

Agenda
Town of Farmington, CT
Ad-Hoc 1928 Building Committee

Date: April 19, 2022
(Council Members should call the Town Manager's Office if unable to attend.)

Time: 12:00 p.m.

Place: ZOOM Webinar
To access the livestream: <https://us02web.zoom.us/j/89436777648>

- A. Call to Order.
- B. Public Comment.
- C. Correspondence.
 - 1. Lyman Louis
- D. Minutes.
 - 1. To approve the attached March 10, 2022 minutes.
- E. Presentation of Survey Results from Brooke Mitchell, Center for Research and Public Policy.
- F. To make recommendations to the Town Council on the future of the 1928 Building *(to be provided at the meeting; based on results of the survey)*
- G. To review and approve a draft statement of needs for a 1928 Building Committee *(to be provided at the meeting; based on results of the survey)*
- H. To review and approve a draft charge of a 1928 Building Committee *(to be provided at the meeting; based on results of the survey)*
- I. Other Business.
- J. Adjournment.

CC: Town Council Ad-Hoc Committee members
Kathleen Blonski, Town Manager
Kat Krajewski, Assistant Town Manager
Russ Arnold, Director of Public Works/Town Engineer
Maureen Frink, Town Clerk

Lyman O. Louis
53 Knollwood Road,
Farmington, CT 06032

April 2, 2022

1928 Building Committee:

Dear Committee:

In the past I have been critical of the space allocated for the music education in the new building. My concern is that there should be 3 separate spaces for the Chorus, Orchestra and Band. I can well understand why there are only 2 spaces, as that is the present condition. What you may not know is that the band actually rehearses in the auditorium, with the leadership on the stage, percussion in the pit, and the clarinets in the first row of the audience, woodwinds in seats toward the back of the left side and brass in the opposite position. They get their cases from storage, bring them into the auditorium, unpack and file into the appropriate seats. Coordination between sections becomes a casualty of this arrangement.

The musicians at Farmington High are of a very high caliber and they deserve to have appropriate spaces for their rehearsals. To the extent that consideration is now being given for retention of the 1928 building, it may be possible to rectify the situation. Given that the auditorium is being retained, that might, possibly, be converted to either a movie or a legitimate theater. The current space where the chorus rehearses could be used for a new band room, which would be used in the day time, and could be used for other purposes in the evening or on weekends.

I continue to hope that appropriate separate space can be found to allow the band to have its own designated space, including storage, as well as separate spaces for the orchestra and chorus.

Lyman O. Louis
Lyman O. Louis



**Minutes
March 10, 2022
Town of Farmington, CT
Ad-Hoc 1928 Building Committee**

Present:

C.J. Thomas, Town Council Chair
Johnny Carrier, Town Council Member
Edward Giannaros, Town Council Member
Kathy Blonski, Town Manager
Russ Arnold, Director of Public Works
Kat Krajewski, Assistant Town Manager

A. Call to Order.

The meeting was called to order at 12:02 p.m.

B. Public Comment.

None

C. Correspondence.

1. Bea Stockwell- The 1928 Building
The Committee reviewed Mrs Stockwell's correspondence and stated that her comments aligned with the Committee's recent discussions.

D. Minutes.

1. To approve the attached February 18, 2022, minutes.
The February 18, 2022, meeting minutes were unanimously approved.

E. To review and approve the attached draft survey questions.

The Committee reviewed the draft survey questions. The Committee had some minor edits and changed community space to the following:

- Rephrase Community meeting space to Community use (meeting space, event space, non-profit use, art and business incubator, etc.)
- Replace the images in the 1928 Building Section & in the 1952 /1978 Section with an updated photo of the layout that highlights the section of the building being referenced.
- Add a real image of the 1928 to give people an idea of what it looks like (if they were not familiar with it being referred to as "the 1928 building")

The draft survey questions were unanimously approved with the various edits and changes as shown above.

F. To review and approve the attached survey marketing materials.

The Committee reviewed the marketing materials and made the following changes:

- Add a QR code & list the web address under the QR code.
- The Committee also stated that they would like the postcard to be mailed to all households.

The Committee unanimously approved the marketing materials with the edits and changes as described above.

Kat Krajewski will work with the Center of Research and Public Policy and distribute the marketing materials as soon as possible.

The Committee was pleased with the progress and looks forward to the results of the survey questions.

The next meeting will be scheduled after the survey is completed.

G. Other Business.

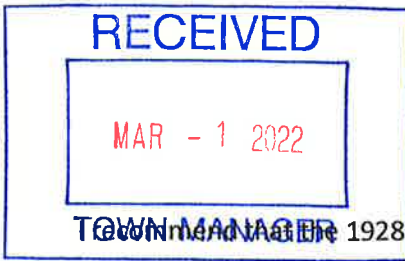
None

H. Adjournment.

The meeting adjourned at 12:30 p.m.

Respectfully Submitted,

Kathy Blonski
Town Manager



THE 1928 BUILDING

Town Manager: I recommend that the 1928 Farmington High School Building become the Farmington Town Hall:

1. It is large enough to meet the needs of Town Government for the foreseeable future
2. When all the additions are taken down, it stands alone as an historic building
3. It can be renovated without interfering with the work of government
4. It brings all the parts of government to one location
5. It promotes efficiency, and gets rid of "us and them" thinking
6. The renovation will update infrastructure and technology
7. The renovated auditorium will provide space for town meetings, Town Council meetings, Board of Education meetings, and community events
8. It gets rid of the costs of duplicate office locations

Timing:

1. The timing is perfect! The scandal at the state level in the construction grants department makes it a perfect time to halt the renovation of one of the FHS additions for Board of Education offices
2. By the time the new FHS is built, the renovation of the 1928 building can begin
3. Meanwhile, the 1960s Town Hall will remain overcrowded and inadequate

WHY?

As a former Chairman of the Farmington Board of Education and the Farmington Town Council, I have had the unique opportunity of working on "both sides of the fence"! The way to make government work efficiently and in harmony is to put them together!

Taking the Board of Education out of the Town Hall is a stop-gap solution to solving the problem of an overcrowded, inadequate Town Hall Building.

Now is the time to solve the problem for the long term.

Thank you for your consideration.

Sincerely,

Beatrice C. Stockwell

26 Waterville Road, Farmington, CT

Beatrice C. Stockwell

Feb. 26, 2022

**TOWN OF FARMINGTON COMMUNITY SURVEY
AD-HOC 1928 BUILDING COMMITTEE
DRAFT I.II**



March-April 2022

Screener

A. Are you at least 18 years of age or older?

- 01 Yes
- 02 No **[Terminate]**
- 03 Unsure **[Terminate]**

B. Do you currently reside in Farmington or Unionville?

- 01 Yes
- 02 No **[Terminate]**
- 03 Unsure **[Terminate]**

We need your help. The Town of Farmington and the Town Council's Ad-Hoc 1928 Building Committee is studying potential uses for the 1928 Building. Your participation and input in this community survey is very important. Ideas range from demolishing the 1928 Building to keeping portions of the existing high school for municipal purposes.

Your individual responses are strictly confidential. Your name, email address or contact information will never be associated with any of your responses. The online survey never asks for your name, email address, or contact information. If you choose to complete a paper or phone survey, CRPP immediately disassociates any contact information from the respective completed survey. Contact information is then removed from our systems. CRPP will share **ONLY** composite aggregate data with the Farmington Town Council's Ad-Hoc 1928 Building Committee.

DEADLINE: Please complete this survey prior to **April 4th, 2022 at 5:00pm.**

INSTRUCTIONS:

Most of the time, questions require just one answer. However, several questions will include the direction: **“Please indicate all that apply”** – this allows you to provide as many answers to that question as you wish. Also, sometimes we use scales – either with words or numbers. It is important that you understand the scale before answering each of these questions. **Finally, to advance in the survey, all questions must be answered. If you don’t know an answer, simply choose “unsure”.**

For questions, please contact the Town Manager’s Office at 860-675-2350.

Thank you for your participation.

Background:



This graphic above displays the current/existing High School. Over the next two years, the new High School will be built in the parking lot to the right of this graphic / to the right of the red 2003 section.

2003 Building: (long building in red on the right side of the graphic): Will be kept in tact for student lockers and the Board of Education Central Office, as approved at the June 3, 2021 referendum.

1928 // 1952 and 1978 Buildings:

In January 2021, the Town Council established an Ad Hoc 1928 Building Committee to make recommendations to the Town Council on the next steps concerning the 1928 building. As part of the charge, the ad-hoc committee conducted a high-level needs assessment on space needs in Town and if they could be satisfied by the 1928 building.

Through the Ad-Hoc Committee's discussions, more needs were evaluated, including recreational space needs (i.e. the potential to keep the existing gym), social services, municipal offices, and storage. The descriptions below are potential uses the Ad- Hoc Committee discussed:

- **1928 Building** (green building at bottom of the graphic): This is the original Farmington High School. It may be torn down or could be used to relocate the Probate Court (a regional court) or the Social Services Department and Recreation Department.
- **1952 and 1978 Buildings in addition to the 1928 Building** (purple and orange buildings adjoining the 1928 Building): May be retained to keep other town, recreational and storage services.

For further background information, please visit <https://www.farmington-ct.org/government/ad-hoc-1928-building-committee>. **This graphic will be displayed throughout the survey where applicable.

Overall View

1. Without knowing associated costs or many details, which of the following best reflects your view regarding the old / existing Farmington High School?

- 01 These old High School buildings should be torn down (with the exception of the 2003 Building)
- 02 We should look at retaining some of these buildings for needed space and municipal services.
- 03 Unsure / Don't know

The 1928 Building

In this section, we will be asking you questions specifically about the future and potential use of the historic, original Farmington High School – the 1928 Building (green building).



2. Some residents see the history and value in keeping the original Farmington High School (1928 Building on the map), while others believe it should be torn down since the town is building a new High School.

Without considering the renovation costs to potentially relocate the municipal and social services in the 1928 Building, how strongly do you support or oppose retaining (keeping) the 1928 Building?

- 01 Strongly support retaining 1928 Building
- 02 Somewhat support retaining 1928 Building
- 03 Somewhat oppose retaining 1928 Building
- 04 Strongly oppose retaining 1928 Building
- 05 Unsure / Don't know

3. A 2021 estimate to renovate and preserve the old, original 1928 Farmington High School Building to house municipal and social services is approximately \$9.8 million dollars. This cost may impact property taxes. Knowing the estimated cost, how strongly do you support or oppose retaining (keeping) the 1928 Building?

- 01 Strongly support retaining 1928 Building
- 02 Somewhat support retaining 1928 Building
- 03 Somewhat oppose retaining 1928 Building
- 04 Strongly oppose retaining 1928 Building
- 05 Unsure / Don't know

4. There exists the potential for Federal Government American Rescue Plan Act (ARPA) funds to pay a portion of the renovation / repurpose of the 1928 Building. If these funds are designated to help pay for a portion of this project to help reduce any resulting property tax increases, which of the following best reflects your position on retaining (keeping) the 1928 Building?

- 01 Strongly support retaining 1928 Building **[Skip to Q6]**
- 02 Somewhat support retaining 1928 Building **[Skip to Q6]**
- 03 Somewhat oppose retaining 1928 Building
- 04 Strongly oppose retaining 1928 Building
- 05 Unsure / Don't know **[Skip to Q6]**

5. What are reasons that you would oppose retaining the 1928 Building? **Please indicated all that apply.**

Reasons opposed to keeping 1928 Building	
01	Not willing to pay more in taxes
02	No need for additional town buildings
03	Its is not sentimental to me
04	Can be used for more outdoor recreational space
05	Not enough interest in the process
06	
07	
08	
09	None of these [Exclusive]
10	Other: _____

6. The following ideas are potential uses of the 1928 Building. Whether you support or oppose retaining (keeping) the 1928 Building, which would you be interested in seeing the building be repurposed for? **Multiple responses are accepted.**

- 01 Relocating the Probate Court (a regional court)
- 02 Relocating the Social Services Department and the Recreation Department
- 03 Creating community meeting space
- 04 Neither of these [Exclusive]
- 05 Unsure / Don't know [Exclusive]

7. Please tell us other uses (community programs, services, town departments, etc.) which should be considered specifically for the 1928 Building.

The 1952 and 1978 Buildings

In this section, we will be asking you questions specifically about the future and potential uses of the 1952 Building (adjoining orange building) and 1978 Building (adjoining purple building) that adjoin the 1928 Building.



8. Earlier in the survey, the 1952 and the 1978 Buildings were also mentioned as potentially being retained to keep the existing gyms, more public recreation programming, senior services or storage space.

Without knowing the renovation needs or costs of these buildings, which of the following best reflects your view regarding these additional buildings?

- 01 We should look at retaining these buildings (1952 and 1978) in order to retain the gyms and add recreational programs, senior services, storage space, etc.
- 02 All buildings should be demolished, including the 1928 Building
- 03 These additional buildings should be demolished with the exception of the 1928 Building
- 04 Unsure / Don't know

9. There, again, exists the potential for Federal Government American Rescue Plan Act (ARPA) funds to pay a portion of the renovation / repurpose of the 1952 and 1978 Buildings (in addition to the 1928 Building). If these funds are designated to help pay for a portion of this project to help reduce any resulting property tax increases, which of the following best reflects your position on retaining (keeping) the additional buildings?

- 01 Strongly support retaining the 1952 and 1978 Buildings
- 02 Somewhat support retaining 1952 and 1978 Buildings
- 03 Somewhat oppose retaining 1952 and 1978 Buildings
- 04 Strongly oppose retaining 1952 and 1978 Buildings
- 05 Unsure / Don't know

10. The following ideas are potential uses of the 1952 and 1978 Buildings if they are retained (kept) in addition to the 1928 Building. Whether you support or oppose retaining (keeping) the buildings, which would you be interested in seeing them be repurposed for? **Please indicated all that apply.**

	Programming
01	Relocating the Probate Court (A regional court)
02	Relocating the Social Services Department and the Recreation Department
03	Relocating the Town Hall (allowing for potential recreational fields in existing Town Hall space, as keeping the additional buildings would lose the field that is slated to go in that space on the new Farmington High School site plan)
04	Keeping the gyms and creating a recreational center
05	Relocating non-senior recreational programs from Senior Center to provide more senior programming
06	Space for additional Town storage
07	Community meeting space
08	
09	
10	
11	
12	
13	None of these [Exclusive]

11. Please tell us other uses (community programs, services, town departments, etc.) which should be considered specifically for the 1952 and 1978 Buildings in addition to the 1928 Building.

Demographics

12. Are you registered to vote in the Town of Farmington, Connecticut?

- 01 Yes
- 02 No
- 03 Unsure

13. Please indicate the number of years you have lived in Farmington, Connecticut.

[Drop down numerical list]

14. Please tell me your age?

- 01 18-24
- 02 25-34
- 03 35-44
- 04 45-54
- 05 55-64
- 06 65 or older
- 07 Refused

15. Please indicate which of the following best describes the children you may have.

- 01 No children
- 02 Have children not yet of school age (pre-school or younger)
- 03 Have children of school age currently attending Farmington schools
- 04 Have children of school age not attending Farmington schools (private school, etc)
- 05 Have children who started in the Farmington schools but left for private or other schools
- 06 Have older (over 18) children who attended Farmington schools in the past
- 07 Have older (over 18) children who did not attend Farmington schools (such as didn't live in Farmington / attended private)
- 08 Unsure / Prefer not to answer

16. How do you identify?

- 01 Man
- 02 Woman
- 03 Non-binary
- 04 Prefer not to answer
- 05 Prefer to self-describe: _____

Additional Feedback

17. Please take this opportunity to note anything not covered in this survey regarding the renovation and repurpose process and that you would like to convey to the Town Council’s Ad-Hoc 1928 Building Committee. [Optional]

Thank you very much for your participation in this important survey.

The Town of Farmington and the Town Council's Ad-Hoc 1928 Building Committee is studying potential uses for the 1928 Building. Your participation and input in this community survey is very important. Ideas range from demolishing the 1928 Building to keeping portions of the existing high school for municipal purposes.

**WE
NEED
YOUR
HELP!**

To participate in this survey, visit:

[Farmington.questionpro.com](https://farmington.questionpro.com) by April 4th

**For hard copy versions of the survey,
pick up and drop locations are at:**

Farmington Town Hall or Community/Senior Center
by April 4th

**For additional questions regarding the survey,
please contact:**

Town Manager's Office at 860-675-2350



WE NEED YOUR HELP!

Tell us your vision for the historic 1928 Building at Farmington High School!

How to participate:

Visit
Farmington.questionpro.com
or read reverse for hard
copy pick up locations



COMPLETE THE SURVEY BY APRIL 4TH FOR YOUR OPINIONS TO COUNT!