MINUTES OF THE CHESHIRE TOWN COUNCIL PLANNING COMMITTEE
MEETING HELD ON TUESDAY, MAY 11, 2010, AT 7:00 P.M. IN ROOM 207,
TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present
James Sima, Chairman, Justin Adinolfi and David Schrumm.
Staff: Michael A. Milone, Town Manager

1. ROLL CALL
The clerk called the roll and a quorum was determined to be present.

2. PLEDGE OF ALLEGIANCE
The group Pledged Allegiance to the Flag.

3. COMMUNITY POOL ENCLOSURE VENDOR RECOMMENDATION
Mr. Sima stated that there must be a recommendation to the full Town Council on the vendor and dollar amount for the pool enclosure project. The Council has listened to an in-depth and lengthy discussion from the Public Building Commission (PBC) and the Pool Subcommittee.

MOTION by Mr. Sima; seconded by Mr. Schrumm.
MOVED that the Planning Committee recommends that Resolution #051110-6 be submitted to the Town Council for approval.

Discussion
Mr. Sima said that after the public hearing this matter is sent to referendum.

It was stated by Mr. Adinolfi that even though he was absent from the May 4th meeting he has read the minutes, is familiar with the record, has a good understanding of what took place at the meeting, and can vote on the matter.

According to Mr. Sima the $7,068,000 includes the cogeneration system for the mechanical work and pipes to connect the cogen unit to the pool mechanicals. The unit itself will be owned by the manufacturer. The cogen system will result in $50,000 in annual energy savings. The system will be installed into the heating and pool water system and hot water for domestic use (showers) and will be adapted to the existing system and boiler.

Mr. Schrumm stated his support of this resolution, and commended the PBC and its subcommittee for an outstanding job on the pool enclosure project work. This pool facility and building have been fully vetted, and with future energy increases, the pool enclosure project must be done right to serve the community for the next 30+ years. Stating he came into the process with an open mind on both proposals, Mr. Schrumm said it is clear that the G.F. Rhode Open Aire proposal, for many reasons, is the best permanent structure in the short and long term,
Although it is more expensive. This enclosure will make this a totally different facility for Cheshire, and people will really like it.

Regarding the cogen system, Mr. Sima said there is one reason to include it with the G.F. Rhode proposal is because they recommended this system and brought in a vendor with them for the cogen system. Going outside the scope we would have conflicting vendors on the same job. With G.F. Rhode there will be one oversight person with one finger pointed to the entire job, making it go smoother, and insure the Town ends up with a project that it wants.

Mr. Adinolfi said he would vote against the resolution, although he is totally in support of a year round community pool. He said that at this point in time to spend $7 million is not the right thing to do for the Town. He would support an informational referendum out to the voters for a “summer only, permanent enclosure, bubble” or any other options. Also, it would be better, from a taxpayer standpoint, to hold the referendum in November rather than June.

It was stated by Mr. Sima that there have been problems with the pool for over 8 years, corners were cut, and many people have worked hard to make this facility work. There have been numerous mini-crisis situations on the air quality issues, heating system, snow load issues, freeze-ups, etc. By addressing this and giving the people of Cheshire an option for a building that will last 30+ years is the right thing to do. What it comes down to is what does it take to do this project right, and PBC has done a lot of work, a life cycle cost analysis, and the permanent enclosure is the best alternative out there. The $7 million number is very high, but cutting it down could result in having the same problems, loss of operation time, and the pool being a distraction which never operates properly to the fullest extent.

With the KBE project Mr. Sima said there is a savings of $1.3 million, but the life cycle costs will be more expensive over the life of the building, and it would not be as pleasant an environment as the Open Aire structure.

Of the two permanent structures, Mr. Adinolfi said Open Aire is the better one. He expressed hope that there has been a lesson learned because if the building was structured correctly 10 years ago, the Town would probably have spent $5 million for a pool and permanent building. Mr. Adinolfi stated he believes there are options out there, including a replacement bubble that would enable the pool to fully operate, with solving many of the problems with the bubble. He said it is up to the voters to decide.

**VOTE** The motion passed 2-1; Adinolfi opposed.

4. **ADJOURNMENT**

**MOTION** by Mr. Schrumm; seconded by Mr. Adinolfi.
MOVED to adjourn the meeting at 7:20 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk