



**TOWN OF NEWTOWN**  
**Fairfield Hills Authority**  
**MINUTES**

**The Fairfield Hills Authority held a Meeting on April 23, 2018 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:** Ross Carley, Terry Sagedy, Mike Holmes, Brook Clark, Renata Adler, Jim Bernardi

**Absent:** Phil Clark

**Public Participation:**

**Also Present:** Christal Preszler, Kim Chiappetta (clerk)

The meeting was called to order at 7:05 pm.

**Public Participation:** none

**Minutes:**

Mr. Carley asked for a motion to accept the minutes of March 26, 2018. Terry Sagedy entertained. Brook Clark seconded and all were in favor.

**Chairman's Report:**

a) Vote on Authority Member Vacancy:

Ross Carley reminded Authority members that there is an open member position that must be voted on this evening. Ross asked if members were prepared to vote. Members expressed their approval of both candidates and the difficulty in having to select between the two.

Ross put forward a motion to vote on the new Authority member. The Authority took a vote.

<b>Robert Bowen</b>	<b>Melissa Beylouni</b>
Mike Holmes	Terry Sagedy
Renata Adler	Brook Clark
	Ross Carley
	Jim Bernardi

The motion was passed to elect Melissa Beylouni to the open Authority member position.

b) Discuss Community Center outside bathroom:

Ross reminded members that the request for the FHA to help fund the bathrooms at the Community Center was brought forward by Phil Clark, and that these bathrooms will be on the outside of the building which will make them available to non-Community Center members. It had been mentioned that \$17,000 would be required to complete these exterior bathrooms. Mike expressed concerns with having the funds available. Christal explained that she felt comfortable with the amount and that the bathrooms will probably not be built until some time next year.

Mike then asked who would be responsible for maintaining these facilities. Ross clarified that the FHA would not be responsible for go-forward maintenance of the bathrooms.

Ross put forward a motion to allocate \$17,000 for the Community Center exterior bathrooms with the understanding that the FHA will not be held responsible for future maintenance. Terry entertained. Jim seconded and all in favor.

**Member Update:**

Brook Clark informed members she recently walked the campus property with Christal and Kim to view the cupolas and look for potential locations. One area being considered is the grass area between the trail and Norwalk Hall that Ross has recommended become a grove where people can picnic and relax. Brook explained that the cupolas will require remediation of lead paint. The group then discussed whether there are funds available for this project, and the possibility of raising donations. Ross asked if there were funds remaining for remediation. Christal expressed that this is a good thought and she would look into it. Christal added that quotes had been obtained in the past for remediating the cupolas and that she would review them again. Mike expressed the need to ensure the cupolas are structurally sound. Terry asked if it would be possible to somehow tie the copulas into the Newtown Arts Festival.

**Staff Update:**

a) Upcoming Events & Activities – Kim:

Kim provided members a list of campus events for the months of April and May:

<b>Event</b>	<b>Date</b>
Boy Scout Troop 70 – Super Scout 5K	Saturday, April 28 <sup>th</sup>
Fruit Trail Reawakening	Saturday, April 28 <sup>th</sup> – Sunday April 29 <sup>th</sup>
Run 4 Hunger 5K	Saturday, May 5 <sup>th</sup>
Strut Your Mutt (Parks & Rec)	Saturday, May 19 <sup>th</sup>
Garden Party (Parks & Rec)	Sunday, May 20 <sup>th</sup>

There is also a Search & Rescue K-9 Training event going through the approval process which is not opened to the public.

Boy Scout Kiosk:

Kim informed members that the Boy Scout kiosk construction is underway, and that there was a change in the location from the originally outlined area due to the lack of sunlight for the solar panels. The kiosk is now being built just outside of the Glander 1 baseball field.

b) Campus updates – Christal:

Woodbury Hall:

Christal began by informing members how well the demo of Woodbury Hall went until the end when a tunnel was identified that is contaminated. Due to a lack in funds, the Town decided to leave the tunnel and ensure it is outlined on a map. The tunnel has been secured from entry underground and will have a new manhole cover that will identify the location and restrict ease of access. Renata asked for an idea of the size of the tunnel. Christal explained that it is large enough for someone to stand in. Ross further explained that it was a collector station for the power plant. There is oil in the collector base and asbestos wrapped around the pipes. If someone decides to build on the site, this tunnel should not be an issue.

Shelton Hall:

Replacement of the flat roofs appears to have been completed, but is pending confirmation. Also, bids have been received for the replacement of the peaked roof and will be reviewed in a meeting tomorrow.

Streetscape Maintenance:

Christal informed the Authority that we have received 3 bids for the seasonal maintenance of the streetscape, and that they will be reviewed Wednesday afternoon. Christal pointed out to members that flowers are beginning to bloom and trees are beginning to bud.

Christal also notified members that she is in conversations with Public Works regarding repainting lines for parking, cross-walks, etc.

Naugatuck Valley COG – Brownfield Area-wide Revitalization (BAR) grant:

Christal provided an update that the Town is still pending a response regarding the Town’s BAR grant application. A meeting is scheduled for Tuesday with the Naugatuck Valley COG to prepare a presentation in the event the Town is invited to an interview.

**Executive Session:**

Ross asked for a motion to enter into Executive Session to discuss the basics of proposed lease items for Stratford Hall. Terry put forward the motion. Jim seconded. All in favor.

The Authority went into Executive Session at 7:40 p.m. to discuss basics of proposed lease items for Stratford Hall. Invited into the Executive Session were Christal Preszler and Kim Chiappetta.

The group returned to regular session at 8:18 p.m.

The following motion was read:

Based upon past participation by the Fairfield Hills Authority Chairman, creating the framework of the lease discussed regarding Stratford Hall, we move that finalization of the lease and terms move forward to the Board of Selectmen. Mike Holmes put forward the motion. Jim Bernardi seconded.

The Authority took a vote.

Ross Carley	Aye
Terry Sagedy	Aye
Mike Holmes	Aye
Brook Clark	Aye
Jim Bernardi	Aye
Renata Adler	(abstained)

The motion was passed by a 5 to 1 approval.

Ross informed members that he will still be participating in the lease documentation process and will keep them informed. Jim congratulated Ross on a job well done.

**Adjournment:** With no further business, Jim made a motion to adjourn, Terry seconded and the meeting was adjourned at 8:22 pm.

*Respectfully submitted,  
Kimberly Chiappetta, Clerk.*