

SCHOOL BUILDING COMMITTEE

Date: September 7, 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 via Zoom	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 left 6:57pm	
Ralph Tulis	Member at large	X	
Peter Latinsics	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 6:31 PM.

2. PRESENT TO SPEAK

None.

3. CHAIRPERSON REPORT

Chairperson Viveiros thanked the committee members for being a volunteer on the committee and all their hard work and dedication.

4. APPROVAL OF MEETING MINUTES

a. SBC meeting minutes of 7.20.22

Motion by Chairperson Viveiros to APPROVE the minutes from the SBC regular meeting July 20, 2022. First Selectman Wiecenski SECONDED the motion.

Discussion: None.

All in favor, the motion carried unanimously.

b. SBC meeting minutes of 8.3.22

Motion by Mike Makuch to APPROVE the minutes from the SBC regular meeting August 3, 2022. First Selectman Wiecenski SECONDED the motion.

Discussion: None.

All in favor, the motion carried unanimously.

c. SBC meeting minutes- land assessment subcommittee of 8.9.22

Motion by Mike Makuch to APPROVE the minutes from the SBC land assessment subcommittee August 9, 2022. Ralph Tulis SECONDED the motion.

Discussion: None.

All in favor, the motion carried unanimously.

d. SBC meeting minutes of 8.17.22

Motion by Mike Makuch to APPROVE the minutes from the SBC regular meeting August 17, 2022. Ann Grosjean SECONDED the motion.

Discussion: None.

All in favor, the motion carried unanimously.

5. COMMUNICATIONS

None.

6. SUBCOMMITTEE REPORTS

a. Communications

No meeting has been held but emails have been exchanged regarding the task force presentation.

b. Land assessment

M. Makuch explained an appraisal has come in and has been shared with the property owners.

c. Finance

P. Latinsics explained they met before this meeting and discussed the expenses of this committee in detail and when they should attend a Board of Finance meeting to discuss further. The next Board of Finance meeting is scheduled for September 15th at 7pm.

7. OLD BUSINESS

a. Owner's Project Manager update- Colliers

S. Pellman explained how he is continuing to develop project budgets. He also shared an update on Phase 1 environmental services. He stated that he was expecting the Phase 1 report for both the Hall Memorial and the private site within the next few days. He explained there were a few concerns with both sites so they are asking for a Phase 2 proposal to be completed. He could not go into detail about the concerns at this time. He has started creating a presentation for the community but is still waiting for more information.

b. Community outreach task group

Chairperson Viveiros discussed how they have been meeting and are continuing discussions and ideas. It is about 20 slides long so far. It was discussed when and how to share this presentation.

c. Phase 1 site environmental analysis- Hall Memorial School

The committee is still waiting for the report and then they will share the information.

d. Educational specification update

No update. The Board of Education will be meeting next Tuesday, September 13, 2022.

e. Attorney fees

Chairperson Viveiros discussed the invoice received and it was over what was approved from the last meeting.

Motion by Chairperson Viveiros to APPROVE an additional \$103 for attorney fees on the interpretation of the Hall Memorial deed. First Selectman Wiczenski SECONDED the motion.

Discussion: None.

All in favor, the motion was carried unanimously.

8. NEW BUSINESS

a. Responses from the Office of School Construction Grants and Reviews (OSCGR)

No response had been received.

b. Executive Session per CGS:1-200 (6)(D) Discussion of the selection of a site: review appraisal for potential school site, and review Phase 1 site environmental analysis

Motion by Mike Makuch to go into Executive Session per CGS:1-200 (6)(D) Discussion of the selection of a site: review appraisal for potential school site, and review Phase 1 site environmental analysis. Ralph Tulis SECONDED the motion.

A friendly amendment by Mike Makuch to add Scott Pellman to the executive session.

All in favor, the motion was carried unanimously.

Executive session began at 6: 59pm.

Return from executive session at 7:30pm.

9. FUTURE BUSINESS- ITEMS FOR FUTURE AGENDA

R. Tulis discussed wanting to find an architect with a historical background to evaluate Hall Memorial School and bringing the usable part of the school up to date. He felt this was an important conversation. He also wanted to discuss further about funding opportunities.

10. PRESENT TO SPEAK

Nicholas Tella, 49 Mirtl Rd, had a recommendation for the committee to reach out to James Marshall with his expertise and connections for an architect.

11. ADJOURNMENT

Motion by Ralph Tulis to ADJOURN the meeting. Mike Makuch SECONDED the motion.

All in favor, motion carried unanimously.

Meeting adjourned at 7:38pm

Next regular meeting: September 21, 2022

Nicole Fusco

School Building Committee Recording Secretary

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TOWN CLERK