

## SCHOOL BUILDING COMMITTEE

Date: July 6, 2022, 6:30PM

### Regular Meeting Minutes

#### Public Online Video Conference (Zoom): Recording

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

Member	Position	Present in Person	Present via Zoom	Absent
Katherine Viveiros	Construction Industry Experience		X	
Phil Stevens	Superintendent of Schools	X		
Erika Wieceński	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 Latinsics	Member at large		X 6:44pm	
Justin Niderno	Member at large			X
Briana Ross	Member at large			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 6:32 PM.

### 2. PRESENT TO SPEAK

Matthew Clark, 42 Burt Latham, expressed his concerns and confusion with how this committee has met for over a year discussing building a new school or remodeling Hall School and they still don't have education specs. He also shared his thoughts on where the students should or could go during construction. He also had concerns with students attending school with leaking roofs and made some suggestions about what should be done while they wait for a new school or remodel to happen. Lastly, he mentioned his frustrations with the many executive sessions that continue to take place.

Donna Cook, 77 Common Road, shared her concerns regarding the following: the empty buildings if they do decide to build a new school, this committee is not having a remodel as an option, a conflict of interest with Colliers as they are part of building a warehouse on Rt. 32, the brand new school will be too small once the population in Willington increases.

### 3. CHAIRPERSON REPORT

Chairperson Viveiros discussed the funding for the current recording secretary.

First Selectman Wiecenski explained the time frame of the funding and that the recording secretary was renewed through the current fiscal year, July 1, 2022- June 30, 2023.

Chairperson Viveiros discussed Erica Bushior had resigned and it opened up a position for this committee. She shared she did receive correspondence from a Willington resident that was interested in being on the board.

First Selectman Wiecenski explained that the seat on the committee would need to be another staff member as Erica Bushior was a staff member from the Willington Board of Education. She also explained the Board of Selectman would help with this decision, not herself.

Chairperson Viveiros wanted to thank Kelsey Allard for taking the minutes for the next few meetings as the regular minute taker is on vacation.

#### **4. APPROVAL OF MINUTES**

##### **A. SBC Land Assessment Committee meeting March 14, 2022**

Tabled.

##### **B. SBC Finance Committee meeting June 1, 2022**

*Motion by Ann Grosjean to APPROVE the minutes from the SBC Finance Committee meeting June 1, 2022. Mike Makuch SECONDED the motion.*

R. Tulis requested page numbers on the minutes and the recording secretary be listed as someone who attended the meeting.

Chairperson Viveiros explained that the recording secretary is not always at the meetings as she watches the recording.

*All in favor, the motion carried unanimously.*

*Motion by First Selectman Wiecenski to add April 28, 2022, Communications Subcommittee minutes as item 4C. Chairperson Viveiros SECONDED the motion.*

*All in favor, motion carried unanimously.*

##### **C. SBC Communications Committee meeting April 28, 2022**

*Motion by First Selectman Wiecenski to APPROVE the minutes from the SBC Communications Committee meeting April 28, 2022. Mike Makuch SECONDED the motion.*

*All in favor, motion carried unanimously.*

#### **5. COMMUNICATIONS**

Chairperson Viveiros reiterated that they did receive some communications regarding an interest in becoming part of this committee but the person needs to be a staff member. Any other

communications regarding this she would send to Superintendent Stevens and First Selectwoman Wiczenski.

## **6. SUBCOMMITTEE REPORTS**

### **a. Communications Subcommittee:**

No update.

### **b. Land Assessment Subcommittee:**

M. Makuch shared that they have been in communication and working on dates to continue their process. A few items coming up in public meetings; the in-person assessment of the property on rt 320 North and the in-person assessment of the current Hall School property. Dates will be given for these upcoming meetings and the public is welcome to attend.

### **c. Finance Subcommittee:**

No update.

## **7. OLD BUSINESS**

### **a. Owner's Project Manager- Collier's update**

S. Pellman explained that they reached out to four different firms for a phase 1 environmental services study. He explained who the firms were and two were interested. He then stated they were both qualified, they had worked with both and the cost was slightly different between the two. He explained they were not looking for action to take place right now but wanted everyone to be aware. He also discussed how they are continuing to develop preliminary estimate schedules. But they are still waiting in looking at privately owned opportunities and doing the walks with the land assessment subcommittee. He explained what Colliers is here to help with scheduling, project costs, and communicate different approaches. He wanted to have it be clear that Colliers is not the architect, they were hired as the owner's project manager. They are basing the estimates on current bids and square footage. The architect that is hired will use the information to create and design the remodel or new school building.

P. Latincsics inquired about the Hall School concept and possibly having a whole new school on that site. This included the size of the school, how many floors the school could have, and removing the entire Hall building.

S. Pellman reviewed what P. Latincsics's thoughts were with the Hall School property and discussed how the property is tight with what's already located there; athletic facility and so on. There wouldn't be enough property to build even more. And as far as removing anything they have to talk to the Hall Foundation and follow the rules with that.

Chairperson Viveiros explained she knew that there were restrictions in the deed of the Hall School property in that it had to be used as a School. She also stated she did NOT feel comfortable suggesting or recommending the option presented by Mr. Latincsics to completely

remove Hall School to build a new school on the same Hall School site.

M. Makuch explained that if they were thinking of going in that direction they would need to factor in demo costs as well.

S. Pellman stated the biggest hurdle for this option would be maintaining a normal and successful learning space for the students while the building was being built.

A. Grosjean expressed her concerns about the demolition/abatement of the Hall School.

S. Pellman explained that they have rules and regulations to follow with the demolition of an older building.

**b. Potential executive session: Per CGS:1-200 (6) (D) Discussion of the selection of a site**

None.

**c. Appraisal for potential school site**

M. Makuch explained using the direction from this committee and Colliers he started pursuing appraisals for a private parcel that was discussed in executive session. He contacted about 7 appraisers and only received 1 proposal. He has shared this with the Chairperson but has nothing to compare it to as no other appraisers were interested.

Chairperson Viveiros suggested discussing this further in the land assessment subcommittee meeting and trying to find other appraisers.

M. Makuch explained they have discussed with many realtors and they have run out of options at this point.

First Selectman Wiczenski stated she would be excusing herself from this discussion.

R. Tulis suggested a realtor/appraiser to M. Makuch.

M. Makuch shared that the only proposal received was \$3,000.00 and would reach out to the suggestion R. Tulis made. He also explained some feedback from the appraisers and why they were not interested.

A. Grosjean inquired if this information was important enough to vote now and if they need it before moving forward?

S. Pellman explained this is a critical milestone so it is important to have this figure. For \$3,000.00 it might be worth it to not delay this project another month or more.

M. Makuch explained he would like another appraisal to compare to and that the State OSCGR will require a second proposal anyhow, so the chances are that we will have to hire both of the

appraisers no matter what. M. Makuch agreed to seek the second appraisal as suggested by R. Tulis.

Chairperson Viveiros asked the committee members how they felt about proceeding with a vote tonight.

M. Makuch, R. Tulis and P. Latincsics agreed to wait for another appraisal first. A. Grosjean and Chairperson Viveiros wanted to move forward with this appraisal.

Superintendent Stevens expressed his concern if they waited. If S. Pellman felt this was a fair appraisal, it probably is and this does meet the town purchasing policy as it is under \$5,000. If M. Makuch reached out to so many appraisers and only one would respond, why wait?

Chairperson Viveiros explained that the committee is continuing to multi-task and trying to complete multiple tasks simultaneously.

***Motion by Mike Makuch to APPROVE R. F. Hagearty & Associates, Inc in the amount of \$3,000.00 and in the meantime continue to pursue a second vendor. Ann Grosjean SECONDED the motion.***

The committee members discussed further whether or not they felt this was a good idea and why.

Member	Vote
Katherine Viveiros	Y
Erika Wiecenski	Y
Ann Grosjean	Y
Mike Makuch	Y
Ralph Tulis	Y
Peter Latincsics	N

***Yes 5, No 1, motion carried***

## **8. NEW BUSINESS**

### **a. Public feedback session and survey**

Chairperson Viveiros discussed the public feedback session and how they were trying to come up with a few dates to have them. They were still waiting on a few key milestones and more detailed information to share, before holding these sessions.

S. Pellman explained that the state had changed the approach and that some of the decisions are the community's decisions now. But the state does need to look over and review the correct approach with the trust and Hall School. They could have the feedback sessions before receiving the information from the state but it would be important to share with the town certain details are still contingent on what the state's approval may be.

A. Grosjean felt a public feedback presentation at this time could become confusing.

Chairperson Viveiros felt discussing the survey might be more helpful to discuss and decide tonight.

S. Pellman discussed a survey that was completed previously and wondered if it would be helpful to have that survey completed again.

Superintendent Stevens shared survey documents (old survey and updated one) on his screen and discussed each question.

P. Latinsics expressed the importance of sharing each milestone as it's being completed.

S. Pellman agreed as long as there was enough meaningful information to share. Having a meeting that generates more questions than answers could become a disservice to everyone's time.

R. Tulis stated the wording and phrasing needed to be clarified on the survey.

S. Pellman explained the state sees it as an alteration/extension.

First Selectman Wiczenski felt that it was too early for a survey as she believed the committee needed more information to share and more definitive plans. She reassured the community they are going as quickly as possible to be doing the correct steps.

P. Latinsics wanted to mention it's important to keep parents informed as to where students will be located throughout this project, essentially identifying swing space, no matter which way the project goes. He asked this to be added to the future agenda.

M. Makuch expressed his concerns and thoughts regarding the survey as well. He thought maybe the outreach needs to happen before the survey. He had good ideas on how to present this, in a format such as a YouTube presentation.

Chairperson Viveiros suggested creating a task group for this idea and asked R. Tulis and M. Makuch to be on this "task group" that would create a YouTube presentation to share with the community.

First Selectman Wiczenski agreed that it would be important to have committee members do this presentation but to include Colliers for input on what and how to share the information.

A. Grosjean offered to help with the "task group" as well.

The committee decided to create a task group for a "public outreach" YouTube video and will meet regarding this. They all agreed it's too early for a survey.

#### **b. CIP funding request for consultants**

Chairperson Viveiros explained this is similar to the request they had back in February to pay Colliers. She stated that they needed to ask for access to the other \$100,000.00 that is effective July 1, 2022.

***Motion by First Selectman Wiecenski for the School Building Committee respectfully request the Board of Finance to ask the Board of Selectmen to hold a town meeting to appropriate \$100,000.00 from the reserve fund project #4.14041 for school building consultant that was previously approved by voters at the annual town meeting 2022-2023. The funds will be utilized to hire consultants to assist the SBC with the review of options including but not limited to renovation, addition, or a new school and any other items to assist the SBC in fulfilling their charge. Mike Makuch SECONDED the motion.***

First Selectman Wiecenski explained the motion she made and how it was the same as the first time they requested this to the Board of Finance.

The committee discussed the process of how they ask for this money. Also, the fact that there will be questions regarding requesting such a large amount of money again and what the balance is in their account. They discussed how they would explain this, what is in their account, how soon they should request this money, and if they are comfortable asking for more money again. There were also lengthy discussions about how to share this with the public and what steps to take.

Member	Vote
Katherine Viveiros	Y
Erika Wiecenski	Y
Ann Grosjean	Y
Mike Makuch	Y
Ralph Tulis	Y
Peter Latincsics	N

***Yes 5, No 1, motion carried***

## **9. FUTURE BUSINESS- ITEMS FOR FUTURE AGENDA**

Chairperson Viveiros discussed the items that had been mentioned earlier: Swing space, outreach, survey, and YouTube video.

First Selectman Wiecenski suggested going back to full remote. She was hoping that the committee members would be together live. If she and Superintendent Stevens were not at the building and people came from the public, no one would be there to let them in and run the meeting.

## **10. PRESENT TO SPEAK**

James Marshall, 46 Fisher Hill Rd, discussed his application and qualifications that he sent to the committee to join the committee. He then asked a few questions regarding the timeline of the project, the survey that was discussed during the meeting, and the swing space that will be needed. He felt it would be beneficial for the committee to share a projection of long-term funds they might need. He understands there are many steps in this process.

He was reassured the timeline will be added to the next meeting agenda.

Nicholas Tella, 49 Mirtl Rd, shared some thoughts regarding the money that was discussed to spend. He felt it was unorganized and would like to see a plan.

Matthew Clark, 42 Burt Latham, expressed his frustration of when the public to speak is happening please do not interrupt them. He also requested that when the committee does their in-person walk through to have it during hours that the community can attend too. He also discussed his frustration with items on the agenda that are never discussed. He did like the idea of having public outreach and all the ways the committee can do so.

First Selectman Wiecenski shared that at the next Board of Education meeting, Tuesday, July 12, 2022, at 7pm Ed Specs will be discussed then.

## 11. ADJOURNMENT

***Motion by Mike Makuch to ADJOURN the meeting. First Selectman Wiecenski SECONDED the motion.***

***All in favor, motion carried unanimously.***

Meeting adjourned at 8:25pm

Next regular meeting: July 20, 2022

Nicole Fusco

School Building Committee Recording Secretary

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