

Senior Center Building Committee Meeting Minutes
December 12, 2022

In Attendance: Duane Mosier, Rita Vail, Bobbi Grant, John Matthews, Carol Keeney, Cliff Bombard, Don Collins, Gary Weiner, Mike Fedora, Becky Moriarty (ex-officio), John Flynn (ex-officio; via ZOOM)

Guests: Claudia Kapinos

Meeting called to order at 11:04 AM

Reviewed minutes from the November 7, 2022, meeting. Rita moved to accept. Bobbi Second. All in Favor.

Meeting Protocol: Follow BOS and other department meeting format. Chair will be responsible for the agenda.

Election of Officers:

Chair: Duane Mosier nominated and seconded

Rita offered Gary's name as chair, however, Gary declined

Discussion re: Duane and Leadership. Vote. All in Favor. Duane Mosier, Chairperson

Vice Chair: Discussion. Don Collins nominated and seconded. All in favor. Don Collins, Vice-Chair

Secretary: Responsible for taking minutes if Director is not available to take minutes. Rita Vail nominated. All in favor. Rita Vail, Secretary

Discussion of Secretary role. Meeting will be recorded via ZOOM. Committee doesn't see the need to have a clerk or a separate note taker. Becky Moriarty will continue to take the minutes and Rita Vail will fill in, in her absence. All meetings will be posted on the town website and at the town clerk's office via Becky.

Discussion of Hampden Senior Center Expansion Study Meeting Notes and Summary of Goals and Objectives (hand out from the previous meeting):

Discussion of Needs:

Washer and Dryer:

- Senior Center Director and other staff takes laundry home to wash. Could a unit be put in the generator corner by squaring off that part of the building? Custodial Closet? Stackable unit? Would need to be a big capacity unit due to washing of tablecloths.

STORAGE:

- Storage of the Stage and spare furniture: discussion of use of the stage and the chairs and extra furniture. Discussion of the great room storage closet and what is in there. That room is also used as a food prep area when there is a large event. The current outdoor shed is full, would an additional shed be useful?
- Potential new outdoor unit could be explored. Indoor building storage would be more beneficial for staff in the long run. Concrete markings in the back of the building are marking the corner of the wetlands. Having a wetland survey done will

be beneficial as this project goes forward. Town by-law states within 25 feet from marker there cannot be any disturbance.

- Feasibility study shows a bump out of the great room closet, though it doesn't look like it's big enough. Perhaps that could be made larger. Would it need to be heated?
- Discussion of other storage needs around the entire building. Town potential for Cloud backup and archival storage.

SPRINKLER SYSTEMS:

- No current sprinkler system. Will need to consider a system if the building is expanded. Will be an additional cost for the project. Discussion of potential costs and renovations of current facility about sprinklers. With space being added, sprinklers might be mandatory.

PROGRAM NEEDS:

- Discussion of additional program space needed in the building. Programs and classes, the use of the custodial building as a personal needs room, cancelled classes and needing an additional space for larger classes, etc.
- Discussion of the feasibility study design and how it relates to additional areas of need within the building and further discussion of sprinkler systems.

OTHER:

- Green Energy Requirements could add square footage due to mechanical room needs. Changing lightbulbs, solar, geothermal, etc. Discussion held.
- A look at the numbers of people in Hampden that are utilizing the building. Average 30% of Hampden's older adults that are using this building currently. Concern about over building the building. Could some services be regionalized/shared services in the future?
- Looking at the budget numbers that are in the feasibility study. Noted that they were done in 2020 and the numbers will likely have increased since then. Current building was built at around \$1.3 million. Look at the needs vs. the wants.
- Additional talk about other needs within the building. Boutique, café, shower stall, nurses' office, conference room, etc. Some items are lower on the needs list.
- Septic pump controls will need to be addressed. Title V inspection should happen during this project to look at the whole system.
- Other areas of concern: roof, HVAC, parking lot, plumbing, electrical
- Current well services both the senior center and the police department. A larger pump was installed to accommodate both. The well should be able to accommodate any expansion. Police department has a very extensive well analysis that was done at the time of the police building going up. Town has a new stormwater regulation that requires all projects to minimize stormwater run off that goes into the Scantic.

- Chairman to email the Town Admin to request that he investigate grants for this project.

Next Meeting: January 9th, 11AM (no Rita, Gary)

Goal: Bringing on board feasibility group (February 13th at 11AM)
Grants available?

Prioritize the necessary items from the list of needs

Review the sketch and placement of rooms, etc.

Meeting Adjourned at 12:50PM

Respectfully submitted for the Secretary: Rebecca C. Moriarty, Executive Director (Ex-Officio)