

**TOWN OF WILLINGTON
SCHOOL BUILDING COMMITTEE**

Regular Meeting Minutes

Date: July 20, 2022 6:30PM

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 Wieceński	Board of Selectmen Representative		X	
Mike Makuch	Board of Finance Chairman		X	
	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 Latinsics	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 6:36 PM.

PRESENT TO SPEAK

James Marshall, 46 Fisher Hill Road: I'll be brief. I can only hop on for the start of this meeting but I am looking forward to hearing it down the road via the Youtube channel but I just wanted to say I appreciate it. I attended the last Board of Ed meeting and was pleased to see how far along Phil's presentation related to the educational specification was and just wanted to say I appreciate that effort. I don't know if you want to hear it or not; I do intend and want to send you a letter Phil just with some comments because things like that excite me, whether or not you want to hear it. It is far along, I think that's great; I was pleasantly surprised. The pieces we saw were in a vacuum so I am really excited to see the full picture and some of the makings that went into it. I would say again, and I think I mentioned it at your last meeting that it does feel where it's at, it would behoove us, it would behoove everybody on the school building to really reach out and get some public involvement; if only for the sake of garnering support for public buy-in especially for items given where the area requirements are at, especially for supportive items that may or may not be over the reimbursable limit and any other wish list items. I don't want to be a broken record but I can't stress it enough because community support is really what's going to float this project and get it through. With that said guys, thank you, I appreciate it, you hearing me and I look forward to hearing more, thank you.

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CHAIRPERSON REPORT

At the last meeting, a community outreach task group was created and the first meeting will be held Wednesday, July 27th at 5:00pm. A memo was discussed and sent to the Board of Finance for the appropriation of an additional \$100,000.00 which will be discussed at the next BOF meeting. Communication was received in regards to a possible staff member who is interested in filling the open position on the SBC as a Board of Education staff member; Erica Bushior gave her resignation earlier in the month.

APPROVAL OF MEETING MINUTES

A. SBC Land Assessment Committee meeting March 14, 2022

Motion by Chairman Viveiros to APPROVE the land assessment subcommittee meeting minutes from the March 14 meeting.

M. Makuch SECONDED the motion.

Discussion: M. Makuch apologized for the minutes' lateness and stated that he had to go back and review the recording to make sure the minutes were accurate.

Vote: 8 YES 0 NO

All in favor, motion carried unanimously.

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

B. SBC meeting July 6, 2022

Motion by E. Wiecenski to APPROVE the minutes.

M. Makuch SECONDED the motion.

Vote: 8 YES 0 NO

All in favor, motion carried unanimously.

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

COMMUNICATIONS

Communications regarding FOI requests.

SUBCOMMITTEE REPORTS

Communications Subcommittee:

No meeting.

Land Assessment Subcommittee:

The Land Assessment Subcommittee has not met since the last regular meeting, but have been working to schedule upcoming meetings.

Finance Subcommittee:

No meeting.

OLD BUSINESS

a. Owner's Project Manager (Colliers) update

Scott Pellman from Colliers reported that he has been continuing to update the milestone schedule, which has been partially dependent on the meeting with the Office of School Construction Grants and Review. The appraisal of the property is being conducted and later in the meeting, the approval of the Phase I environmental study will be discussed. It is important to have the assessment of the property (understanding the land cost) and to know if there are any environmental impacts that would need to be budgeted for.

b. Office of School Construction Grants and Review meeting

Superintendent Stevens stated that Scott Pellman from Colliers, Chairman Viveiros and himself met with the Office of School Construction Grants and Review today. The initial meeting was with Michelle Dixon, Tom Rawl, and Bob Selmer and was a meeting to share background information on the properties and to get feedback on the renovation of Hall School or the building of a new school on a new site, as well as explaining how the roof projects were not previously done and were a canceled project. OSCGR shared that a renovation of the school could take longer and that the site logistics in the current site will be limited. A letter will need to be drafted for the interim director regarding the Hall Memorial

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School history and the HMS deed to get the OSCGR's opinion on the quitclaim deed and what they would want to see, as well as a legal opinion on how the deed was written and the meaning of it. The deed of Hall Memorial basically states that it belongs to the town as long as it's a school. They are going to seek legal advice to confirm the conditions of that language.

Discussion was held that once the Phase 1 environmental survey is conducted, the Committee can then contact OSCGR to ask them to review the property. OSCGR did not support one project over the other but did recommend to only bring one project forward for funding. S. Pellman stated that they briefly discussed the formula that the state uses and that the space standard is not as generous for schools with smaller populations. They did discuss the space waiver but that anything over a certain amount of square feet would not be reimbursed unless the waiver is granted. Chairman Viveiros stated that if the town decided to renovate, that the statute dictates that 55% of the existing original building must remain to qualify as a renovation status project.

There was an inquiry about the legal interpretation of the deed and if the school and all of its contents would go back to the Hall Foundation. Legal will need to review the deed and then the state will also review the deed. R. Tulis inquired about the date of the addition on the documents that were shared, as he thought it may be incorrect. E. Wieceński asked about "all of the contents" that the deed states and M. Makuch stated that the intent at the time the deed was written, but that the Hall Foundation had equipped the School at the time and now the Town has replaced the items multiple times over. It was also discussed during the meeting that if the project is a renovation, the town would need to certify that the building will last a minimum of 20 years. The state will also not reimburse for temporary facilities/portable classrooms.

c. Appraisal for potential school site

M. Makuch reported that the paperwork has been completed and a purchase order has been issued and sent back to the appraiser. They are working on scheduling now. Chairman Viveiros stated that the appraisal is to be used for the estimate to see what the price of the land for the possible new site would be.

d. Educational specifications square footage estimate

Superintendent Stevens presented the information from the Ed Specs that have been discussed; including academic classrooms, specialized rooms, rooms for special education, the administrative area, and common areas. There was a discussion on the amount of space that is currently utilized between the two schools and the amount of space that would be needed to combine the two schools. There was also a discussion on the possibility of an auditorium and how that would benefit the school.

NEW BUSINESS

a. Swing space options

P. Latinsics asked why the swing space would be at Hall School and why Center would not be viable with a portable classroom or two? S. Pellman stated that the swing space is utilized to house students during the renovation. Swing space would only be needed if the renovation project occurs, not if the build of a new school occurs.

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Superintendent Stevens stated that every part of Center School is currently being utilized. If larger class sizes were to be made, it would make it harder for staffing, etc. If 5th grade was to be moved to Center School, then new schedules would need to be configured and they would not be part of the middle school anymore. There is no open space at Center for additional grades at this time, and there would be the conflict of two separate schedules and having the Unified Arts (Art, P.E, etc.) in a different building. The question was asked if portables or building an addition first could be used for swing space. Discussion continued on other possible swing space ideas. B. Ross stated that moving off site classes may cause issues with electives, lunch, recess, etc. and the school nurse would be at the school only which could cause a delay if services were needed.

b. Proposal for phase 1 site environmental analysis for potential school site

The Phase 1 environmental site assessment is a requirement of the application for grant funding; whichever project is to move forward will need this phase 1. Colliers had been asked to solicit proposals and they received two; one from Eagle Environmental and one from Langan. Each of these proposals has been sent to the committee members for review.

Motion by Chairman Viveiros to APPROVE the low bidder out of the two proposals for Eagle Environmental, Incorporated; the proposal is dated 06-20-2022, to provide Phase 1 Environmental Site Assessments at two locations; one for a new site, pending owner approval and one for the existing Hall School site, in the total amount of \$5,000.00.

J. Niderno SECONDED the motion.

Discussion: R. Tulis wanted to confirm that the proposals will stay within the committee and not be released anywhere because there's identifying information in those proposals that should not be public knowledge at this point and time.

Superintendent Stevens asked if the Phase 1 can occur prior to the appraisal and S. Pellman said that he would encourage the committee to keep moving forward at this point. If there was contamination that was found, the project would be paused.

J. Niderno asked if the committee was to decide renovation, if the committee would need to prove that this is the cheaper option than building new? S. Pellman said that there would need to be a discussion with the state and if there is no land available and all options have been exhausted. J. Niderno asked to clarify if the Phase 1 was for the potential new site or was it for both sites, including the current HMS site. Chairman Viveiros replied that there is due diligence of identifying environmental concerns for both sites.

R. Tulis questioned if the Phase 1 for both sites was for land only. S. Pellman replied that the Phase 1 is for just the land. A full environmental analysis and testing of the existing building could occur if deemed necessary. R. Tulis questioned why the testing was necessary if there was no contamination known at Hall and S. Pellman replied that the state requires a Phase 1 for funding reimbursement for any site.

Discussion continued on the Phase 1 study and the environmental management plan of the school.

P. Latincsics stated he was confused by these tasks and he questioned if the Phase 1 would influence the

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appraisal of the site. S. Pellman suggested that you do them in conjunction, but if the study shows an environmental concern, then that would be taken into consideration during negotiations after the appraisal and the sale of the property was moving forward.

Chairman Viveiros repeated the motion and stated to APPROVE the Eagle Environmental, Incorporated proposal is dated 06-20-2022, to provide Phase 1 Environmental Site Assessments at two locations; one for a new site, pending owner approval and one for the existing Hall School site, in the total amount of \$5,000.00.

Vote: 6 YES 0 NO 1 ABSTAIN

Motion passes.

Member	Vote
Erika Wiecenski	Abstained
Justin Niderno	Y
Katherine Viveiros	Y
Ralph Tulis	Y
Peter Latincsics	Y
Ann Grosjean	Y
Briana Ross	Y

c. Meeting format (hybrid or fully remote)

Discussion was held on the format of the future meetings, whether to remain hybrid or to go back to being fully remote. Superintendent Stevens stated that in all of the hybrid meetings that have been held, only two people have attended, including one person at this meeting. Superintendent Stevens suggested going fully remote as it was convenient for the committee and the meetings are still available to the public; the only caveat would be that if the committee was doing something public related (presentations, etc.) then the entire committee should be present in person.

E. Wiecenski agreed with that caveat, although she prefers the in-person meetings and said that the Town is working on wi-fi upgrades at the Town Office Building to continue in-person meetings as well. R. Tulis agreed that with the hot weather, it may be best to continue remote for now, but he does prefer to be fully in person as well. E. Wiecenski suggested taking it on a meeting by meeting basis, but if there is a commitment from the committee, it could be in person. Discussion continued on the format of the meeting, either hybrid or full remote.

Motion by A. Grosjean to continue our SBC meetings in a fully remote fashion with the flexibility to have in-person meetings as needed.

R. Tulis SECONDED the motion.

Vote: 7 YES 0 NO

All in favor, motion carried unanimously.

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Member	Vote
Erika Wiecenski	Y
Justin Niderno	Y
Katherine Viveiros	Y
Ralph Tulis	Y
Peter Latincsics	Y
Ann Grosjean	Y
Briana Ross	Y

FUTURE BUSINESS – ITEMS FOR FUTURE AGENDA

R. Tulis inquired about the next meeting date and Superintendent Stevens replied that it would be in two weeks on August 3rd. Discussion followed about whether to cancel the next meeting or not as the Committee was waiting for the appraisal results, as well as the Phase I ESA results. A. Grosjean asked to add updates on the task force for the presentation to the public for future agenda items.

PRESENT TO SPEAK

Nicholas Tella, 49 Mirtl: Sorry, I got a little worked up there so I'll try to stay calm and cool. But what you guys just did as far as taking the convenience of being at home... as a veteran and having guys in the Middle East right now, you're sitting there complaining about 82 degrees; you've got guys right now 100 and something degrees, 60 pounds of gear, and you can't suck it up and go in, so kind of pissed me off there. But getting to my other notes here... Think Scott did a great job clarifying the difference between emergency and relief shelters. Identifying that really could have saved us a headache down the road. I don't get where we are on the building. Are we building a brand new school, adding on to Hall, keeping 55% of the school, is gutting the school and updating them an option, which I personally would like to see. Kind of confused where you guys are; it's all over the place here so I don't know where you guys are on that. Looking into the school center situation, the way it's being said, it makes it seem like a center's too small for the kids that would be in elementary school. I heard there's potentially 20/22 classrooms in this meeting. I saw that there was 203 students in 2021, which I find it difficult to believe that, but say it even jumped to 300, you still have 20 plus classrooms so I don't understand why a pod or another location would be needed. Again, maybe that's a misunderstanding because I don't know what you guys are doing; building a new school, redoing it? The conversations all over the place. We need to look at adding people from the community onto this committee to get a fair representation of the people in town; not just having employees. There is naturally a bias as members may not / maybe subconsciously unable to give a proper pushback when necessary. HVAC did not have proper maintenance at the library; now the town just found out that they have an \$18,000.00 potential expense on their hands with the tanks. How do we know the new school would be maintained, especially when Center and Hall weren't? Again, I just want to close it, really, really pissed off at you guys, the convenience of 82 degrees is a factor. Thank you.

ADJOURNMENT

Motion by Chairman Viveiros to ADJOURN meeting.

Vote: 7 YES 0 NO

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All in favor, motion carried unanimously.

Meeting adjourned at 8:30 PM.

Respectfully Submitted,

Kelsey Allard

Interim School Building Committee Recording Secretary

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WILLINGTON, CT.

2022 SEP -6 A 10:48


TOWN CLERK