

Town of Greenwich
First Selectman's Capital Improvement Program (CIP) Projects Committee

Thursday, January 12, 2017
6:00 p.m.
Town Hall Meeting Room

MINUTES

Attendance: Peter J. Tesei, Katie DeLuca, Peter Mynarski, Amy Siebert, Joe Siciliano, Dr. Sal Corda, Andy Herr, Ben Branyan, Melissa Jones, Mike Mason, Danyal Ozizmir, Jim Hricay, Ron Matten, Jill Oberlander, Cathy Sidor, Peter Berg, Leslie Moriarty, Nancy Weissler, Leslie Tarkington, Jeff Ramer, Ken Borsuk, Darrell DeMakes, Meg Nolan, Peter Quigley, Tom Greco, Syl Pecora Sr., Roger Pisani, Kirk Schubert, Randy Caravella, Janet Lockton, Candace Garthwaite, Susan Foster, Don Conway.

1. Welcome

The meeting was called to order at 6:08 p.m. by the First Selectman.

2. Overview of Meeting Process

The First Selectman introduced the committee members, both voting and non-voting members. Mr. Tesei explained the committee is designed to assist the First Selectmen in developing the CIP budget, as mandated by the Town Charter. reviewed the meetings held to-date, and reminded the Committee of the final Committee meeting and public hearing.

3. Review and discussion of the Budget Process

- a. The First Selectman explained that focus of this evening's meeting is on the 2017-18 budget plan for the Town, The Nathaniel Witherell nursing home, sewer improvements, parking services and parks and recreation. Mr. Tesei explained that the proposed budget follows the guidelines established by the Board of Estimate (BET) and Taxation and the Nov. 29, 2016 memo from the Representative Town Meeting's Budget Overview Committee, requesting that spending be reduced to less than \$50 million. The proposed budget is \$40.1 million. Copies of the proposed budget and the Powerpoint presentation made at the first two meetings are available to the public.
- b. Mr. Tesei opened the meeting up for discussion, saying the input will help him make his final CIP recommendations.

4. Public comments

- a. Syl Pecora Sr. of RTM District 3 and chair of the Chickahominy Neighborhood Association, presented his request for the dredging of the pond at the Holly Hill Transfer Station. He also spoke of the need to repair sewer drainage pipes that goes

through Tom's Brook and of his concerns that the pipe is involved with contamination at Byram Park.

- b. Roger Pisani said he would hold his comments until the presentation on the Eastern Greenwich Civic Center was made. Mr. Tesei said that while there wasn't any money included in the draft CIP budget, there has been \$370,000 appropriated to determine the type of facility that should be built. He said he has heard from several groups that want to maximize use of the facility and that it is necessary to come to an agreement on what will be proposed for the 2018-19 budget.
- c. Darrell DeMakes, vice president of the Riverside Association, Meg Nolan of the Old Greenwich Association, Kurt Schubert, president of the Old Greenwich Riverside Civic Center board and Randy Caravella of the Cos Cob Association, presented their subcommittee's report and recommendations to double the size of the 30,000 square feet civic center to about 60,000 square feet. Among the possible accommodations are a skating rink and turf fields which would help deliver two future CIP projects simultaneously while addressing shortages of athletic and recreational play space. The group discussed various funding and sustainability options. (A copy of the subcommittee's presentation is attached to these minutes.) Mr. Tesei thanked the group for its work and said the proposal does afford the Town an opportunity to maximize its investment. He said he will get further input from the BET and stakeholders before a decision is made.
- d. Roger Pisani congratulated the Old Greenwich Civic Center group for their work. He suggested obtaining more community input before making an investment.
- e. Peter Berg, of RTM District 8, said he served on the BET when the CIP process was first initiated in 2003. He said he is impressed by how the process has evolved and described it as good governance.
- f. Dan Ozizmir said that as a non-voting member of the CIP Committee he had concern on the backlog of projects. He also voiced concern about Greenwich Emergency Medical Service and the amount of money requested for a permanent Station 4. He suggested the allocation be held until the study of fire personnel and deployment is completed. He also questioned spending \$500,000 for a new deck for the Indian Harbor ferry when \$3 million for a new ferry is planned in coming years.
- g. Janet Lockton spoke of her concern to repair the Steamboat Road pier. She said she is concerned that the state Department of Energy and environmental Protection would take control of the pier, create 24-hour access with lights, reduce available parking, and that the proposed safety hand railings would ruin the view. In response, Mr. Tesei read into the record, a letter to Ms. Lockton from Department of Public Works Commissioner Amy Siebert detailing the work that is to be done. The discussion also included input from Parks & Recreation Director Joe Siciliano and Town Planner Katie DeLuca.
- h. RTM District 6 member Candace Garthwaite thanked the committee for funding high priority storm drain projects. She said she also supported Mr. Pecora's statements regarding Holly Hill Pond dredging. Ms. Siebert said plans to realign the sanitary and storm water sewer lines in that area were tabled after the BET eliminated funding. So the project now is to dredge the pond.

- i. Susan Foster asked about the sequencing of installing turf at local fields. Mr. Siciliano said Teufel field and Western Middle School would be first; followed by Central Middle and Eastern Middle schools.
- j. Mr. DeMakes commented that regarding concern about storm drainage from the Old Greenwich Civic Center facility could be mitigated by shifting it to Innis Arden Golf Club which needs and wants the water.
- k. Peter Quigley said the Town needs to have an overall water management plan. He said without improved sanitary and storm sewer systems, development will be limited. Citing Western Middle School and the MISA project, he also said there should be a plan for soil testing for remediation. He also said there needs to be better communication between Town departments because as a member of the Harbor Management Commission, he was unaware of the Steamboat Road pier project, the dredging projects at Binney Pond and Byram Marina.
- l. RTM District 2 member Don Conway said that during his frequent walks in various town parks, especially at Pmerance, Babcock Preserve and Sachem, he has noticed many dead tree branches. He suggested Town tree crews prune the trees to reduce Town liability, should a branch fall.
- m. Mr. Tesei thanked all of those who commented, as well as the CIP committee and department staff.

5. Adjournment

The meeting adjourned at 7:18 p.m.

**Supporting a Larger and more
comprehensive facility for the new
Eastern Greenwich Civic Center**

Presented by the Civic Center Community Advisory Board
January 12, 2017

Civic Center Community Advisory Board

Randy Caravella - Board Member - Cos Cob Association

Darrell DeMakes - Vice President - Riverside Association

Meg Nolan van Reesema - President - Old Greenwich Association

Kirk Schubert - President - Old Greenwich Riverside Community Center (OGRCC) Board

Summary To Date

- The Civic Center Community Advisory Board was organized in the Spring of 2016 to better represent the community's interests in the planning and construction of the new Eastern Greenwich Civic Center (EGCC).
- In Summer of 2016, the CCCAB was granted a seat at the monthly meetings of a sub-committee of the Town Parks & Recs Department's designated for the planning of the new EGCC. The CCCAB attended these meetings and presented our findings and preferences.
- The Parks and Recs department presented a plan that includes a new building of similar scope and size (approx. 30,000sq ft.) The CCCAB supports a construction plan that would double the size of the current EGCC facility and its amenities (approx. 60,000+ sq ft.).
- The CCCAB discovered through due diligence with Engineers and Construction Professionals that a larger structure with capable draining and adequate parking is indeed feasible on the given site (see page 8 and 9 for visuals) and moreover, is what the community at large desires (see survey results on page 10).

Why Double the Size of the EGCC?

1. Building a 2x facility now would **achieve economies of scale**, which building the same facility in two phases cannot.
2. Expansion, including turfing the existing fields and considering a new ice rink as part of the new facility, would help the town **deliver two sports-related CIP expenditures more cost-effectively and in less time** than currently projected.
3. Based on a Feb'16 survey of our groups' members, respondents want the EGCC to have facilities & host activities a similar-sized facility cannot support.
4. This is a **once-in-a-lifetime opportunity** for most Greenwich residents and you can only build something like this right the first time.

Our Findings

In the Fall of 2016, professional engineers surveyed and documented the site and its surrounds, then presented their findings at a EGCC sub-committee meeting, ultimately demonstrating the feasibility for a 2x larger facility.

1. The engineers showcased a viable solution for drainage with the site's neighbor, Innis Arden Golf Club, eager to receive the water.
2. Furthermore, adequate parking to support all facilities can be addressed with appropriate scheduling of concurrent events.
3. Pending a thorough review when full plans come to fruition, the Town Directors of Planning and Wetlands saw promise in D'Andrea's review of what is possible on the property.
4. Inquiries into neighboring facilities and program directors (Chelsea Piers CT, Greenwich Skating Club and the OGRCC) reveal demand and revenue indicators for an expanded facility are strong.

Potential Revenue Generation of Field House

After seeking out field pricing information from field houses in our area we found that potential revenue generation could cover a portion of the operating costs.

ILLUSTRATION

Using the following conservative assumptions;

40 hours/wk for **8** months per year @ **\$80/hr = \$268,800** (SEE APPENDIX 1)

...we believe rental of a field house in this manner could generate approximately \$270k per annum of income to cover operating costs.

Our Recommendations Part 1

We believe part of the budget currently earmarked for design, should be directed towards comprehensive, expert analysis regarding the size, use and longevity of an appropriately-sized facility. Construction funding will likely be a public/private effort and, as such, requires thorough analysis and documentation of the site's potential, to motivate the widest array of private donors. We believe this analysis should include the following:

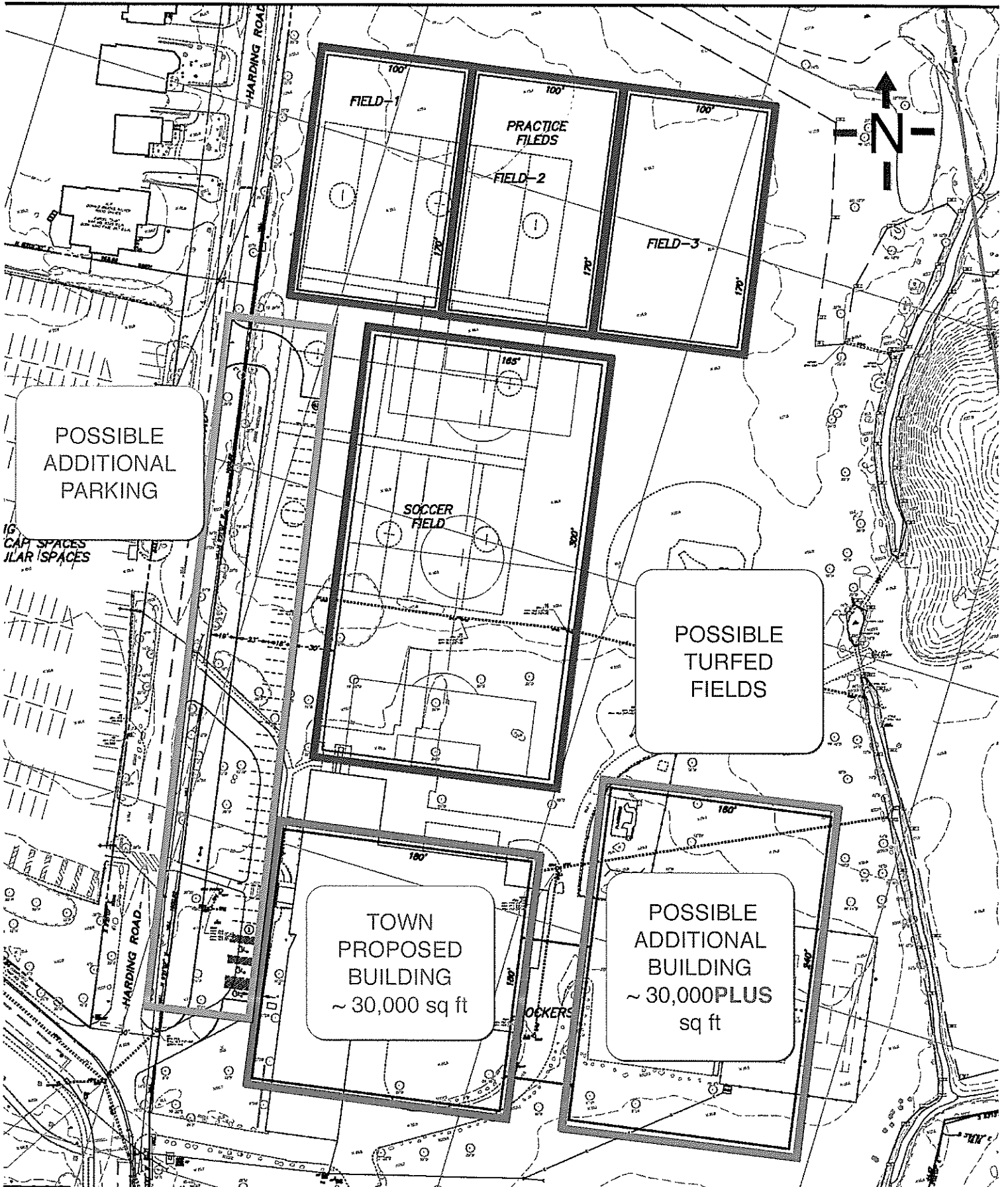
- Current Community needs analysis
- Market analysis for all revenue-generating features of the facility
- Consult experts, such as D'Andrea, regarding site potential, & advice to fix current drainage problem
- Consult experts, such as Ballard King, regarding facility best-practices and future proof amenities
- Send RFPs to expert architectural design firms with relevant experience

Our Recommendations Part 2

Furthermore, we recommend the following items be addressed prior to RFPs:

- Review town CIP and other departmental budgets for additional redundancies the facility could make possible like the new ice rink & sports fields
- Explore the creation of a revolving fund for the building's maintenance similar to that of the The Griff
- Construct turf fields prior to building construction to solve field shortage ASAP
- Pursue definitive answers to three outstanding design features:
 - Having a second story
 - Using the roof for sports or other activities
 - Creating a parking deck
- Create contingency plan for the current building and programs during construction

NOTE: ALL IMAGES SHOWN FOR SPATIAL RELATIONSHIP ONLY



Support the Construction of a Larger, more Comprehensive Eastern Greenwich Civic Center



Currently the Town of Greenwich plans to re-build the Eastern Greenwich Civic Center in approximately the same footprint (35,000 sq. ft.). We, the undersigned, believe a larger building (60,000+ sq. ft.) would allow for not just the necessary community space, but also a field house including indoor/outdoor turf fields, indoor racket sports, a gymnasium and an ice rink (deemed viable by engineering and environmental studies) would be better for the community at large.

Share this petition

758 supporters

242 needed to reach 1,000

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Civic Center Community Advisory Board. Support the construction...

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Send a Facebook message

Send an email to friends

Tweet to your followers

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Appendix 1

Potential Town Rental Income from 3 Indoor Turf Fields

Assume:

Days used: 7
 Weekday hours used: 4
 Weekend hours used: 10
 Months of year used: 8
 Price per hour: \$80

	Rentable Hours	Per Hour 3 Fields	Per Day	Total per week:	Weeks per month:	Total per month:
Monday	4	\$240	\$960	\$9,600	4	\$38,400
Tuesday	4	\$240	\$960	\$38,400	Nov	\$38,400
Wednesday	4	\$240	\$960	\$38,400	Dec	\$38,400
Thursday	4	\$240	\$960	\$38,400	Jan	\$38,400
Friday	4	\$240	\$960	\$38,400	Feb	\$38,400
Saturday	10	\$240	\$2,400	\$38,400	Mar	\$38,400
Sunday	10	\$240	\$2,400	\$38,400	April	\$38,400
					Total Oct to April:	\$268,800