

SCHOOL BUILDING COMMITTEE

Date: September 21, 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 at 6:43PM	
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	
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 6:33PM.

2. PRESENT TO SPEAK

Nicholas Tella, 49 Mirtl Rd, asked the committee when scheduling special meetings to look at the calendar so they are not scheduling at the same time as regular meetings.

3. CHAIRPERSON REPORT

None.

4. APPROVAL OF MEETING MINUTES

a. SBC meeting minutes of 9.7.22

Motion by First Selectwoman Wiecenski to APPROVE the minutes from the SBC regular meeting September 7, 2022. Ann Grosjean SECONDED the motion.

Discussion: None.

All in favor, the motion carried unanimously.

5. COMMUNICATIONS

Chairperson Viveiros shared there was a request about an update on The Willington Wire. She explained and gave an overview of what the communication subcommittee put together for the next publication of the Willington Wire.

6. SUBCOMMITTEE REPORTS

a. Communications

A. Grosjean explained that as the subcommittee receives questions they add them to the FAQ'S but there have not been any new questions added.

b. Land assessment

No activity to report.

c. Finance

P. Latinesics explained they did not formally meet but he did attend the Board of Finance meeting to discuss the funding they might need.

Chairperson Viveiros discussed the next step should be the outreach committee finishing their presentation and that can be sent to the community and the Board of Finance.

First Selectwoman Wiczenski discussed the process that needs to take place when going back to request additional funding.

7. OLD BUSINESS

a. Owner's Project Manager update- Colliers

S. Pellman explained how he and Superintendent Stevens met to discuss the Ed Specs since they had slightly changed since the last board of education meeting. He discussed how he is producing a number of draft estimates for the different options. He shared that they were able to set up a date to have a meeting with the state to discuss the square footage. This will happen on October 5th. They also received the Phase 1 environmental reports earlier before the meeting. He also is working on a full presentation of the project so it's ready when they can share with the community.

The committee discussed with S. Pellman if there was any update on the Phase 2 environmental study, if this was something they had to do and why. They also inquired if they were allowed to attend the meetings with the OSCGR assuming it was virtual. There was some discussion of what the graphics would be like for the presentation that S. Pellman was creating.

b. Community outreach task group

Chairperson Viveiros discussed how they had a meeting earlier before this meeting and are continuing discussions and ideas. It will be coming out very soon and they look forward to sharing it with everyone.

c. Phase 1 site environmental analysis- Hall Memorial School

Chairperson Viveiros explained the reports came in but were just received only a short time before this meeting. She stated she would be sending them out soon.

Superintendent Stevens made a request to S. Pellman that when Hall School was being discussed he would like to be in attendance.

d. Educational specification update

Superintendent Stevens discussed how the Board of Education met on Monday, September 19, 2022. He discussed their conversations and the breakdown of the square footage needed.

S. Pellman discussed the square footage and the unique situation they are in with creating space for a smaller school. The October 5th meeting is to discuss this special situation.

The committee discussed the scenarios if the OSCGR would not reimburse them for more than originally discussed. They also discussed questions and concerns regarding the square footage and the different spaces needed for a PreK-8 school.

8. NEW BUSINESS

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

Superintendent Stevens shared the response he received that stated OSCGR would defer to legal opinion from the town's attorney. He discussed in detail what he believed this meant.

The committee discussed what the next steps should be if any.

b. Funding opportunities for historic buildings

R. Tulis explained a discussion he had regarding what might be available for the core of the 1920 building. The one thing they don't know is how this will integrate with funding from OSCGR.

Chairperson Viveiros suggested sharing any information he received with the finance subcommittee.

There was also a discussion if applying for an additional grant would be an option.

S. Pellman explained that Colliers is not designing the building. Colliers is the owner's project manager; helping with scheduling, budgets, invoices, state meetings and so on. He explained the steps that take place going forward.

c. Consideration for hiring an architect with historical building experience

R. Tulis discussed how important it would be to have the knowledge of how it would work and look like if they were reconfiguring Hall School or for a brand-new school. He felt this would help show the community what the school would actually look like and the steps it would take to complete the project. He felt going through the RFP process would at least be a good idea to do now.

The committee agreed with R. Tulis how important this would be. The question of the timing was discussed in detail as was the amount of money to be spent and if it should be done before knowing if they are building a new school or reconfiguring Hall School. It was discussed how to present these options to the community. They also discussed the options for Center and Hall School if they decide to build a brand-new school.

d. 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 Chairperson Viveiros 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. Also to invite Scott Pellman from Colliers into Executive Session. Ralph Toils SECONDED the motion.

All in favor, the motion was carried unanimously.

Executive session began at 7:59pm.

Return from executive session at 8:38pm.

Motion by Chairperson Viveiros to go engage Halloran Sage to develop a draft letter of intent for the option to purchase a new site and perform a title search on said site for a not to exceed value of \$4,000.

Ralph Tulis SECONDED the motion.

G. Anderson made an amendment to the motion to add a new, private site.

Roll Call Vote: 7 YES 0 NO 1 Abstain

Motion carried.

Member	Vote
Erika Wieceński	A
Katherine Viveiros	Y
Christopher Tillona	Y
Ann Grosjean	Y
Gary Anderson	Y
Ralph Tulis	Y
Peter Latincsics	Y

Briana Ross	Y
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9. FUTURE BUSINESS- ITEMS FOR FUTURE AGENDA

Many items from this agenda will be on the next meeting as well.

First Selectwoman Wiecenski reminded the committee that she believed having these meetings live and together in one room is important.

10. PRESENT TO SPEAK

Nicholas Tella, 49 Mirtl Rd, agreed with First Selectwoman Wiecenski and that being in one room for these meetings is a good idea. He also expressed his confusion towards the square footage and the percentage of reimbursement. He discussed his thoughts about the upcoming meeting with OSCGR. He was also concerned with the amount of money they were asking for over and over again. He would like it to be clear to the community what to expect with the funds. He also discussed an article he read about other schools and was wondering if it would slow down the funding to Willington. He expressed what matters to him as a taxpayer is what's going to happen to the mill rate with what option they choose.

11. ADJOURNMENT

Motion by Ralph Tulis to ADJOURN the meeting.

First Selectwoman Wiecenski SECONDED the motion.

All in favor, motion carried unanimously.

Meeting adjourned at 8:49PM

Next regular meeting: October 5, 2022

Nicole Fusco
School Building Committee Recording Secretary

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WILLINGTON, CT.

2022 SEP 29 A 11:42


TOWN CLERK