

Minutes of Meeting

Building Needs Committee

July 18, 2016

The Building Needs Committee conducted a regularly scheduled meeting on Monday, July 18, 2016 in room 213 of Stratford Town Hall, 2725 Main Street, Stratford CT 06615 pursuant to notice duly posted.

I. Call to Order at 7:14 p.m.

Presiding: Chairman Len Petruccelli

Chairman Petruccelli recessed the meeting at 7:15 p.m.

Chairman Petruccelli reconvened the meeting at 7:37 p.m.

Committee Members Present: Council members J. Vincent Chase, Wali Kadeem, Alan Llewelyn and Beth Daponte; Electorate members Paul Hoydick and Linda Manos; Board of Education member Len Petruccelli

Others in Attendance: Antinozzi Associates Partner George Perham, Superintendent of Building Maintenance Dan Wakeling, CREC representative Richard Snedeker, State Representative Laura Hoydick, Board of Education member Terri Sheehy, Council Member Tina Manus, Bunnell Field House representative Bob DeLorenzo, Attorney Bryan LeClerc, Ty Tregellas from Turner Construction.

Documents distributed during meeting:

- Building Maintenance Open Work Orders
- Stratford High School – Phasing Plan

II. APPROVAL OF MINUTES — minutes of regularly scheduled meeting of June 20, 2016. UPON A MOTION MADE BY MR. CHASE AND SECONDED BY MR. LLEWELYN, THE MINUTES WERE UNANIMOUSLY APPROVED.

WAIVER OF RULES — A MOTION WAS MADE BY MR. CHASE, SECONDED BY MR. HOYDICK TO WAIVE THE RULES TO TAKE ITEM III. B. 5, BUNNELL FIELD HOUSE, OUT OF ORDER. THE MOTION PASSED UNANIMOUSLY.

III.B.5. Bunnell field House. — Mr. DeLorenzo spoke of the needs and repairs necessary for the field house. Discussed were: simple cosmetics, painting, clearing items from the restrooms. He will submit a list. Mr. Wakeling said the basic building and roof will remain. Total cost of renovations will be approx. \$900,000 which includes a small addition.

III. UNFINISHED BUSINESS

A. General Building Repairs — No information furnished.

B. Board of Education Capital Projects

1. Stratford High School renovations subcommittee report. — Ty Tregellas from Turner Construction reviewed the above-cited document denoting the time-line of Dec. 2016

through June 2019 for Phases 1, 2 and 3 of the project. Questions were posed to Mr. Tregellas re: demolition, staging, maintain access, tennis courts, parking spaces, gymnasium, format for front entrance incorporating old limestone.

- Executive session – possible litigation re: Splash Car Wash

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MR. KADEEM TO ENTER INTO EXECUTIVE SESSION PRIOR TO CONCLUSION OF THIS MEETING FOR THE PURPOSE OF DISCUSSION OF POSSIBLE LITIGATION TOWARD THE TOWN WITH EXECUTIVE SESSION TO INCLUDE MEMBERS OF THE BUILDING NEEDS COMMITTEE AND ATTORNEY LECLERC. THE MOTION PASSED UNANIMOUSLY.

2. Portable Classrooms — No work has been done on the portables; waiting for the Fire Marshal.
3. Center School — A resolution re: preventing demolition of the building was tabled during special Council Meeting of July 18.
4. TABLED ITEM — ~~Victoria Soto School~~ — Architect to discuss the photovoltaic panel project phase and additional fees incurred following the substantial completion of the building project. PLACED ON THE TABLED DURING MEETING OF MARCH 21, 2016.

A MOTION WAS MADE BY MR. CHASE, SECONDED BY MR. LLEWELYN TO STRIKE FOR FOREGOING ITEM FROM THE AGENDA. THE MOTION PASSED UNANIMOUSLY.

IV. OLD BUSINESS

- A. Open Work Orders — The above-cited document was discussed. Questions were posed to Mr. Wakeling.
- B. Boothe Park Buildings — Mr. Wakeling reported on repairs to the museum buildings, the handicap ramp to be sealed, clock tower doors repaired, Americana building, moving the chicken coop. Questions were posed to Mr. Wakeling re: taking down the dead tree, grant for visitor's center - a.k.a. Barn (dated Oct. 2015), former caretaker's building – estimate plan, more trash cans placed in park.
- C. Subcommittee for Shakespeare — Ms. Daponte reported that a theater building tour will take place July 26. The Subcommittee approved for a professional group (CIL – working with non profits) to develop a punch-list of item to be addressed.

V. NEW BUSINESS

Executive session – possible litigation re: Splash Car Wash

Building Needs Committee meeting recessed into executive session.

Executive Session took place in room 213 of Stratford Town Hall, 2725 Main Street, Stratford, CT. The following persons entered into executive Session: Council Members J. Vincent Chase, Wali Kadeem, Alan Llewelyn and Beth Daponte; Electorate members Paul Hoydick and Linda Manos; Board of Education member Len Petruccelli , Attorney Bryan LeClerc. The Subject of discussion: possible litigation by Splash Car Wash in connection with Stratford High School renovations project.

Building Needs Committee meeting reconvened.

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MR. KADEEM TO COME OUT OF EXECUTIVE SESSION. THE MOTION PASSED UNANIMOUSLY.

VI. ADJOURNMENT: — Hearing no further discussion in connection with the above agenda items or additional business, Mr. Petruccelli entertained a motion to adjourn. A MOTION WAS MADE BY MR. KADEEM AND SECONDED BY MR. HOYDICK TO ADJOURN THE MEETING AT 8:40 P.M. THE MOTION PASSED UNANIMOUSLY.

Carol Cabral

Carol Cabral, Secretary