Town of East Hampton

**Town Facilities Building Committee**

**Special Meeting**

**Informational Open Forum**

Tuesday, August 29, 2017 – 6:30 P.M.

High School T-Bell Room

**DRAFT MINUTES**

**Present:**  Chairman Glenn Gollenberg, Vice Chairman Kurt Comisky, Stephen Karney, Cliff Libby, Jeff Foran, Ray Moore, Fred Galvin, George Pfaffenbach and Rebecca Tinelle-Sawyer, Lisa and Steve Motto, Police Chief Sean Cox, Tony Amenta of Amenta Emma Architects, Finance Director Jeff Jylkka, Superintendent of Schools Paul Smith, and Town Manager Mike Maniscalco

**Call to Order:** The meeting was called to order at 6:30 P.M. by Town Manager Maniscalco

**Opening Remarks and Presentation from Town Manager Michael Maniscalco**

Mr. Maniscalco stated that the Town has been looking for a solution to relocate the PD and Town Hall for 35 years. This is the furthest along that we have been. He discussed how the project evolved to the current proposal.

**Presentation from Police Chief Sean Cox**

Chief Cox addressed how the current PD facility is failing the community by outlining the many issues with the building.

**Presentation from Superintendent of Schools Paul Smith**

Superintendent Smith spoke of the BOE building at 94 Main St. and some of the issues with the building. He urged the public to come to his Friday morning coffees and check the building out and stated that in the long-term the decision to move makes sense.

**Presentation on Design from Tony Amenta, Amenta Emma Architects**

Mr. Amenta discussed the process for creating the programming and presented the conceptual drawings with explanations on location, layout, and materials.

**Presentation on Financing from Finance Director Jeff Jylkka**

Mr. Jylkka discussed the Town’s Standard and Poor’s AAA status and how that affects financing and issuing of bonds. He recapped the financing strategy for the High School project, as this would be similar. For a home at the averaged assessed value of $200,000, the cost would be an annual $220 increase, or $18.37 per month. Mr. Jylkka also discussed future forecasting and debt schedules and payments.

**Presentation from Building Committee Chairperson Glenn Gollenberg**

Chairperson Gollenberg presented about the Committee’s work on the project thus far and offered for the Committee to meet with and present to any civic groups. He also outlined next steps before opening the forum to Q&A.

**Question and Answer Session Moderated by Glenn Gollenberg**

An unnamed member of the public asked if solar power was being considered.

A: There is an allocation for a solar canopy in the parking lot which will generate power and cover some PD cruisers.

Bob Hine, 19 Birchwood Rd., asked how many employees will work in the building and how many it could support in the future. Also, is the building expandable?

A: A guesstimate of about 40 employees for the building was given. Mr. Amenta explained that short term slow growth has been built into the program and the building could easily be added to in the long term.

Tania Sones, Curry Lane, asked if there was an assessment done on the number of transactions that people come into the Town Hall for vs. things done online

A: There has not been an assessment of that at this time.

Sal Nucifora, 147 Colchester Ave., asked why the PD was the only part of the building to have a basement. He suggested putting the first floor underground and building up.

A: Mr. Amenta stated that the site is sloped and they are taking advantage of that slope with the design. Excavation costs on a site such as this need to be taken into consideration as well and planning to add additional floors is not the least expensive, not to mention possible future code changes.

Doreen Nablo, Bay Rd., asked how many acres of the site are taken up by the parking lot and building, if the building will be locked in due to other development, if the building will be in the lake watershed, and whether they would consider purchasing another acre or two on the same site?

A: The site will have about 50% coverage; there is no guarantee that any building will not be developed around though there is confidence that there will be enough room; the building will be in the lake watershed.

Ted Turner, 223 Hog Hill Rd., stated that the cost estimate per month is low and that we have been kicking the can down the road too long, now it’s too dented to roll.

Cynthia Abraham, 47 Clark Hill Rd., asked if the design specs and price account for long term finishes.

A: The average for mechanical systems and roofs are about 30 years, the building itself will be built to last much longer.

Tom Adams, 20 North Hollow, asked if it would make sense to have an arrangement with Lake Vista to avoid two curb cuts for driveways and if there would be a light.

A: One driveway is for use by emergency vehicles only; there will be no light. The driveways are still being discussed internally, they will think about his suggestion.

Ron Nichols, Laurel Ridge, asked what size the community room is.

A: About 2,000 square feet that could hold about 100-150 if set up like a classroom/lecture hall, or more for a dance or other type of event.

Ken Lawson, 43 Brewer Rd., asked if future expansion plans could be made before ground is broken on the project and why the meeting rooms are being built.

A: The lack of meeting space and difficulty scheduling school rooms was discussed. The community room in the proposal is a separate entity than meeting or conference rooms that would be used internally.

Melissa Engel, Town Councilor, noted that the estimate of 18.5 million is a not-to-exceed number; true cost could be lower. She also stated that the current Town Hall building can be sold for funds that could be used in the community. She asked Mr. Maniscalco about voting yes when the State budget may mean loss of revenue for E. Hampton.

A: Mr. Maniscalco outlined his plan to avoid about 3.7 million of the potential loss by instituting a hiring freeze, a capital spending freeze or doing away entirely with capital spending, and recovering funds from delinquent tax payers. All of this may avoid a supplemental tax bill. He also noted that any increase from this project would occur in 2022, not today.

An unnamed public member asked the cost to the town due to the site being donated, and why the gong bell building cannot be used.

A: The property is donated to the town so there is not cost. The Mottos will be paid 4% of the project fee for project management services, which is a service that would need to be contracted out no matter what. The owner of the gong bell building did not submit a proposal to the town and the Village Center has flooded significantly in the past.

Mike Fields, Comstock Tr., asked the value of the land being donated, if the town is pursuing the sale of the current town hall and if there are any environmental issues with that property.

A: There is no assessed value of the donated land. Sale of the town hall will come into play once the referendum passes, and there will be abatement required for that building.

Cynthia Abraham, 47 Clark Hill Rd., asked if the metrics for the use of space are in line with other projects and if there is an owner’s rep.

A: Mr. Amenta stated that this project is more efficient than most based on today’s standards and sharing of spaces. The area has been reduced from what was proposed by Friar by 15-20%. The Mottos are not developers, they are the owner’s reps.

Debra Devin, 27 Sillimanville Rd., asked where we go from here if the project doesn’t pass referendum and what impact the old facilities have had on the community.

A: If the project doesn’t pass, we’ll have to go back and reassess and look into spending more money on the facilities we have. Last year alone $91,000 was spent on repairs. Going forward it would be that and more.

Cynthia Abraham, 47 Clark Hill Rd., asked if the resolution for the Building Committee specified that they implement the project without the Town Council being involved.

A: Yes

Ted Turner, 223 Hog Hill Rd., asked the rental costs for the annex.

A: That information is in the handout; Mr. Jylkka noted that 1 million dollars has been spent on rent to date.

Sal Nucifora, 147 Colchester Ave., asked Chief Cox to clarify the information he gave on the number of calls the PD has been to this year, which Chief Cox did.

An unnamed member of the public who is a retired Police Commissioner from another state noted that the current PD is scary and that the Officers are owed a safe place to work. He asked if there had been any thought to putting in a charging station for electric vehicles.

A: That conversation hasn’t happened yet, but that should be done.

**Adjournment**

The meeting was adjourned at 8:20 P.M.

Respectfully submitted,

Eliza LoPresti

Recording Clerk