

SCHOOL BUILDING COMMITTEE

Date: April 20, 2022 6:30PM

Regular Meeting Minutes

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
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	
Erica Bushior	Board of Education Staff		X	
Ann Grosjean	Board of Education Member		X at 6:53pm	
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	

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

1. CALL TO ORDER

Chairperson Viveiros called the meeting to order at 6:33 PM.

2. PRESENT TO SPEAK

None.

3. CHAIRPERSON REPORT

Chairperson Viveiros reminded the committee to please let her know in an email if they had any vacations or plans coming up (May, June, July, August) that would interfere with the scheduled meetings. She also discussed how she spoke with Alice Cassell (Hall Foundation) and she and M. Makuch will be meeting with her next week to discuss her questions and feedback. The tentative date is April 29, 2022.

4. APPROVAL OF MINUTES

A. SBC Land Assessment Committee meeting March 14, 2022

Tabled.

B. SBC meeting April 6, 2022

Motion by First Selectwoman Wiecenski to APPROVE the minutes from the SBC meeting April 6, 2022 meeting.

Ralph Tulis SECONDED the motion.

Vote: 8 YES 0 NO

All in favor, motion carried unanimously.

Member	Vote
Erika Wieceński	Y
Justin Niderno	Y
Erica Bushior	Y
Mike Makuch	Y
Katherine Viveiros	Y
Ralph Tulis	Y
Peter Latincsics	Y
Briana Ross	Y

5. COMMUNICATIONS

Chairperson Viveiros received a communication from Superintendent Stevens regarding setting up a meeting with the state. The state requested a meeting in July 2022.

6. SUBCOMMITTEE REPORTS

a. Communications Subcommittee:

No meeting.

b. Land Assessment Subcommittee:

M. Makuch explained they have been meeting every two weeks. They have been working with S. Pellman and he has been assessing publicly owned properties and privately owned parcels. S. Pellman has been working on the spreadsheet that has been shared with the committee before, narrowing it down. He stated that it has been a successful process so far.

c. Finance Subcommittee:

P. Latincsics explained they met on April 20, 2022. He will be sending information to the subcommittee to review prior to the next meeting. There was discussion on looking into the costs for neighboring schools that had recent new builds.

7. OLD BUSINESS

a. Owner's Project Manager- Colliers update

S. Pellman explained it is unfortunate that the state cannot meet until July as not having that meeting is "tying their hands" to a point. They need that meeting before going to the public with definitive decisions. It will make the process a little more difficult. He stated that he started to develop a list of questions they would anticipate from the town. This way they could start to develop some answers for the community. It was broken into four categories; defining the need, presenting a project, communicating the cost and communicating the schedule. He also said with this communication they could start to discuss the need such as " Why do they need a new school? What is lacking? What happens to Center and Hall School".

S. Pellman shared questions that would need to be addressed. He is hoping to hear back from the state to have those initial conversations earlier than July. He also discussed how the schedules that he shared with the committee may alter quite a bit if they cannot have that initial meeting with the state sooner. He started to look at cost comparisons that are very preliminary. S. Pellman then discussed the Ed Specs development.

Superintendent Stevens explained the next Ed Specs discussion with the Board of Education is May 3, 2022 at 6pm.

S. Pellman said a meeting with the public would be difficult prior to meeting with the State and an initial meeting could potentially be scheduled once the Ed Specs have been clearly defined. This way they can educate the public on what needs to change and be done. Unfortunately, until they have the Ed Specs they don't have concrete answers to a lot of questions the public might have.

There was discussion on how best to keep the public informed of the process. The meeting minutes, Willington Wire, and the SBC website were all identified as places to get information until public forums are held.

S. Pellman suggested a tab with "project updates" on the board's website He would be willing to work on that with Superintendent Stevens and Chairperson Viveiros.

Further discussion on a mailer to the entire town was held and determined that would come at a later date. S. Pellman offered to assist in making a list, pamphlet or anything they decide once the time is right.

P. Latincsics asked if the committee could know more information about the Ed Specs and Superintendent Stevens explained that it is not approved by the Board of Education and he would not recommend sharing them until they are complete and approved.

b. Potential executive session: Per CGS:1-200 (6) (D) Discussion of the selection of a site
Motion by Chairperson Viveiros to go into executive session: Per CGS:1-200 (6)(D) Discussion of the selection of a site and invite Scott Pellman at 7:13pm.

M. Makuch SECONDED the motion.

Vote: 9 YES 0 NO

All in favor, motion carried unanimously.

Member	Vote
Erika Wieceński	Y
Justin Niderno	Y
Erica Bushior	Y
Ann Grosjean	Y
Katherine Viveiros	Y
Ralph Tulis	Y
Mike Makuch	Y
Briana Ross	Y
Peter Latincsics	Y

Executive session ended at 8:29pm

8. NEW BUSINESS

a. Update *Frequently Asked Questions* document

Chairperson Viveiros stated that this gets updated as information changes and comes in. She asked Superintendent Stevens to share his update.

Superintendent Stevens shared three questions the Communications committee suggested to be

added. After discussion nothing new was added. The subcommittee will meet to finalize the answers to present to the full committee.

b. Hybrid meetings

First Selectwoman Wiecenski explained the ability to hold remote or hybrid meetings is set to expire as of April 30, 2022 unless a new bill is established. There was discussion on the committee's options and a poll was taken of the committee as to which way to proceed if the option was extended.

Motion by First Selectwoman Wiecenski that if possible begin the SBC meetings in a hybrid model.

Chairperson Viverios seconded the motion

Vote: 8 YES 0 NO

All in favor, motion carried unanimously.

Member	Vote
Erika Wiecenski	Y
Justin Niderno	Y
Erica Bushior	Y
Ann Grosjean	Y
Katherine Viveiros	Y
Ralph Tulis	Y
Peter Latinsics	Y
Briana Ross	Y

9. FUTURE BUSINESS- ITEMS FOR FUTURE AGENDA

R. Tulis mentioned G. Anderson was supposed to be reaching out to some developers regarding the potential market demand. At the last meeting he had not gotten anything yet. But he felt this should be kept on the agenda to discuss. He also thought a discussion should take place regarding looking into an architect that could help towards remodeling Hall School.

The committee discussed waiting to discuss hiring an architect until we had a project.

10. PRESENT TO SPEAK

None.

11. ADJOURNMENT

Motion by Chairperson Viveiros to ADJOURN the meeting.

Ralph Tulis SECONDED the motion.

Vote: 8 YES 0 NO

All in favor, motion carried unanimously.

Meeting adjourned at 8:51pm.

Next regular meeting: May 4, 2022

Nicole Fusco

School Building Committee Recording Secretary

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TOWN CLERK