

## SUBJECT TO APPROVAL

Academy Community Center Building Committee  
Monday, April 10, 2023, 5:30 p.m.  
Remote via Zoom - Only  
**Regular Meeting Minutes**

Chair Joe Ballantine called the Regular Meeting of Monday, April 10, 2023 to order at 5:40 p.m.  
Board members present: Selectman Al Goldberg, Joan Walker, Eileen Davis, Anne Kelley

Others present: Marc Sklenka (Colliers), John Koplas (Colliers), Tom Arcari (QA+M), Scott Cochran (Dir. MY&FS), Austin Hall (Dir. Beach and Rec)

1. Public Comment.

William Stableford, Chair of the Academy Building Advisory Committee addressed the board regarding the Advisory committee's recently published report. He encourages Town employees and residents to read it.

2. Approval of Minutes: March 28, 2023

Anne Kelley notes that in Section 5, paragraph 4 it should read "Rocky Hill" instead of "Rock Hill".

**Motion** by Eileen Davis seconded by Joan Walker to approve the minutes as amended.

**Vote:** motion passes 4-0 with Joan Walker abstaining

3. Colliers Report

a. Working Group Scheduling

John Koplas reviews the milestone schedule with the board. After consultation with the design team, Colliers will be extending the schematic design phase out one month to accommodate the challenges faced by the design team. This extension will not impact the long-term schedule; the completion date of the construction documents will remain the same.

The working group subcommittee discussed scheduling weekly meetings. Joan Walker advises that FOIA rules must be complied with. Subcommittee meetings, agendas, and minutes must be noticed and filed.

b. Milestone Schedule Update

Included above.

4. QA+M Activity Report

Design team met with Directors of Beach and Rec and MY&FS, toured their current facilities and discussed current and projected future space, staffing, and programming needs. Tom Arcari reviews changes his design team made to the floor plans after meeting with those two

departments. The reconfiguration has not added square footage to either departments' original space allotment and was driven by Arcari's professional opinion regarding the design and functionality of the building. Both Scott Cochran and Austin Hall agree the new design meets the needs of their departments but also indicate they can make the initial design work as well. It is important for MY&FS to have a remote and discreet entrance for counseling services.

Joan Walker foresees it being problematic if 85% of the Upper Level is devoted to Town use and references town discussions that were had pre-referendum. She also notes that the discreet entrance identified on the plan for MY&FS is not ADA compliant and expresses reservations about the amount of space dedicated to Beach and Rec in this latest rendition if that department also keeps its space at the Surf Club. Joe Ballantine shares these concerns.

Ann Kelley asks if there is a plan for providing gender-neutral bathrooms. Scott Cochran and Joan Walker agree this is a good thing.

There is a discussion related to storage needs of MY&FS and Beach and Rec. The lower level drawing has 3 "community spaces" that are actually crawl spaces and need to be renamed on the drawings. Joan Walker asks the design team to look at whether crawl spaces are eligible for storage. The board will have a member attend future meetings between the design team and stakeholders. Eileen Davis suggests the possibility of getting rid of the kitchen and allocating the space to MY&FS. Joan Walker notes the kitchen is something that the community wanted. Committee agrees on need to be open to design ideas.

5. Community Center Visits to Rocky Hill and Windham – Joe Ballantine

Joe Ballantine reports Windham Community Center is open to the board touring their facility. Once a date is firmed up an invitation will be sent out to the board.

6. Planned Community Center Visits – Eileen Davis

Eileen Davis contacted the Branford Community Center and has a tentative date of 4/18 but they haven't committed to a time – she requested 3:30 p.m. She is still attempting contact with the Middletown Community Center.

7. Liaison/Committee Members Remarks.

None.

8. Public Comment.

Kevin Ovian thanks the committee for their work. Has asks if the numbers to date are falling in line with the \$15.9 million budget and State grants now that QA+M is on board. Joe Ballantine reports that the committee doesn't yet have any numbers: first need to have a design and then the design will be put out for estimates. The Board is mindful that the budget was developed before COVID and prices have dramatically increased. Joe Ballantine met with the First Selectwoman and the budget is being held firm at \$15.9 million. Joan Walker comments that the only way to increase the budget is with private donations and encourages residents to start a PAC. The current \$4 million grant and any future grants offset the bonding.

Austin Hall agrees that future meetings with the design team and stakeholders be attended by a committee member; board agrees this will be addressed by the working group subcommittee.

Joan Walker met with Helen Bosch from Vista and both are excited by prospect that Vista could program/run the café similar to program in Fairfield County.

Joe Ballantine shares photos of from his Rocky Hill Community Center Tour. Ann Kelley took publications offered by that facility that she will share at the next meeting which is April 25 and is a hybrid meeting.

9. Adjourn.

There being no objection the meeting adjourned at 7:18 p.m.

Respectfully submitted,  
Jeanne Stevens