

SCHOOL BUILDING COMMITTEE

Date: November 2, 2022, 6:30PM

Regular Meeting Minutes

In person TOB Common Room & Public Online Video Conference (Zoom): Recording

*Minutes are not official until approved at the next regular meeting

Member	Position	Present via Zoom	Present in person	Absent
Katherine Viveiros	Construction Industry Experience	X		
Phil Stevens	Superintendent of Schools		X	
Erika Wiecenski	Board of Selectmen Representative		X	
Mike Makuch	Board of Finance Chairman		X	
Ann Grosjean	Board of Education Member		X	
Gary Anderson	Member at large	X		
Ralph Tulis	Member at large		X	
Peter Latincsics	Member at large		X	
Justin Niderno	Member at large	X		
Briana Ross	Member at large	X		
Christopher Tillona	Board of Education employee	X		

Also present: Scott Pellman, Owner's Project Manager from Colliers and residents

1. CALL TO ORDER

Chairperson Viveiros called the meeting to order at 6:31PM.

2. PRESENT TO SPEAK

James Marshall, 46 Fisher Hill Road, discussed some speculation that was being talked about regarding the committee proposing property that is owned by a family member of the committee as a new site for the new school. He wanted the committee to be prepared for a solid response regarding this topic.

3. CHAIRPERSON REPORT

Chairperson Viveiros discussed the outreach presentation, the presentation that was prepared by Colliers and the presentation regarding further development of concept plans was sent out and shared with the committee this week. She also shared she sent an email to the Board of Selectmen. Lastly, she explained the board of finance did approve the committee's request for the additional \$100,000 and now there will be a town meeting scheduled to finalize the approval.

First Selectwoman Wiecenski shared that the town meeting regarding this vote is scheduled for Monday, November 14, 2022, at 7:00pm at the Old Town Hall.

4. APPROVAL OF MEETING MINUTES

a. SBC meeting minutes of 10.19.22

Motion by First Selectwoman Wicewski to APPROVE the minutes from the SBC regular meeting October 19, 2022. Ann Grosjean SECONDED the motion.

Discussion: None.

All in favor, the motion carried unanimously.

5. COMMUNICATIONS

None.

6. SUBCOMMITTEE REPORTS

a. Communications

A. Grosjean shared that they created a poster sharing information about the meeting next Wednesday, November 9th. The posters have been posted throughout the town, emailed to school families, posted on the town's website and other Facebook pages. It was suggested to share on "Willington Patch."

b. Land assessment

No meeting.

c. Finance

No meeting.

A. Grosjean inquired if they could have a list/print out of what they have spent to share at the town meeting next week. Chairperson Viveiros suggested having it available at the town meeting next week.

7. OLD BUSINESS

a. Owner's Project Manager update- Colliers

i. Concept plan and fit study

S. Pellman discussed what Superintendent Stevens and himself had been working on in regards to how Hall School would be used and what would be appropriate for the space that was left after demolition. They wanted to use as much of the Ed Specs as possible. He then explained the steps he had to take to match the Ed Specs meaning; what would be left over and what would be replaced in that space. Then he had to be sure the plans followed the appropriate codes. He discussed that they also needed to leave room for extra space if there was growth in the town and if the town decided on an auditorium.

Chairperson Viveiros inquired on wording from S. Pellman. He had called it a “test fit.” She wanted to understand what that was regarding.

S. Pellman explained that was not part of the slides from the presentation. This was from Superintendent Stevens.

The committee discussed questions and concerns regarding this email, plans and information from Superintendent Stevens. They also discussed items that might be helpful to add to future agendas. The pricing and information regarding “swing space” was discussed in detail.

S. Pellman discussed his email that he sent out after the last meeting regarding more detailed concept plans.

The committee discussed questions regarding the proposal that S. Pellman emailed them. This included; the money it would cost, benefits, downfalls, and security details.

Motion by Peter Latincsics to approve the \$13,000.00 to develop both scopes fully with the resources of Scott Pellman’s firm Colliers Associates. Mike Makuch SECONDED the motion.

Friendly amendment from Chairperson Viveiros instead of the word scopes have it say schools.

Peter Latincsics accepted this amendment. Mike Makuch SECONDED

The committee discussed how they felt about this motion. They explained why they did or did not support it. They discussed their diligence as a member of this committee. They also discussed their funds and what is available to spend. They did find that they did not have \$13,000.00 in their account. They also discussed in detail the correct process to go forward with this motion, including reaching out to their attorney. Lastly, they discussed how they could share this information at the town meeting, if at all.

Peter Latincsics withdrew his motion.

b. Community outreach task group general SBC presentation

Chairperson Viveiros shared the presentation they have been working on. This one is not to be confused with the one that will be shared with the town next Wednesday, November 9. This presentation included; what the SBC is, who is on the SBC, what’s the SBC’s charge, what the SBC has done so far, what the purpose of the subcommittees are, some basic definitions regarding the terminology the SBC uses often, SBC milestones, SBC meeting information and more information including SBC links.

First Selectwoman Wiczenski inquired if there was going to be a video created to go with this presentation?

The committee discussed creating this video and the importance of it, especially before the town meeting November 9th.

Chairperson Viveiros explained this presentation had been published and anyone can view it.

The committee had some confusion about whether the presentation needed to be approved or not before it was published. Any corrections or updates would be made quickly when needed.

c. Educational specification update

Superintendent Stevens discussed the draft that was sent out to the committee. It is posted as a draft on the website as well. He also asked two other professionals for their feedback. He stated that he anticipated the Board of Education would vote on this on November 8th.

Motion by A. Grosjean to add an Executive Session to the agenda. Mike Makuch SECONDED the motion.

The committee discussed if this was appropriate without the public knowing ahead of time. They also explained there wasn't anything being voted on during this executive session. They expressed their concern of having this information before the presentation on November 9th.

Roll Call Vote: 6 YES 2 NO 2 Abstain

Motion carried.

Member	Vote
Erika Wiecenski	A
Katherine Viveiros	Y
Christopher Tillona	Y
Ann Grosjean	Y
Gary Anderson	Y
Ralph Tulis	N
Peter Latincsics	N
Mike Makuch	Y
Briana Ross	Y
Justin Niderno	A

8. NEW BUSINESS

a. Public presentation November 9, 2022

Chairperson Viveiros discussed the presentation briefly that Superintendent Stevens and S. Pellman put together for the town meeting, Wednesday, November 9th.

The committee discussed parts of the presentation that they felt should be changed, added, reworded and items that should be discussed in more detail.

b. Executive Session per CGS:1-200 (6)(D) Discussion of the selection of a site: review language for Letter of Intent and title search findings

Motion by Gary Anderson to go into Executive Session per CGS:1-200 (6)(D) Discussion of the selection of a site: review language for Letter of Intent and title search findings. Ann Grosjean SECONDED the motion.

Friendly Amendment from Gary Anderson to invite Scott Pellman from Colliers into Executive Session.

B. Ross expressed why she felt this Executive Session was so important. She wanted to be sure the committee had the most up to date and accurate information to share with the town at their meeting on November 9th.

Roll Call Vote: 7 YES 2 NO 1 Abstain

Motion carried.

Member	Vote
Erika Wiecenski	Y
Katherine Viveiros	Y
Christopher Tillona	Y
Ann Grosjean	Y
Gary Anderson	Y
Ralph Tulis	N
Peter Latincsics	N
Mike Makuch	Y
Briana Ross	Y
Justin Niderno	A

Executive session began at 8:52pm.

Return from executive session at 9:28pm.

9. FUTURE BUSINESS- ITEMS FOR FUTURE AGENDA

Chairperson Viveiros discussed items from earlier in the meeting, one of them being swing space options.

First Selectwoman Wiecenski mentioned how the committee discussed wanting to have multiple public sessions. She suggested beginning to create a timeline at the next meeting regarding this topic.

R. Tulis agreed that some items that are discussed at one meeting might not be able to be answered right then and some people might need time to go home and absorb the information they presented then come back to another public session to ask questions.

10. PRESENT TO SPEAK

None.

11. ADJOURNMENT

Motion by Chairperson Viveiros to ADJOURN the meeting.


Mike Makuch SECONDED the motion.

All in favor, motion carried unanimously.

Meeting adjourned at 9:31PM

Next regular meeting: November 16, 2022

Nicole Fusco
School Building Committee Recording Secretary

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TOWN CLERK