee members for serving. He also mentioned meeting downstairs at the next meeting and to tour the school.

Election of Chairman: The Mayor stated that F. Harkins volunteered as Chairman of this Committee. Motion made by M. DeLage, seconded by R. Mortensen to nominate F. Harkins for Chairman. Motion passed unanimously.

Election of Vice Chairman: Motion made by M. DeLage, seconded by J. Geary to nominate W. Sereduck as Vice Chairman. Motion passed unanimously.

Meeting Dates: The Committee discussed and came to a decision that Tuesdays are best for meeting dates. They will meet every other Tuesday with the understanding there may be Special Meetings in between if necessary. The next scheduled meeting will be Tuesday, May 26th, 2015 at 6:30 p.m.

Motion to operate under Roberts Rules of Order: Motion made by W. Sereduk, seconded by J. Geary. Motion passed unanimously.

Charge by the Mayor: The Mayor handed out a form entitled "Charge by Mayor Robert J. Chatfield", see Schedule "A" attached. The Mayor also handed out a map of the building (see Schedule "B" attached) and the title search. The Committee and the Mayor discussed the items on Schedule "A" that need to be addressed and/or reviewed and taken into account when determining an appropriate price to offer for the building. The Mayor also mentioned asking the Town Council to tour the building after the final report is submitted to them. The Mayor feels that Bill Stowell, the previous Superintendent, should also attend a meeting. He was here when new construction was going on and is still working for the region part time. The Mayor feels the possibilities for uses of this building are endless. The Mayor and the Committee questioned how the building will be deactivated, maintained and winterized during this process. They also discussed having the portable buildings removed from the property as they won't be utilized if the Town purchases the building and they could be a liability in the future. The Mayor informed the Committee that Pam Mangini would be the point of contact at the Region 16 office. M. DeLage asked the Mayor if the building has its own septic system or if it is shared with other properties. The Mayor informed her that it is separate. The Mayor mentioned installing a generator at the building because then it could be used as a shelter since there is a sprinkler system. Anything the town wants to do to the building would be added into the bond. W. Sereduck asked about possibly putting a survey in the Prospect Pages just to get ideas on what the Town would like to use this property and building for. The Committee agreed that may be a good idea. The Mayor excused himself from the meeting.

Discussion: F. Harkins stated that he would like to take a tour of the building since it has been such a long time since he has seen it. The Committee discussed the potential uses for the building. They mentioned possibly using it as a parks and recreation building and moving Chris Moffo's office, the Director of Parks and Recreation, to the building. The building already has a gymnasium. W. Sereduck stated that we need to prioritize what needs to be done to the building. Marie D. also mentioned that when Region 16 vacates the property they are still liable to maintain the property until it is sold. The Committee discussed that there is no line item in the new Region 16 budget for Community School. S. Pilat stated that the Superintendent would like to sell the property as soon as possible. The Committee also asked where the assets in the building will go. The Committee should make a list of what they would like to keep and what they could use for the future use of the building. J. Geary stated he is concerned with the shape of the roof. They also discussed that the Fire Department bond should be paid off soon so the Town shouldn't have a problem obtaining a new bond to purchase this property and it won't affect the Town's bottom line. R. Mortensen mentioned the Town Council and the Mayor moving monies around for this Committee for any expenses incurred. W. Sereduck asked S. Pilat what the Town Council's consensus was on the Town purchasing this building. S. Pilat responded that this was discussed a few years ago and the Town Council wants the building for the Town. M. DeLage feels that it is important for the Committee to know that they have access to the Town Attorney if and when needed with any legal questions. The Committee discussed potential uses for the building. S. Sabo feels that it should be something that brings the community together.

Action List for Committee for next meeting:

1. Everyone should review title search and map (See Schedule "B") submitted by the Mayor.
2. B. Sereduck will get final date on the Fire Dept. Bond, he will look into obtaining a copy of the Equalization Assets document and will look into the status and shape of the septic system on the

property. He will also contact Pam Mangini at the region to get as much information on the cost to run the building for the last year and the status of the septic system.

3. R. Mortensen will look into the cost of installing a generator and also a list of what the Emergency Management Committee has stored all over town. He is hoping to have storage in one general location.
4. F. Harkins will contact B. Stowell and invite him to the next meeting. He will also ask him about the report sent to the State Dept. of Education for defects in the building to get the grant for the new school, the construction documents when building was updated for codes, a copy of the Asbestos Abatement Report, and the status of the oil tanks. F. Harkins will also talk to the Town Council regarding a budget for this Committee as well as if we have access to the Town Attorney.
5. M. DeLage will contact our State Representative to see if there is a precedent for a Town purchasing a property from a region.
6. J. Geary will look into cost and process to remove temporary buildings.
7. J. Geary and C. Mariotti will look into what it will cost to maintain the property once the Town obtains it.

Public Participation: none

Motion to Adjourn: Motion made by B. Sereduck, seconded by J. Geary. Motion passed unanimously.

Respectfully submitted,

Fred / CH
Frederick Harkins
Chairman

Maryann C. Anderson
TOWN CLERK
PROSPECT, CONN
TOWN CLERKS OFFICE
RECEIVED FOR RECORD
2015 MAY 28 AM 8:35