

Received 2/7/2025

11:33am

Tonya Hogan, TC

Church Exploratory Committee  
Meeting Minutes

Regular Meeting  
Tuesday February 4, 2025  
Community Center

1. Committee Chair Ken Twombley called the meeting to order at 4:08 P.M.
2. Members in attendance, Ken Twombley, Fran Gudelski, First Selectman Bob Yamartino, Cheryl Pizzo, John Giannatto, and Finance Director Al Rusilowicz (via Zoom)
3. Pledge of Allegiance
4. Public Comment
  - Anne Olszewski questioned why 4:00 P.M. was chosen for the meeting time, in that it may be difficult for the public to attend.
  - Sue Dorvilliers asked if there was a shared well with the Middlefield Children's Center, and if there was asbestos on the property.
5. Discussion of Tour of the Federated Church property Jan.21, 2025
  - Committee members shared their thoughts on the tour. Members thought the Church was beautiful, well maintained and there are many possibilities for use of the Church facility. The School Building has welcoming classrooms and appear well maintained, however the lower-level needs attention. All agreed the tour provided by Church Members Ed Holden and Paul Bergenholtz was informative.
6. Discussion with Realtor
  - Realtor Joe Dattilo of Chozick Reality, INC. presented the Committee with an Offering Memorandum Document and a Conn Comp Real Estate Sale Data report. He made the Committee aware the offering price is now \$1,150,000. The Church is +/15,661 SF and School Building 6,318 SF pointing out given the properties square footage it comes in at a cost of 52 SF. He went on to explain that the property offered is 2 parcels with a shared well and septic system. The Town Green and additional acreage the Church owns is not part of the offering. Church members Ed Holden and John Lyman III were also present to provide additional information on the Church property.

Open discussion followed with the following questions raised by members.

-Ken Twombley questioned if there were any issues with mold on the property, it was stated by Church members they were not aware of any mold or mold testing.

-John Giannatto raised questions about heating systems, water quality and filtration, as did Cheryl Pizzo. John Lyman explained the water is tested every 6 months by the State because it is a public facility. The last test showed high copper, and it was being addressed by the Church. They are not sure what the remedy will be, will explore options. The heating is a split system with some mechanical issues that need to be addressed. The Church received a quote of \$20,000. to repair.

-Fran Gudelski asked if there were any issues with the septic system and restrooms at busy times at the Church. Church members said there were no issues reported.

-Bob Yamartino asked the Church members about the Church Elevator and if any repairs are warranted at this time. Church members explained it is inspected every five years and has no repair requirements. It is in good operating condition. Elevator is ADA compliant.

Open dialogue continued between Members of the Exploratory Committee, the Realtor and Member of the Church. Many other questions were asked. Other topics discussed were as follows:

- Roofs may need to be replaced within the next 10 years
- 2- 275-gallon oil tanks in the Church basement and one 1000 underground tank at the Children's Center
- there are 3 leaching fields which are shared by the Church and Children's Center.
- there is a shared well
- no lead paint
- inspection necessary to deem if asbestos is present in lower-level tile of Children's Center
- further discussion on the water filtration as well as on the heating system
- there is an easement on Church property for the Middlefield Cemetery Entrance.
- past public use of Church Facility included Red Cross Blood Drive and Boy Scouts
- the property was under contract for 6 months with Church in Meriden, however the deal fell through.

Recommendation of the Exploratory Committee to date.

- Further discussion is necessary on possible private inspection of Church Property on behalf of the Town
- Executive Session to discuss financial details and possible LOI
- A Public Open House of the Church property would be beneficial

Meeting Adjourned at 4:50 P.M.

Respect Submitted,  
Cheryl Pizzo