



TOWN OF NEWTOWN
Fairfield Hills Authority
MINUTES

The Fairfield Hills Authority held a meeting on January 22, 2017 in Council Chambers at the Municipal Center, 3 Primrose Street, Newtown CT 06470

These minutes are subject to the approval of the FHA at their next meeting.

Present: Phil Clark, Terry Sagedy, Renata Adler, Brook Clark, Mike Holmes, Jim Bernardi

Absent: Ross Carley

Public Participation: none

Also Present: Christal Preszler, Kim Chiappetta (clerk)

The meeting was called to order at 7:02 pm.

Public Participation:

None

Minutes:

Mr. Clark asked for a motion to accept the minutes of October 23, 2017 and December 18, 2017. For the minutes dated October 23, 2017, Terry Sagedy entertained. Brook Clark seconded and all were in favor. For the minutes dated December 18, 2017, Brook Clark entertained. Mike Holmes seconded and all were in favor.

Chairman's Report:

a) Mr. Clark introduce Michael Holmes who many members already knew from his prior term on the Fairfield Hills Authority.

Member Updates:

Terry Pratt reminded Authority members that there is a need to rejuvenate the sub-committee. Christal informed Terry that with the resignation of Roger Cyr, he should follow-up with Ross when he returns from vacation.

Staff Update:

a) Meeting Schedule for 2018 – Kim:

Kim distributed a meeting schedule for 2018 and explained to the group that the dates require to be approval. The group then reviewed the schedule. (See attached.)

Phil asked for a motion to approve the 2018 meeting schedule. Renata Adler entertained. Terry seconded. All in favor.

b) Events & Activities – Kim:

Boy Scout Kiosk – Kim informed members that as of last October, Thomas Tavar III was still finalizing the Boy Scouts of America paperwork and it appears they will not begin the project until early spring. She confirmed with the building department that the permits were obtained and the

insurance is in place. Phil Clark asked if a location had been selected for the kiosk. Kim informed the group that a location had been marked with spray paint next to the trail by one of the Glander ball fields, however with the weather the area may need to be re-marked.

Phil asked if there was a map available to point out the location of the kiosk to help members have a better understanding. Christal offered to bring the map to the next meeting.

Events - Phil asked if there were any events coming up on the campus. Kim informed the group that there is an American Red Cross blood drive scheduled for Friday, February 2nd. She also explained that she has been receiving many event applications that are currently in the review and approval process. Phil asked how many events are held annually on the campus. Christal estimated that there are about 20 including the quarterly American Red Cross blood drives. Events begin as early as April and end sometime in October. Phil asked if the community center would have bathrooms that could be utilized by event attendees. Christal informed Phil that these bathrooms have probably been cut-out due to the FHA funds that had been offered being defined for remediation and demo. These funds would have to be redefined in order to use them for a different purpose, which would require the approval by all boards and commissions.

Terry requested that the conversation return to the Boy Scout Kiosk, and asked if the FHA was to be responsible for content posted on the kiosk. Kim described the kiosk having solar panels and charging stations, but did not recall a section for posting information. Christal added that the kiosk had gone through many iterations and that we would look into this further the design for the next meeting. Terry added that he recalled saying that he would handle what would be posted on the kiosk.

Stratford Hall flat roofs – Kim let members know that she received 3 proposals for the Stratford Hall flat roofs and they are currently being reviewed. Phil asked if the roofs were failing, and Kim explained that there was a small leak on one side. The group then discussed that funds for this project would be taken from the special revenue account. The group then briefly discussed how funds in the special revenue account were received from a movie company and that the movie was never produced.

c) Campus updates – Christal

Budget - Christal began by reminding Authority members that the FHA has not had a budget in 4 years, so there is no operating budget as in other departments. This year Ross and Christal requested about \$40,000 to return the FHA budget back to previous numbers. Christal continued that it appears the FHA will be receiving \$10,000 incremental for operating expenses which allows to do things like beautification, safety and plantings.

Mike Holmes then summarized that the FHA does what it can with the common charges funds and that major work is completed with CIP funds. He continued to remind members that the campus responsibilities were passed to parks and Rec and Public Works, and that the operating budget had been eliminated.

Christal continued explaining that the common charges for the NYA had been adjusted so that the FHA was receiving less so this money should help offset the difference. She reminded members that this still needs to be approved by all of the boards. The group then discussed the change in common charges for the NYA. Brook mentioned that in a past meeting there was a discussion regarding changing the formula for calculating the common charges. Christal explained that the

change for the NYA was a negotiation and that there was no communication of a change to the common charge calculation formula. Jim Bernardi added that part of the need for negotiation was that the town was to utilize the NYA for activities but had not, so the NYA was losing money. Christal clarified that there were two parts to the negotiation; one of which was the Fairfield Hills common charges and the other was the Parks and Rec usage. Terry asked for confirmation that the Community Center would not be paying common charges, and Christal agreed that she believed this is correct. Brook asked if the common charges would then be recalculated for the other campus tenants. Christal explained that as far as she was aware of the discussion was strictly between the town and the NYA, and did not impact the other tenants. Phil asked for the status on the Community Center. The group then discussed the progress of the Community Center and the anticipated completion year of 2019.

Woodbury Hall – Christal provided Authority members with an update of the Woodbury Hall demo. The basement is being removed and the demolition company is in the progress of crushing and filling. Once Woodbury Hall work has been completed, the plan is to begin work on the peaked roof of Stratford Hall. Christal will be obtaining quotes for that roof next. She also highlighted that this is a key building that many people would like saved.

Phil asked if there are any developers looking at any other buildings on the campus. Christal reminded members that there is still an interest in Stratford Hall for a brewery. The group then discussed the bakery owner, Frank Navone, who had expressed interest in Stratford Hall but is now moving his bakery to the Village at Lexington Gardens.

Brook asked if the FHA would be repurposing the cupolas. Christal informed the group that 3 cupolas had been removed from Shelton House and are currently standing in front of Kent House. Christal discussed with members getting groups together such as the Cultural Arts Commission to gather ideas on using these cupolas on the campus such as a focal point of a garden. The group then discussed other architectural elements that have been saved from buildings on the campus and how there may be a potential to use them in other projects. Brook asked if any of these items would be incorporated into the new community center buildings. Christal informed Brook that the community center would not be using the cupolas and she was not aware of them using any other pieces. The group then discussed the opportunities for using these items. Phil asked that the cupolas be kept on the next agenda to continue the discussion.

Adjournment: With no further business, Brook made a motion to adjourn, Terry seconded and the meeting was adjourned at 7:30 pm.

*Respectfully submitted,
Kimberly Chiappetta, Clerk.*

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TOWN OF NEWTOWN
Fairfield Hills Authority

2018 Meeting Dates

February 26

March 26

April 23

May 21*

June 25

July 23

August 27

September 24

October 22

November 26*

December 17*

January 28, 2019*

*Meetings will be held in Council Chambers, 3 Primrose Street, Newtown CT 06470, unless otherwise specified on the agenda.