

MINUTES OF THE CHESHIRE TOWN COUNCIL JOINT SPECIAL MEETING AND BUDGET COMMITTEE MEETING HELD ON TUESDAY, AUGUST 14, 2013, AT 7:00 P.M. AT CHESHIRE HIGH SCHOOL LIBRARY, SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Tim Slocum, Council Chairman; David Schrumm, Vice Chairman and Budget Committee Chairman; Michael Ecke, Patti Flynn-Harris, Andrew Falvey, Sylvia Nichols, James Sima, Peter Talbot

Staff: Michael A. Milone, Town Manager; James Jaskot, Finance Director.

Dept. of Education: Dr. Greg Florio, Vincent Masciana, Director of Management Services; Dan Marsaglia, Maintenance Supervisor and Frank Biancur, Maintenance Supervisor.

Board of Education Members Gerry Brittingham, Tod Dixon, Sandy Pavano and Nancy Heillrich.

1. ROLL CALL

The clerk called the roll and a quorum was determined to be present.

2. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

3. DISCUSSION RE: FIVE YEAR CAPITAL EXPENDITURE PLAN
DEPARTMENT OF EDUCATION

Mr. Masciana gave a power point presentation on the Department of Education/Board of Education (BOE) five year plan. The 2013-2018 request is \$26.4 million; the 2013-2013 request is \$4.64 million. 95% of the plan is for necessary facility improvements. The largest category is code compliance, Humiston School, HVAC improvements, roofs, paving, sidewalks and walkways, window replacement, cafeteria improvements (5 buildings) and other smaller cost items.

In year #1 (FY 2013-14) there are no new requests. \$150,000 is for basic items which arise during the year. 87% of the \$4.64 million request is for facilities and 13% is for technology needs. Up to 33% of the \$8.75 million of the capital plan can, potentially, be achieved by the energy performance contract initiative (i.e. replacement of electric heat). Replacement of windows, \$2.8 million, does not have a quick pay back, and some of these single pane windows date back to the 1950's. \$2.7 million is requested for cafeteria improvements, and some of this work could be through the performance contracting initiative.

Energy Savings Cheshire High School Library – Mr. Masciana gave an overview of the renovations to the library, noting that there is new carpet, less physical books and more electronics, café area, LED lighting retrofit controlled by a computer program with 72.5% cost reduction, indoor climate controls were improved, the site is more research and

collaboration oriented, huge energy savings, and there is a better environment for students and staff.

Capital Plan Approval Rates – Mr. Masciana noted that the annual approval rate by the Council averages less than 45% of requests. This approval rate is too low; building infrastructure continues to age; and more funding is needed. The DOE has 8 school buildings, portable classrooms, maintenance garage, bus depot, storage trailers, concession stand, and other aged structures. There are 300 learning spaces, and operating budget funding levels have not grown enough to support building improvement needs. Mr. Masciana commented on Cheshire losing its competitive edge as other towns rebuild or renovate their school buildings.

FY 2013-2014

CHS Kitchen Upgrade. Total cost is \$1.25 million; two phases of \$625,000 each; this school is the Town's emergency shelter.

Science Labs - \$300,000. Replacement of electric with natural gas heat is part of the energy performance contracting; it was recommended that the window replacement be done simultaneously with the heating work.

West Gym Floor - \$300,000. Mr. Masciana displayed photographs of the buckling gym floor, and reported it has been repaired many times over the years.

Utility Tunnel replacement solution - \$125,000.

MacClary Complex - \$450,000 for new bathroom facility which must be ADA compliant under the Civil Rights improvements mandate from the State. The existing bathrooms are inadequate and past their useful life, and are an embarrassment to the Town.

Concession Stand - \$290,000. This facility must also be ADA compliant, and must be rebuilt.

Regrading the field - \$250,000; Storage Area - \$260,000 for a 4,000 sq. ft. Butler building; Press Box is out in year #3 of the plan, with estimated cost of \$437,500.

21st Century Smart Boards - \$335,500; all learning areas in the school district would have Smart Boards.

Interior improvements are out three years. The State wants the Town to comply with the civil rights mandate. Whether all the projects in year #1 are done is the decision of the Town Council.

Code Compliance – this plan was first submitted 5 years ago in 2009, and this is year #4. The BOE updates the State on progress; some projects have been pushed out; and Dr. Florio has received a letter from the State noting dissatisfaction with the pace of

improvements in Cheshire. It is uncertain what the State remedy would be if Cheshire does not aggressively pursue the civil rights compliance projects.

Technology & Telephone – progress continues with the upgrade of the technology initiatives; data closet upgrades are completed, except for the high school; local servers have been consolidated; and every school building is 100% wireless. Personal computers (77%) are over 5 years old, and BYOD will enable the district to solve this problem. WIFI infrastructure is in place taking advantage of new technology, such as LED lighting.

Repaving is a high priority at Chapman School and CHs, at a cost of \$300,000.

Flooring projects are \$250,000.

Roof Replacement, \$250,000 (old band room and west gym locker area).

Chimney/Masonry repairs, \$225,000. District projects, \$300,000, include walk ways, sidewalks, replacement of telephone system (which is a security priority). Vehicle replacement \$138,000.

Regarding the outdated telephone system, Mr. Masciana reported that a new system would be eligible for e-rate funding; the system should be integrated to serve the entire town; and it should handle and incorporate additional equipment and hand sets into the system.

Modernization Plan - \$125,000 requested in year #1 and year #2. Mr. Masciana commented on the need for a “road map” on what should be done in the school buildings, and professional guidance is needed to undertake this plan.

Councilor Schrumm commented on renovation of the science labs, stating it makes sense due to the electric heat in this area of the school. He suggested that the single pane windows be replaced at the same time the heating is changed. He said that Norton School looks great with new flooring and windows. Regarding the utility tunnels he noted that \$340,000 was already allocated and some of this appropriation is left to do the work, and should be freed up and do the dehumidification. There is a request for \$125,000 in years #1 and #2 of the plan, and one of these would be dropped from the plan.

With regard to the bathrooms and concession stand, Mr. Slocum asked about the bathroom building of 1,000 sq. ft.

This could be a detached building from the concession stand, and Mr. Masciana said the existing bathroom space would be additional space for the stand.

BOE Chairman Brittingham brought up the concern about the grading in this area of the complex not being in compliance with ADA. Before anything is built, this grading issue

must be taken care of and be in compliance. Mr. Brittingham said he is opposed to major work and funding for work in the press box at the field. If necessary, the BOE can put a tent, table and some microphones on the field for a game.

The cost of Smart Boards has come down and each is about \$4,000. Dr. Florio stated that these technology boards allow teachers to interact with students and are used daily in each classroom.

Paving – Mr. Marsaglia explained that the main driveways (Darcey, Chapman) are in dire need of replacement.

Mr. Falvey asked about I.T. and Smart Boards, the BOE going with BYOD, and how this interacts with Smart Boards.

Dr. Florio stated that there is an ability to interact with the Smart Boards with any hand held device. Technology has changed and Smart Boards have changed with this technology. The potential for BYOD is great; teachers need these boards in the classrooms. Every device in the last 10 years can interact with a Smart Board. The BOE updated its policy on BYOD last year.

In year #1 of the Plan, Mr. Masciana said these items are a priority.

Mr. Sima talked about the cafeteria improvements and the middle school kitchen work taking 2 years to complete, and has concerns about the high school project leading to the same scenario. He suggested putting a plan in place now for this project, and also said \$1.2 million will not cover the entire costs.

Stating he was not sure how extensive the high school cafeteria project would be, Mr. Masciana said there is \$625,000 in years #1 and #2 for this project. We must get the cost of equipment needs and reconfiguration, but no decision has been made yet. If there is a commitment for this project the BOE could get a design professional to assist with it.

Mr. Brittingham suggested looking into federal or state grants or funds available for the high school kitchen project, given the fact that this site is the Town's emergency shelter.

Locker Room, \$550,000. PBC is ready to get started on this project; it will begin in summer 2014; and out to bid in January 2014.

Mr. Sima said the kitchen project at CHS should be in year #2 of the CEP for the total \$1.2 million and get the entire project done in one year.

Dr. Florio commended Mr. Masciana for an excellent job on the information and presentation to the Council and BOE.

Dr. Florio commended Mr. Marsaglia and Mr. Biancur for always doing an outstanding job for the school district and finding ways to save money with projects. They have done an excellent job and he thanked them for their hard work.

4. ADJOURNMENT

MOTION by Ms. Flynn-Harris; seconded by Mr. Talbot.

MOVED to adjourn the meeting at 8:40 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk