

**TOWN OF WILLINGTON
SCHOOL BUILDING COMMITTEE**

Regular Meeting Minutes

Date: August 17, 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 Wiecewski	Board of Selectmen Representative			X
Mike Makuch	Board of Finance Chairman		X	
Christopher Tillona	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 6:30 PM.

PRESENT TO SPEAK

None.

CHAIRPERSON REPORT

None.

APPROVAL OF MEETING MINUTES

A. SBC meeting minutes 8.3.22

B. SBC meeting minutes of 7.20.22

The meeting minutes are still in process and will be approved at the next meeting.

COMMUNICATIONS

Superintendent Stevens forwarded the communication that was sent to the Office of School Construction Grants Review in Hartford (also known as OSCGR).

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SUBCOMMITTEE REPORTS

Communications:

A. Grosjean reported that the Subcommittee is going to consolidate everything that has been done to date with the community outreach group in preparation for the presentation.

Land Assessment:

M. Makuch stated that he hasn't received the appraisal back yet. The Subcommittee conducted two site walks on the same day; started at the Youngerman town owned property on Ruby Road which was purchased years ago by the Town as a possible school building site. The property presents a lot of challenges on paper to be used so a site visit was necessary. The minutes of the meeting will be published for others to review. The Subcommittee also visited Hall Memorial School on the same day. This was to review the property as well.

Finance:

Subcommittee has not met. A. Grosjean asked P. Latinsics for a once a month report of what and how the funds are being spent. Chairman Viveiros asked if the upcoming expenditures could be added to the report as well.

OLD BUSINESS

a. Owner's Project Manager (Colliers) update

Scott Pellman from Colliers reviewed the Ed Spec from Superintendent Stevens and the Board of Education for budgeting purposes. It included 8,000 square feet for an auditorium. Mr. Pellman reviewed how this would fit at the Hall Memorial School site; as well as a locker room for the students. Mr. Pellman shared several detailed options for additions on the current site and/or a new building on a new site, to be determined, as well as a depiction of a playground and a baseball and softball field and a soccer field. He also reviewed the possible conceptual schedules and the possibility of funding approval dates. If a renovation of the current HMS was to occur, temporary/portable units would need to be provided to house students, etc. Discussion continued from the last meeting again regarding swing space and what could be utilized for the 5th grade, etc if it was needed.

b. Community outreach task group

The second meeting will be tomorrow, Thursday, August 18th. The presentation will be put into Youtube format and will include when the SBC was created, what the SBC has done so far, the current status of the SBC and where the SBC is headed towards.

c. HMS deed; legal opinion from Halloran Sage

Halloran & Sage has prepared their legal opinion on the Hall Memorial School deed and Superintendent Stevens forwarded that correspondence to the committee members. The purpose for OSCGR was to have a land use attorney prepare their opinion on the deed. It was expected to be an estimated \$600.00 for the quitclaim deed to be reviewed. The deed is still valid and the existing language still applies; if the

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town leaves Hall School, it would be turned over to the Hall Foundation. For the contents, if it is attached to the building, it would stay (air conditioning unit, heating pipes, etc.); if it is not attached, it wouldn't stay (furniture, etc).

Chairman Viveiros read the conclusion of the deed language: "Therefore, assuming the Hall Foundation, Incorporated exists for public, charitable, or religious purposes, the provisions in the deed to the town which would purport to re-vest title in the granter if the property is no longer used for school purposes remain valid."

Discussion occurred on the deed wording and that the clause is valid; the furnishings and loose items can be removed from the building if the time comes.

Superintendent Stevens asked OSCGR if a renovation project can be funded with the current deed for HMS. Mr. Pellman stated that if the state agrees to fund the renovation at HMS after the review of the deed, the next hurdle would be to submit a renovation status package (would need to hire an architect to get that done) and would need to prove that there is a cost savings with renovation instead of build to new.

d. Phase 1 site environmental analysis

Environmental engineers have conducted a site visit at both sites and are working on completing their Phase 1 studies; Upon completion of the report, it will be shared at the next meeting.

e. Request for funding update

The vote at the most recent town meeting for the additional \$100,000.00 appropriation did not pass. Another request would need to be submitted through the process again. There were many comments about the lack of support for the project. M. Makuch stated that the request would need to go back to the BOF again. The creation of the outreach project could be helpful in explaining the process.

f. Appraisal for potential school site

M. Makuch reported the appraiser has given the Committee a price and a timeline; awaiting the confirmation of the report.

NEW BUSINESS

None.

FUTURE BUSINESS – ITEMS FOR FUTURE AGENDA

Superintendent Stevens stated that the next meeting should include the approval of the minutes, the land committee meeting minutes, tentatively a response from OSCGR, the Phase 1 ESA, and the appraisal. P. Latinsics inquired about the final Ed Spec document; Superintendent Stevens is working to finalize the document.

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PRESENT TO SPEAK

Nicholas Tella, 49 Mirtl Road: Just two things. The first thing, I guess this land on Ruby Road, if we can't be using this for any school development or anything, has there been consideration to sell it and use some of those funds to put towards repairs or even the new rebuild. My second thing here I have is, I know you're gonna ask for money again and from my perspective and others that I've been talking to and I've said this three or four times probably, there's been no consideration it seems in other people, the perception is there's been no consideration in trying to save Hall and Center. It's all in on Hall when that's it. You're asking for more money but yet there's no long-term cost comparison that at least I've seen or others I've talked to have seen about saving Center School also. That's it.

M. Makuch stated that it would be important to keep track of some of the Public to Speak comments so that they can be addressed in the future; there may be clarifications needed, answers available that can be given.

ADJOURNMENT

Motion by R. Tulis to ADJOURN meeting.

Seconded by M. Makuch.

Vote: 7 YES 0 NO

All in favor, motion carried unanimously.

Meeting adjourned at 7:37 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