

## SCHOOL BUILDING COMMITTEE

Date: January 4, 2023 6:30PM

### Regular Meeting Minutes

In person TOB Common Room & Public Online Video Conference (Zoom): Recording

\*Minutes are not official until approved at the next regular meeting

Member	Position	Present via Zoom	Present in person	Absent
Katherine Viveiros	Construction Industry Experience	X		
Phil Stevens	Superintendent of Schools (non-voting)		X	
Mike Makuch	Board of Selectmen Representative (Chairman)		X	
Ann Grosjean	Board of Education Member (Secretary)	X		
Gary Anderson	Member at large			X
Ralph Tulis	Member at large (Vice-Chairman)	X		
Peter Latincsics	Member at large		X (6:41PM)	
Justin Niderno	Member at large		X	
Briana Ross	Member at large	X		
Christopher Tillona	Board of Education employee	X		
Erika Wiecenski	Member Ex Officio (non-voting)		X	
VACANT	Board of Finance representative			

Also present: Scott Pellman, Owner's Project Manager from Colliers and residents

### 1. CALL TO ORDER

First Selectwoman Wiecenski called the meeting to order at 6:33 PM.

***Motion by Ralph Tulis to nominate Mike Makuch as acting chairperson for tonight's meeting, at least the first portion of it. Ann Grosjean SECONDED the motion.***

***Discussion: None.***

*All in favor, the motion carried unanimously.*

First Selectwoman Wiecenski announced she had resigned as a regular member of the school building committee. Mike Makuch was named a Selectman and appointed to be the First Selectman's designee to this committee and now there is an available seat for the Board of Finance representative.

### 2. PRESENTATION: QA+M Architecture concept plans

Rusty Malik and Mike Lane introduced themselves and explained how they had been working on this project for a couple of weeks. He explained how they walked both sites (Hall School and the possible new structure site) and was able to see the challenges and the positive attributes to both sites. Using that information they put together a slideshow to present the options. He explained the options and discussed the; project goals, site design (concept or renovation plans), site phasing and building phasing for each option. It was also discussed in detail about the historic portion of Hall School and the steps/rules that

the state requires to alter that building.

M. Makuch explained when the appropriate times for the public to speak or ask questions regarding this presentation would be. He also wanted to remind everyone that this is a draft.

The committee first thanked QA+M and appreciated all the hard work that went into these plans. Then they asked about details that were not yet created/shown in these plans, as these were more preliminary plans. They also wanted more information regarding Hall School and the historic information about it, especially if they are changing parts of it. This included more information regarding the State Historic Preservation Office (SHPO), such as funding. They also discussed further qualifying or limiting funds available. They discussed ed specs and details of certain rooms, spaces, floors and elevations. They inquired about the construction phasing and how it lined up with Colliers. They discussed the challenges of going from two buildings to one and the reimbursement from the state. They expressed how important seeing these plans have been for themselves but they felt it's important for the community too.

S. Pellman explained the difference between his plans and QA+M's plans. He stated that QA+M went above and beyond and he thanked them for their hard work. He discussed schedules, ed specs and different aspects of the projects.

R. Tulis suggested rearranging the agenda to allow the public to speak sooner than later.

M. Makuch suggested moving "public to speak" to next on the agenda.

The committee all agreed.

### **3. PRESENT TO SPEAK**

Stephanie Summers, Y Road, inquired about the front entrance at the Hall renovation/addition, if the three arms of the new build allow external light in all the classrooms and creative spaces and if the added auditorium is on level 1, 2 or 3 and will it have handicap accessibility?

Nick Tella, 49 Mirtl Rd, expressed his concern regarding the new school presentation and mixing 5th and 8th graders. He inquired about the school being used as a shelter and codes. He also expressed his concern with going over square footage. He stated that he is a firm believer that they need to upgrade the current schools and stay away from renovations or new projects. Lastly, he inquired about the grant/reimbursement and what it would go towards such as upgrades to Hall School.

David Krivanec, 22 Willington Hill Road, expressed his concerns towards the amount of money this project will cost. He was wondering if that included the cost of the land; does it include the cost of road work, site work, septic and well? He was also wondering with the concept drawings and the set up for the walkway to the parking lot. He felt the conflict between the pedestrians and vehicles was unsafe. He wished the committee was more truthful.

### **4. ELECTION OF OFFICERS**

M. Makuch explained how K. Viveiros resigned as chair so they needed to elect a new one or devise a plan of how to chair the committee.

P. Latinsics suggested having any committee members that were interested in becoming Chair to share that.

R. Tulis expressed his interest in becoming Chair. He shared his attributes, successes and experience that would help make him a good fit for Chairmen. He felt having a Chair, Vice Chair and secretary is important.

M. Makuch stated he would be willing to be Chairman as well. He felt R. Tulis would make a wonderful Chairman as well. He felt that they needed to redouble their efforts and work with the public and continue to take this committee seriously.

K. Viveiros discussed what positions should be available and trying to share the workload would be helpful. She also stated as a Chair it's important to listen to everyone and hear all sides.

The committee discussed how to proceed from here and what the right way to choose a Chair would be.

P. Latinsics discussed how he felt R. Tulis would be a wonderful, dedicated Chair and he stated he did not know anyone more committed to Willington than Ralph. He stated he would love to see R. Tulis be Chair.

***Motion by Katherine Viveiros to have Mike Makuch be the next Chairperson of the School Building Committee.***

First Selectwoman Wiczenski made a friendly amendment that it's a nomination not a motion and that there is not a second needed.

***Nomination by Katherine Viveiros to have Mike Makuch be the next Chairperson of the School Building Committee.***

M. Makuch accepted the nomination.

***Nomination by Mike Makuch to have Ralph Tulis be the Chairperson of the School Building Committee.***

R. Tulis accepted the nomination.

***Roll Call: 3 Mike, 2 Ralph, 3 Abstain***

***Mike Makuch is voted the Chairperson of the School Building Committee***

Member	Vote
Katherine Viveiros	Mike
Christopher Tillona	Mike
Ann Grosjean	Mike
Justin Niderno	Ralph
Ralph Tulis	A
Peter Latinsics	Ralph
Mike Makuch	A
Briana Ross	A

***Motion by Superintendent Stevens to move on from voting for Vice Chair and Secretary tonight. Katherine Viveiros SECONDED the motion.***

The committee discussed if having a Vice Chair and Secretary was necessary to be chosen tonight.

Superintendent Stevens withdrew his motion.

***Nomination by Mike Makuch for Ralph Tulis as Vice Chair.***

R. Tulis accepted the nomination.

***Roll Call Vote: 5 YES 0 NO 3 Abstain***

***Nomination Passes***

<b>Member</b>	<b>Vote</b>
Katherine Viveiros	A
Christopher Tillona	Y
Ann Grosjean	Y
Justin Niderno	Y
Ralph Tulis	A
Peter Latincsics	A
Mike Makuch	Y
Briana Ross	Y

***Nomination by Katherine Viveiros for Ann Grosjean to be the Secretary for the School Building Committee.***

Ann Grosjean accepted the nomination

***Roll Call Vote: 7 YES 0 NO 1 Abstain***

***Nomination passes***

<b>Member</b>	<b>Vote</b>
Katherine Viveiros	Y
Christopher Tillona	Y
Ann Grosjean	A
Justin Niderno	Y
Ralph Tulis	Y
Peter Latincsics	Y
Mike Makuch	Y
Briana Ross	Y

## **5. CHAIRPERSON REPORT**

None.

## **6. APPROVAL OF MEETING MINUTES**

### **a. SBC regular meeting minutes of 12-21-22**

***Motion by First Selectwoman Wiecenski to APPROVE the minutes from the SBC regular meeting December 21, 2022. Ralph Tulis SECONDED the motion.***

## ***Discussion:***

R. Tulis stated under finance the last paragraph needs some clarification. He explained the discussion had to do with mill rates and that it's essential to not wait to explore what mill rates will be because the public needs to make a comparison between Hall or new. Obviously the mill rates are going to have an effect on their choice. He was unhappy with how the minutes were recorded regarding this topic.

*All in favor, the motion was carried unanimously.*

### **b. SBC finance committee meeting minutes of 12-21-22**

Tabled as the minutes were not ready.

## **7. COMMUNICATIONS**

These are the people that directly sent letters and emails to the SBC (from the establishment of the SBC email) to today (January 4th, 2023) around 1pm;

Laurie Masciandaro; anonymous letter (mailed); Linda Miner; Bonnie Chemerka; Kirstie Farrar; Katherine Kenyon; Heidi DePellegrini; Shannon Robinson & Sy Keophilavanh; Allan Ayers; Renee Bement; Kiley Fufts; Lisa Eaton; Katie & Paul St. Germain; Chris Geary; Amanda Wilde; Jessica Lubell; Meghan Szabo; Sara Geary; Brian Fulco; Janice Boltseridge; Cari Donaldson; Josh Langevin; Rebecca Rooney; Nicholas Tella; Shari Masinda; (Support new: 17; Support HMS: 1; Questions: 7; General Feedback: 1)

The committee discussed where the answers to the public's questions go, such as the FAQ's. But they wondered if that was enough and when/where the committee could see the letters with the questions being asked.

## **8. SUBCOMMITTEE REPORTS**

### **a. Communications**

#### **i. Survey results to date**

Superintendent Stevens shared there were 76 digital responses so far. He has not collected the paper surveys around town. He stated that having the link included on the next mailer instead of just the QR code would be a good idea. The survey is open until the end of January.

The committee discussed how the digital survey works as far as after you submit it do you receive a confirmation email or anything. They were unsure but some did say they received an email right away thanking them for completing it.

#### **ii. Upcoming events**

Superintendent Stevens discussed three more dates where he would be presenting information. One was tomorrow, January 5th from 5:30pm-6:30pm and pizza was provided. The other is January 11th at Center School and daycare would be provided. Then on Saturday he would be at the transfer station sharing information or answering questions. Lastly, on January 26th there will be a forum of just public feedback.

Superintendent Stevens shared that he did update the FAQ document today and that he would email it to

the committee to review.

**b. Land assessment**

Chairperson Makuch stated he had no new news.

Superintendent Stevens explained that S. Pellman received an email about the phase II for the private land and the group will have to review it.

S. Pellman stated that he did send it to the committee today. It's a phase 2, part II evaluation and he explained that they did not find anything unexpected.

**c. Finance**

P. Latinesics stated they had not met recently. He asked Superintendent Stevens for the bonding information.

Superintendent Stevens stated he already shared the document.

First Selectwoman Wiecenski suggested since she was no longer a regular member of this committee there should be a new member sitting on the finance committee.

Chairperson Makuch asked the committee if anyone would like First Selectwoman Wiecenski's seat on the finance committee?

The committee decided to wait until the next meeting when everyone was there to make a decision.

**9. OLD BUSINESS**

**a. Owner's Project Manager update- Colliers**

S. Pellman discussed the email regarding the land evaluation. He also discussed that he and Superintendent Stevens met with Rusty Malik and his team in between the holidays to review the presentation he presented tonight. He explained that he and First Selectwoman Wiecenski met and are working with the town to develop a schedule for the referendum. He discussed the scheduling for the referendum. He explained the process and approach of how the cost to the town from the state is calculated. He used one of the options as an example to help explain.

Chairperson Makuch inquired about the cost and the different variables that change the cost, such as building the auditorium.

The committee discussed where the numbers came from and that now the calculation will be available on this video recording to assist the public in understanding. They also discussed the waiver and the results using different scenarios.

**b. Financial Impact (Bonding information)**

Superintendent Stevens explained that the finance committee now has all the bonding information. He shared two charts; one a draft of the mill rate impact and two, a breakdown of the range of assessment values in town.

The committee inquired about different bonding around the town, specifically the library. It was discussed that in 2027 it will be paid off.

## **10. NEW BUSINESS**

### **a. Referendum process and timeline**

First Selectwoman Wiecenski outlined the Town's process as she has been discussing this with the Town attorney and Bond Council.

The committee discussed if there would be a public hearing or how the public would be involved. Some of the meetings are not officially called a "public meeting" but they are public meetings, meetings that include the public. It was explained that there were a certain order of steps that had to take place. There will be no steps skipped. Members wanted to be sure the legislative process was being followed. Chairman Makuch asked that if P. Latincsics, or any other member thought that there was a technical difference or reason that a "hearing" would be different from the currently planned presentations and question and answer events, that they email these concerns to the Chairman right away so that it can be addressed.

S. Pellman shared a chart with the schedule for design, funding approval and construction. He discussed the crucial dates and timing of the various tasks that need to be completed.

The committee discussed doing a design build and the pros and cons. There was general discussion about risks associated with the "design build" methodology. They also discussed the schedule and why they should or should not push the referendum out a month. There was discussion of how they felt about compressing the public meetings and their thoughts regarding the timeline. Some members felt keeping the dates that have been shared with the public the same, while others felt it was essential to push some of these dates out for more time.

***Motion by Katherine Viveiros to table the next item, 2017 Friar Facilities Study. First Selectwoman Wiecenski SECONDED the motion.***

### ***Discussion:***

First Selectwoman Wiecenski explained that if they were not prepared to have a meaningful discussion then there was no reason to discuss it at this time.

P. Latincsics explained his frustration as he had asked numerous times to have this item on the agenda and it kept being removed or tabled because of time constraints. So he stated he would like the item removed from future agendas.

K. Viveiros suggested for P. Latincsics to put his thoughts and concerns regarding the 2017 Friar Facilities Study into an email to the Chairperson.

*All in favor, the motion was carried unanimously.*

### **b. 2017 Friar Facilities Study**

Tabled.

## **11. FUTURE BUSINESS- ITEMS FOR FUTURE AGENDA**

The committee discussed that they had been taking notes of items throughout the meeting. Also they need someone to join the finance committee in replacement of First Selectwoman Wiecenski.

## **12. PRESENT TO SPEAK**

David Krivanec, 22 Willington Hill Road, discussed his frustration with emails that are being sent to the committee and are not being addressed. He stated that he is not a fan of emails.

Chairperson Makuch explained that as discussed earlier in the meeting any answers to questions can be found on the FAQ page.

Nick Tella, 49 Mirtl Rd, expressed his disappointment regarding how the committee does not respond to emails and only puts the answers on the FAQ page. He also wanted to voice his concern that Mike led the land subcommittee, okayed the Erika family property, then got rewarded with the BOS seat and now is the Chair of the SBC. He also expressed his concern regarding pushing information out about properties that are really only land. They are not really affecting people. He was extremely frustrated with the committee giving out misleading information.

Chairperson Makuch stated that accusing the committee of corruption and conveying inaccurate information is not acceptable. The information that was just given by Nick Tella is inaccurate. The committee was giving information regarding households, not parcels of empty land. He also explained if anyone had a legitimate complaint to please take the proper steps with the proper authorities and he would be willing to participate in any investigation that was needed.

P. Latinesics made a "point of order" to remind the committee of the rules and that there is no cross communication during "public to speak" either way.

The committee agreed, and the Chair upheld the "point of order".

## **13. ADJOURNMENT**

*Motion by First Selectwoman Wiecenski to ADJOURN the meeting.*

*Ralph Tulis SECONDED the motion.*

*All in favor, motion carried unanimously.*

Meeting adjourned at 10:13PM

Next regular meeting: January 18, 2023

Nicole Fusco  
School Building Committee Recording Secretary

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