

SCHOOL BUILDING COMMITTEE

Date: October 5, 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 at 7:42 PM	
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	
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 6:31PM.

2. PRESENT TO SPEAK

Matthew Clark, 42 Burt Latham, expressed his confusion with the purpose of this committee. He thought this committee was created to save money. After watching the videos of the meetings he doesn't see that as the case. Secondly, he was frustrated that the education specifications have still not been shared with the public. He asked for the committee to please post them for everyone to see.

Jim Bulick, Laurel Drive, Willington, discussed the community's concerns with taxes. He also expressed his concerns towards the ed specs and the many different rumors he has heard. He urged the board to please make sure their proposals are within the economic realm of reality, given their current situation.

3. CHAIRPERSON REPORT

Chairperson Viveiros shared that accurate and up to date information was published in the Willington Wire in October. Please visit the town website for the link.

4. APPROVAL OF MEETING MINUTES

a. SBC meeting minutes of 9.21.22

Motion by First Selectwoman Wicinski to APPROVE the minutes from the SBC regular meeting, September 21, 2022. Mike Makuch SECONDED the motion.

Discussion: None.

All in favor, the motion carried unanimously.

5. COMMUNICATIONS

None.

6. SUBCOMMITTEE REPORTS

a. Communications

Superintendent Stevens discussed how they updated and moved important information for the community to the main public school's website page for easier access. They also updated the list of members on the website as well.

b. Land assessment

M. Makuch shared that they continue to investigate land for suitability.

c. Finance

P. Latincsics explained they did not formally meet but they are waiting on securing their funding.

First Selectwoman Wicinski discussed she was still waiting for clarification from legal on the process that needs to take place for the funding, related to having a second Town Meeting on this matter.

7. OLD BUSINESS

a. Owner's Project Manager update - Colliers

S. Pellman explained the update on the schedules. He explained the two options which he named as; 1. A new school and 2. A renovation. He then went into detail what the scheduling would look like for both options.

The committee discussed with S. Pellman what they would present to the public in their first outreach meeting to the community, if they could post the newest, updated timeline on their website for the community and they discussed both options in more detail. There was also a brief discussion how many floors the buildings would have. S. Pellman also suggested having the town make a committee to discuss what to do with the buildings if they are not needed anymore- Center School and maybe Hall School. The committee discussed this topic as well.

Motion by Peter Latincsics to post an updated draft schedule on the town's website. Mike

Makuch SECONDED the motion.

The committee discussed the importance of sharing the updated schedule with the town. It was discussed in detail how to go about this.

All in favor, the motion carried unanimously.

b. Community outreach task group

Chairperson Viveiros reviewed what this group was and who has been involved. She also discussed what they have been working on, and that they are close to publishing the presentation.

c. Educational specification update

Chairperson Viveiros explained why this topic was on the agenda again and wanted to give the committee a chance to ask questions.

There were some questions about the names/terms of rooms and what they actually mean. There were also some concerns about the new ed specs as it seemed substantially different from what they originally discussed the first year and half of working on this project. The square footage was discussed in detail and why the ed specs continue to change.

Motion by Peter Latincsics to have the drafted ed specs be posted on the town's website and available to the public. Ralph Tulis SECONDED the motion.

The committee discussed in depth the following; the importance of sharing the ed specs and helping the community understand the process, whether this should be published or not as it's an ongoing document, that this document has been more of a work product of the Board of Education not this committee and a communication with the BOE should take place.

Peter Latincsics withdrew his motion.

8. NEW BUSINESS

a. Meeting with Office of School Construction Grants and Reviews (OSCGR)

Superintendent Stevens shared the information he received from the meeting they had earlier today with OSCGR. He discussed the two scenarios to the OSCGR and listened to what their suggestions and recommendations were. He discussed the need for a space waiver, however OSCGR will not review any waiver until a grant application is filed. They cannot promise any approval of a space waiver until they understand what the project is through submission of a grant application. Therefore, the SBC has to present the budgets and impacts to the townspeople, without assumption of any waiver approval (which would reduce the total amount).

S. Pellman explained the process, options and what needs to take place next.

The committee discussed their questions, concerns and frustrations with this information.

b. Consideration for hiring architect with historical building experience

R. Tulis asked to table this until the next meeting when he would have more information to share with the committee.

c. Executive Session per CGS:1-200 (6)(D) Discussion of the selection of a site: review potential school site and site due diligence.

*Motion by Chairperson Viveiros to go into Executive Session per CGS:1-200 (6)(D)
Discussion of the selection of a site: review potential school site and site due diligence. Mike Makuch SECONDED the motion.*

A friendly amendment to invite Scott Pellman from Colliers into the Executive Session made by Chairperson Viveiros. Mike Makuch SECONDED the motion.

Roll Call Vote: 9 YES 1 NO 0 Abstain

Motion carried.

Member	Vote
Erika Wiecenski	Y
Katherine Viveiros	Y
Christopher Tillona	Y
Ann Grosjean	Y
Mike Makuch	Y
Gary Anderson	Y
Justin Niderno	Y
Ralph Tulis	Y
Peter Latincsics	N
Briana Ross	Y

Executive session began at 8:28 PM.

Executive session ended at 8:55 PM.

M. Makuch explained all of the items will be shared with the public eventually.

Motion by Chairperson Viveiros to APPROVE the Eagle Environmental cost proposal for limited environmental phase 2 site assessment in the amount of \$4,854.90.

Mike Makuch SECONDED the motion.

P. Latincsics stated he disagreed with this motion and he explained why.

Other committee members explained how this is a requirement and is part of the property due diligence and believe it's the right thing to do.

Roll Call Vote: 8 YES 1 NO 1 Abstain

Motion carried.

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

9. FUTURE BUSINESS- ITEMS FOR FUTURE AGENDA

First Selectwoman Wieceński reminded the committee again that she believed having these meetings live and together in one room is important. She believed it to be an important discussion the committee needed to have.

P. Latincsics requested ed specs to continue to be on the agenda for discussion.

10. PRESENT TO SPEAK

Nicholas Tella, 49 Mirtl Rd, agreed with First Selectwoman Wieceński and that being in one room for these meetings is a good idea. He also agreed with Peter Latincsics and that sharing the ed specs with the public is important. After Matthew Clark spoke he did want to agree with him about the fact that if Center School got turned over to the town the remediations would still need to be done. So that will still be a cost for the town.

Matthew Clark, 42 Burt Latham, expressed his confusion why the ed specs were not being published and why it matters who publishes them, this committee or the Board of Education. He also inquired if the town built a new school would the town pay for new roofs on the two empty buildings and should the cost be included in the new school bond approved by the town?

11. ADJOURNMENT

Motion by Chairperson Viveiros to ADJOURN the meeting.


Mike Makuch SECONDED the motion.

All in favor, motion carried unanimously.

Meeting adjourned at 9:07PM

Next regular meeting: October 19, 2022Nicole Fusco

School Building Committee Recording Secretary

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