

TOWN OF THOMPSON
BOARD OF SELECTMEN

SPECIAL MEETING

Thursday, February 27, 2014, 7:00PM
Thompson Public Library, Room 2

MINUTES

PRESENT: P. Lenky, First Selectman
K. Forrester, Selectman

ABSENT: S. Smith, Selectman

STAFF PRESENT: L. Wagner, Wagner & Associates, Inc., Consultant, M. A. Chinatti, Director of Planning & Development

PUBLIC PRESENT: J. Gaucher, P. Baer, L. Jarmolowicz, J. Bleau, J. Baker

1. CALL TO ORDER

P. Lenky called the meeting to order at 7:00PM. Roll call was taken; a quorum was present.

2. PUBLIC HEARING

- Small Cities Block Grant – Gladys Green/Pineview Court elderly housing complex, Phase III

P. Lenky introduced the agenda item, and turned the floor over to L. Wagner, consultant for the Town for preparation of the application.

L. Wagner noted that J. Baker, seated in the audience, was in attendance for the Housing Authority. He then explained that, for municipalities with less than 50,000 population, the State gets the block grant and then opens a competitive application round for the municipalities, and noted that the applications for this round are due the first week of April.

He continued, explaining the types of activities the grants must be for as outlined in the public notice, noting that the Town had previously received funding in prior years and referenced some of the projects/programs, including funding totaling \$1.2M over the last two years for improvements/updates to the Gladys Green portion of the subject complex done in two phases, construction of the new Quinebaug Fire House, and program funds for a revolving loan fund open to low-to-moderate income residents

for repairs to their homes; that program has minimal funds, not adequate to fund more repairs.

He stated that the Town would be applying for up to \$800K with this application, which would be used for improvements/upgrades to the Pineview Court section of the complex, and noted that the purpose of the subject meeting was to hear public comment and answer questions. He then explained that the Town has to apply on behalf of the Housing Authority, as it is the only eligible applicant.

L. Jarmolowicz asked if the Town had to put any funds toward the grant, to which L. Wagner responded it does not, and that the Housing Authority will pay for some of the work, and has paid for preparation of the plans so the project is ready to go. He noted that the Housing Authority would be contributing approximately \$30K toward the grant.

P. Baer stated he would like to see some of the grant funds go toward installing sprinklers in the units for fire protection, and referenced a fairly recent fatal fire at the complex. He continued, stating it is his opinion that, instead of worrying about updates, that safety should be addressed.

L. Wagner responded, saying that sprinkler systems would be an eligible cost, and noted that the Town could request funds under the Small Cities program annually as long as it spends funds previously awarded.

J. Baker stated sprinklers were discussed in the first grant, but that the first grant was specifically for updating, and that sprinklers were discussed with the various fire departments. She stated the Housing Authority is interested in upgrading fire prevention/suppression, and would bring the matter to the Housing Authority as a future project.

P. Lenky stated consideration needs to be given to if improvements are made now, excluding fire prevention/suppression, in the future the walls would again have to be opened up for installation of the sprinklers.

L. Wagner stated the intent is to work four (4) or five (5) units at a time, noting that the Housing Authority is holding some units vacant for when the project starts, so residents could be relocated to those units while work was ongoing, which would take approximately one (1) to two (2) weeks.

P. Baer suggested that, when looking at bids, required piping installation as part of the subject phase should be considered ahead of time, so there will be no need to re-enter the areas.

L. Wagner also noted that the Town does receive loan repayments from a prior housing rehab program but there is currently less than \$500 in the account and the program is not currently active.

Project must also meet at least one of the National Objectives as outlined in the hearing notice.

K. Forrester asked if all units would be handicap accessible, to which L. Wagner responded that seven (7) would be fully accessible, and that others would be updated with, for example, higher toilets, grab bars, etc.

J. Gaucher asked if flooring would be included, to which L. Wagner responded it would. J. Gaucher suggested that, once existing flooring is removed, the concrete should be checked to see if there's been any damage from blasting.

P. Lenky responded to J. Gaucher's suggesting, stating that the floors have been there for years, and concrete does crack, but that he (J. Gaucher) raised a good point.

There were no further comments/questions.

3. ADJOURNMENT

(M/S/C Forrester/Lenky) to adjourn at 7:18 PM. Carried unanimously.

Respectfully submitted,
M. A. Chinatti
Director of Planning & Development