

**New Milford Board of Education  
 Facilities Sub-Committee Special Meeting Minutes  
 September 6, 2016  
 Sarah Noble Intermediate School – Library Media Center**

Present: Mr. Robert Coppola, Chairperson  
 Mrs. Angela C. Chastain  
 Mr. Bill Dahl  
 Mr. David A. Lawson

Also Present: Mr. Joshua Smith, Superintendent  
 Ms. Alisha DiCorpo, Assistant Superintendent  
 Mr. Anthony Giovannone, Director of Fiscal Services and Operations  
 Mr. Kevin Munrett, Facilities Manager  
 Mr. Nestor Aparicio, Assistant Facilities Manager  
 Ms. Roberta Pratt, Director of Technology  
 Ms. Ellamae Baldelli, Director of Human Resources  
 Mrs. Laura Olson, Director of Pupil Personnel and Special Services  
 Mayor David Gronbach

RECEIVED  
 TOWN CLERK  
 2016 SEP -9 A 8:28  
 CT

NEW MILFORD, CT

1.	<p><b>Call to Order</b></p> <p>The special meeting of the New Milford Board of Education Facilities Sub-Committee was called to order at 6:00 p.m. by Mr. Coppola who asked Mr. Lawson to lead those assembled in reciting the Pledge of Allegiance.</p>	<p><b>Call to Order</b></p>
2.	<p><b>Public Comment</b></p> <ul style="list-style-type: none"> <li>Mr. Coppola noted that this was a special meeting due to a change in time so the public could only speak to agenda items. He requested a three-minute limit per person.</li> <li>Mr. Michael Barnes, a New Milford resident, said he has always appreciated that the Board of Education puts priority on children first, the district second and the town last. The Board has shown diligence in researching any change in the past. He said moving from the East Street building had been considered before and not done so what has changed now? He said there are no funds in the BOE budget to cover a move so how can it happen? He wondered why there was a rush to move so quickly and said the BOE should not be forced into movement by a campaign promise.</li> </ul>	<p><b>Public Comment</b></p>

	<ul style="list-style-type: none"> <li>Mr. Stephen Looney, a New Milford resident, read a statement on behalf of his neighbor David Stalvey. Mr. Stalvey’s statement expressed a lack of understanding with the plan to move East Street inhabitants to the JPS building. He asked if it was the best use of town resources to sell the Lillis Building and would like to see analysis and plans for long term. Mr. Looney spoke on his own behalf saying he had no problem with holding on to JPS but is concerned about cost and the rush to move.</li> </ul>	
<p><b>3.</b></p> <p><b>A.</b></p>	<p><b>Discussion and Possible Action</b></p> <p><b>Overview of Summer Projects</b></p> <ul style="list-style-type: none"> <li>Mr. Coppola said a summary of summer projects had been included in the packet.</li> <li>Mr. Munrett said the overview summed up big ticket items done over the summer but does not address the minutia of every day work that the custodians and maintenance workers do. He wanted to give real credit to the staff for their thousands of hours worked. He said of the major projects the high school chiller is still to be installed at the end of the month and the SNIS catwalk steel needs painting still. The rest are complete.</li> <li>Mr. Lawson said he was very pleased that the catwalk was able to be completed before students returned to school.</li> <li>Mr. Coppola said he was glad to see needed tree work completed at East Street, a project that was added when brought to the Board’s attention.</li> </ul> <p><b>B. Lillis Building Update from Mayor’s Office</b></p> <ul style="list-style-type: none"> <li>Mr. Coppola said he, Mr. Munrett and Mr. Smith, with requested input from other Board members, had generated a list of questions for Mayor Gronbach regarding a possible move to JPS. The questions were given to the Mayor</li> </ul>	<p><b>Discussion and Possible Action</b></p> <p><b>A. Overview of Summer Projects</b></p> <p><b>B. Lillis Building Update from Mayor’s Office</b></p>

	<p>ahead of the meeting.</p> <ul style="list-style-type: none"><li>• Mayor Gronbach said that the Town, of which the BOE is part, has an extra building in JPS and the question becomes what to do with it? He said the East Street building is antiquated and does not meet ADA or OSHA compliance regarding handicap accessibility. The Lillis building may function well as a private entity but not as a government entity. He sees JPS as an opportunity which has been endorsed by some Board members. It is more modern than East Street, one floor, large with multiple entrances and in a central location. Mayor Gronbach said he has had preliminary discussions with Mr. Smith regarding moving the Education department out to JPS in the back wing of the building. While the BOE would have a dedicated space the rest of the building could possibly be used for Adult Education, and other town agencies. He said he has requested RFPs (Requests for Proposals) from developers for East Street inviting them to tell the town what the building could be used for in its prime location.</li><li>• Regarding a timeframe, Mayor Gronbach said it is a process but he is looking at sooner rather than later and would love to see real progress made this fall. He said costs are not outrageous to restore the building to use.</li><li>• Mr. Coppola asked who would pay these costs since they are not in the BOE budget.</li><li>• Mayor Gronbach said he was not looking to use BOE funds and suggested using the proceeds from the sale of the Lillis building as a loan perhaps.</li><li>• Mrs. Chastain questioned the Mayor regarding his comment about having the endorsement of the BOE since this is the first she is hearing of it. Mayor Gronbach said he was referencing comments made during his campaign.</li><li>• Mrs. Chastain asked if listing the Lillis building wasn't illegal since the Board still had control.</li><li>• Mayor Gronbach said he had not listed the</li></ul>	
--	--	--

building, only requested RFPs. He expected to ask for the transfer of the building back to the Town down the road. He said he is not hiding anything, instead he is putting together a plan that is in development.

- Mrs. Chastain said she walked through JPS today and there are flooded areas. It will require more than a couple thousand dollars to inhabit. The Mayor said he disagreed.
- Mrs. Chastain asked where the money will come from.
- Mr. Dahl said he had been an educator for 40 years and finds the idea of a community school intriguing and said the idea is not unique to New Milford. He said he is well aware with the problems with East Street regarding ADA compliance due to recent hip replacement when attending meetings became problematic since he could not use the stairs. He said the Board should look at the total picture and if JPS serves the community best then so be it. Mr. Dahl said the previous administration had recommended the set-up of a JPS Committee and asked if that ever happened.
- Mayor Gronbach said no and that he finds committees like that result oriented. He said he is not going to hide behind a committee to plan. He said there is a short timeframe with an empty building. As is, it is a liability with no plan to heat or preserve.
- Mrs. Chastain requested that the Mayor bring in experts to review JPS. The Mayor said he is in the process of doing that now and when he has a budget, he will present it.
- Mrs. Chastain asked who else is expected to share the building and the Mayor said right now the BOE, Parks and Recreation and Social Services. He is talking to others.
- Mrs. Chastain asked if they would be renters or tenants and the Mayor said not renters as they are all part of the Town.
- Mr. Coppola asked if the BOE would be responsible for upkeep of its area or more of

the building. Mayor Gronbach said the BOE is not responsible for anything outside of its area and he would work with the Board on maintenance.

- Mr. Coppola asked if the BOE would have a separate entrance and security and the Mayor said yes.
- Mr. Coppola asked if our Facilities person would be involved at ground level and the Mayor said yes it is a collaborative process.
- Mr. Lawson said he thinks the JPS building can be a wonderful community asset especially with its kitchen, gym and plentiful parking. He said there are costs to maintain the Lillis building too and it is not ADA compliant. If the move is approved, he is concerned with preserving the stained glass and murals at the Lillis building. Mayor Gronbach said their preservation is a condition of the RFP.
- Mr. Coppola said he thinks that it is important that the Mayor and Mr. Smith talk as Mr. Smith is the connection to the Board. He asked the Mayor if he was asking the Board for a design and the Mayor said he wants the Board to tell him what they want.
- Mrs. Chastain asked again where the money is coming from. The Mayor said not the BOE budget and that a reasonable budget will be financed.
- Mrs. Chastain asked the Mayor for his vision of what needs to be done to JPS before moving in. Mayor Gronbach said it needs to be cleaned up, electrical worked on, leaks fixed, boiler repaired and some partitioning of classrooms. Those are the major hurdles.
- Mrs. Chastain asked if he planned to have the parking lot repaved and he said not the first year at least. He said he is looking at renting space to non-profits which could generate income.
- Mr. Coppola suggested a project manager might be needed and the Mayor asked if one was needed when the Board moved into East

**New Milford Board of Education  
Facilities Sub-Committee Special Meeting Minutes  
September 6, 2016  
Sarah Noble Intermediate School – Library Media Center**

	<p>Street. Mrs. Chastain said that East Street was an existing school so they were able to move right in. Mayor Gronbach said he thinks the same can basically be done in this case and that it shouldn't be complicated. He said the current offices are in former classrooms.</p> <ul style="list-style-type: none"><li>• Mr. Lawson said he feels the conversation shouldn't only be about money and that the Board should keep the benefit JPS could bring to the entire community in mind. If it is affordable, we should take a look at it.</li><li>• Mr. Coppola said he disagreed and that the job of the Facilities Committee is to just look at the BOE side.</li><li>• Mrs. Chastain asked if community forums are planned similar to what was done prior to closing JPS. Mayor Gronbach said it is a different dynamic this time with administrative offices here and that he is not sure it is necessary as there is no direct impact to education.</li><li>• Mrs. Chastain said someone has to pay eventually – the taxpayer.</li><li>• Mr. Coppola suggested possibly creating a sub-committee of the Board to bring a design for JPS to the Mayor.</li><li>• Mr. Smith clarified that he had a few informal preliminary conversations with Mayor Gronbach regarding JPS and followed them with one meeting during the summer with the chairs of Facilities and Operations to inform them of those conversations. Tonight is the official request from the Town to start discussions with the Board regarding a move to JPS.</li><li>• Mr. Coppola said, as Facilities chair, he will plan to set up a meeting with Mr. Smith and Mr. Munrett to set up forward action for a general vision which can be used to gather costs. He will share progress by memo with the Board. He said he expects the Superintendent and Mayor to have future discussions and that the Superintendent will bring that information back to the Board.</li></ul>	
--	--	--

	<ul style="list-style-type: none"> <li>• Mayor Gronbach said he is doing the same exercise with the Youth Agency, Social Services and Parks and Recreation.</li> <li>• Mr. Lawson requested that Mr. Coppola provide a summary of the conversation to the full Board next week during his Facilities Sub-committee report.</li> <li>• Mr. Coppola thanked Mayor Gronbach for attending. The Mayor said he welcomed further questions directly.</li> </ul> <p><b>C. Turf Field Usage Fees</b></p> <ul style="list-style-type: none"> <li>• Mr. Munrett said the packet included a priority list for Facilities usage page, current fees by category page, and suggested field usage fees.</li> <li>• Mrs. Chastain asked if the light charge was per use and Mr. Munrett said it is.</li> </ul> <p>Mr. Dahl moved to bring the Turf Field Usage Fees to the full Board for approval.</p> <p>Motion seconded by Mrs. Chastain.</p> <p>Motion passed unanimously.</p>	<p><b>C. Turf Field Usage Fees</b></p> <p><b>Motion made and passed unanimously to bring the Turf Field Usage Fees to the full Board for approval.</b></p>
<p><b>4.</b></p> <p><b>A. OCR Update</b></p>	<p><b>Item of Information</b></p> <ul style="list-style-type: none"> <li>• Mr. Coppola said several of the items referenced in this report were included in the summer project update as work was completed then.</li> <li>• Mr. Smith said the walkways are a result of the OCR audit of the high school and were fully funded with BOE funds. While not part of the turf field project, doing the work in conjunction with it resulted in some cost savings. There was also door work done at this time for ADA compliance.</li> </ul>	<p><b>Item of Information</b></p> <p><b>A. OCR Update</b></p>

**New Milford Board of Education  
 Facilities Sub-Committee Special Meeting Minutes  
 September 6, 2016  
 Sarah Noble Intermediate School – Library Media Center**

<p><b>5.</b></p>	<p><b>Public Comment</b></p> <ul style="list-style-type: none"> <li>• Mrs. Wendy Faulenbach, BOE member, said she disagrees with the process the Mayor is using. She said the project requires collaboration and she sees none so far. She reviewed three years of Town and BOE minutes and costs have been discussed previously. She has no problem with moving to JPS but the money needs to be planned for and not taken from the backs of students.</li> <li>• Mr. Pete Bass said he chaired the Turf Fields Committee and wanted to thank the full BOE and Board members Wendy Faulenbach and Angie Chastain who were members of the committee. The project was a collaborative effort and the community is now enjoying the end result. Regarding the move to closing JPS, he said it was clear that the public wanted input in deciding its closing and the public should have input in discussing possible changes going forward. He suggested that the same type of sub-committee be used in this case.</li> <li>• Mr. Gregory Mullen thanked the Board for asking questions tonight. He said in 2011 moving from Lillis to JPS was estimated at \$1 million.</li> <li>• Mrs. Eleanor Florio said she had been on Zoning for 18 years previously and that renting space in JPS would require a Zoning permit. She said lots of planning is needed.</li> </ul>	<p><b>Public Comment</b></p>
<p><b>6.</b></p>	<p><b>Adjourn</b></p> <p>Mr. Dahl moved to adjourn the meeting at 7:15 p.m., seconded by Mr. Lawson and passed unanimously.</p>	<p><b>Adjourn</b></p> <p><b>Motion made and passed unanimously to adjourn the meeting at 7:15 p.m.</b></p>

Respectfully submitted:



Robert Coppola, Chairperson  
 Facilities Sub-Committee