

SCHOOL BUILDING COMMITTEE

Regular Meeting Minutes

Date: August, 4, 2021 at 6:30 PM

In Person at the Town Office Building or Via Public Online Video Conference (Zoom)

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

Member	Position	Present in Person	Present via Zoom	Absent
Phil Stevens	Superintendent of Schools		X	
Erika Wiecenski	Board of Selectmen Representative	X		
Mike Makuch	Board of Finance Chairman		X	
Erica Bushior	Board of Education Staff			X
Ann Grosjean	Board of Education Member	X		
Katherine Viveiros	Construction Industry Experience		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	

CALL TO ORDER

Chairperson Viveiros called the meeting to order at 6:32 PM.

CHAIRPERSON REPORT

Chairperson Viveiros reached out to Colliers for input on how to secure an RFP (request for proposal). The representative described the process to create the RFP, and suggested that the committee get help to complete it. The RFP has to be very detailed and the SBC doesn't yet know exactly what is needed. It is not something the committee can do on their own. Colliers will come to a future meeting to talk about how to go about completing an RFP for an Owner's Project Manager to help guide the committee.

Ralph Tulis MOVED to add a second Present to Speak to the beginning of the meeting agenda in the future and to add it after the approval of meeting minutes this evening. Selectwoman Wiecenski SECONDED the motion.

DISCUSSION:

Mike Makuch pointed out that other committees have an additional Present to Speak section on the agenda to encourage more opportunity for the public to participate particularly during the pandemic.

VOTE: 8 Yes, 0 no

MOTION CARRIED

Member	Vote
Erika Wieceński	Y
Mike Makuch	Y
Ann Grosjean	Y
Katherine Viveiros	Y
Gary Anderson	Y
Ralph Tulis	Y
Peter Latincsics	Y
Briana Ross	Y

APPROVAL OF MEETING MINUTES

Selectwoman Wieceński MOVED to approve the minutes of July 7, 2021. Ann Grosjean SECONDED the motion.

DISCUSSION:

Ralph Tulis suggested a minor grammatical edit on page 3.

VOTE: 8 Yes, 0 No

MOTION CARRIED

Member	Vote
Erika Wieceński	Y
Mike Makuch	Y
Ann Grosjean	Y
Katherine Viveiros	Y
Gary Anderson	Y
Ralph Tulis	Y
Peter Latincsics	Y
Briana Ross	Y

PRESENT TO SPEAK

John Blessington, 29 Mason Rd: At the last BOF meeting the town was asked to vote for the expenditure but only a few minutes before the board was informed that, although the town had been approved to fix the schools' roofs, a bureaucrat from Hartford came down to say that we can't do that. In that case the town voted for something that didn't mean anything.

James Bulick, Laurel Dr: He came to hear Kosta speak and he remembered Ralph Tulis asking if renovation was an option and his recollection was that Kosta's response was neutral and he said show me a plan. So he is surprised that the committee is not talking about renovation at all and going straight to construction. As a former member of the BOF it would be difficult to ask for \$100k without listing how it will be used. He would like to see the committee make a formal decision to build or renovate before asking the BOF for money.

COMMUNICATIONS

Chairperson Viveiros received a communication from an SBC member to add updating the FAQ document to the agenda.

Mike Makuch MOVED to add the review of the FAQ document to the agenda. Ralph Tulis SECONDED the motion.

DISCUSSION:

Ralph Tulis clarified that we have a communication subcommittee and that they prepared the FAQ document so therefore perhaps it is the subcommittee's duty to review it first. Peter Latincsics was under the impression that input was welcome this way.

VOTE: 6 Yes, 2 No

MOTION CARRIED

Member	Vote
Erika Wieceński	N
Mike Makuch	Y
Ann Grosjean	Y
Katherine Viveiros	Y
Gary Anderson	Y
Ralph Tulis	Y
Peter Latincsics	Y
Briana Ross	N

Chairperson Viveiros communicated with Alice Cassells from the Hall Foundation. She has been continually invited to the meetings and sent the agendas. She is unavailable until September. Peter

Latinsics suggested generating questions for the Hall Foundation and asked to add that to the next agenda. Superintendent Stevens offered to collect all questions and make a Google Doc for our review at the next meeting. Committee members' questions for the Hall Foundation are to be emailed directly to Superintendent Stevens before Monday August 30th.

SUBCOMMITTEE REPORTS

COMMUNICATION:

None

LAND ACQUISITION:

Mike Makuch met with Superintendent Stevens to review the process that had been used before to identify potential parcels of land as well to review some of the standards that would be used to assess the land that the schools are currently on. After the motion failed at the BOF meeting it made sense for this subcommittee to hold off on doing anything further.

OLD BUSINESS

a. Request Board of Finance for School Building Committee funds

The BOF voted down the SBC's request for \$100k. The tied vote ended in a motion fail. Members of the BOF expressed concerns about the request not formally being documented on an SBC agenda and the desire for more specifics about how the funds would be used. The topic was not on an agenda because the SBC made the motion as a result of discussion held in executive session. Chairperson Viveiros prepared a memo to send to the Chair of the BOF to address these concerns. The SBC reviewed and discussed the memo. The finalized memo will be published on the SBC social media page. It will also be included with the BOF agenda.

Selectwoman Wiczenski said that the \$100k funding for the SBC was part of the previously approved CIP. The next step is for the BOF to ask the BOS to hold a Town Meeting so the townspeople can vote on this action.

Chairperson Viveiros MOVED to present the memo for clarification of BOF concerns, and to request that the BOF add this to their next agenda. Mike Makuch SECONDED the motion.

DISCUSSION:

The committee members collaborated on editing the memo to better address BOF concerns and to ensure transparency to the public.

VOTE: 6 Yes, 1 No, 1 Abstain

MOTION CARRIED

Member	Vote
Erika Wieceński	Y
Mike Makuch	Y
Ann Grosjean	Y
Katherine Viveiros	Y
Gary Anderson	Y
Ralph Tulis	A
Peter Latincsics	N
Briana Ross	Y

b. Discussion on the future of Hall Memorial School

Chairperson Viveiros suggested tabling this until the next meeting. Chairperson Viveiros will reach out to Alice Cassells about attending a future meeting.

c. Discussion of FAQ Update

Peter Latincsics made recommended revisions to the FAQ. Superintendent Stevens said that based upon the memo that was just approved, it makes sense for the subcommittee to update the FAQ document and review new recommendations by SBC members as well. The SBC will vote on the revisions at the next meeting.

NEW BUSINESS

a. Suggestions for future agenda items

Review the new version of the FAQ document and vote to publish it on the SBC Facebook page.

Generate an RFP for an Owner's Project Manager.

Review questions for Hall Foundation (due by Aug. 30th).

Selectwoman Wieceński asked if it made sense to cancel the August 18th meeting because the next BOF meeting isn't until the 19th. Also, Mrs. Cassells of the Hall Foundation is on vacation and won't be back by the 18th. Therefore the next meeting would be held on September 1st. The members discussed and agreed it made sense to cancel the August 18, 2021 meeting.

Discuss the use of funds for things such as a school enrollment forecaster to determine the needs.

Discuss determining the adequacy of current schools or building new schools. Superintendent Stevens said that an Owner's Project Manager is needed to answer questions about enrollment, needs and so on. Peter Latincsics asked if the SBC can talk about that parallel to what an OPM discusses. Superintendent Stevens said the BOE determines what the SBC has to do and the OPM tells them how to make that work

and what it will cost. The BOE looks at minutes of the grant process and it has to have exact Ed Specs for this project. Selectwoman Wiecenski said we need to decide which direction we are choosing and farther down the road the BOE has to decide what the inside will look like. Superintendent Stevens said that Ed Specs are needed whether renovating an existing school or building a new school.

PRESENT TO SPEAK

Matt Clark: Requested that the SBC remove claims on SBC documents and in the Willington Wire saying that the State of CT will not pay to renovate Hall School. Bureaucrat Diamantis toured HMS with committee members and seemed to have a preference for a new school. He had a misunderstanding of what renovating means to us. When asked directly by Ralph Tulis if the state would reimburse a renovation his response was neutral and he asked for a plan. He did not say he would not pay for a renovation. In previous meetings there has been talk about footprint and number of acres of HMS. If it is decided to do a complete renovation of the school and add on, would it be grandfathered in so that fifteen acres rather than twenty would be enough?

ADJOURNMENT

Chairperson Viveiros MOVED to adjourn the meeting at 8:17 PM. Gary Anderson SECONDED the motion.

DISCUSSION:None

VOTE: 8 Yes, 0 No

MOTION CARRIED

Member	Vote
Erika Wiecenski	Y
Mike Makuch	Y
Ann Grosjean	Y
Katherine Viveiros	Y
Gary Anderson	Y
Ralph Tulis	Y
Peter Latincsics	Y
Briana Ross	Y

Respectfully Submitted,

Briana Ross

School Building Committee Member and Recording Secretary

RECEIVED
WILLINGTON, CT.

2021 AUG -8 A 9:15


TOWN CLERK