

## Middletown Public Schools -Board of Education

### BOE Facilities Committee Meeting Minutes

October 20, 2021 at 5:30 PM

The meeting was held over Zoom and streamed in YouTube. Chairwoman Deborah Cain called the meeting to order at 5:33 PM.

Present: Deborah Cain (Chairperson), Peter Staye, Marco Gaylord, David Bauer, Dan Penney, John Giuliano, Committee Secretary Leslie Spatola and Ray Linehan from BOE IT department.

I. Introductions

II. Review of the September 15, 2020 Meeting Minutes

Chairperson Cain made a motion to accept the minutes as presented and this was approved.

III. Kaplan Drive Land Swap with Mark Kozikowski

Mr. Kozikowski requested feed-back by the Committee on the material that was provided by his office on a potential land swap. This will involve land that is currently owned by a real estate developer who acquired this property through someone else and was offered to City but price was too high so the City passed on it. The owner has an easement that goes to Newfield Street on this land. They want to trade land adjoining Kaplan Drive in exchange for 25 acres so they attain frontage on Kaplan Drive.

Mr. Gaylord said he had spoken to Chris Holder at City Hall about this and the concerns were the parcel would be a buffer from the homes to the bike path as well as how many homes would actually be constructed.

Mr. Kozikowski said there would be significant zoning hurdles to the development as the land is currently zoned industrial as well as a thorough review of how building would affect the wetland. The maps would also need to be re-evaluated since the last time it was done was in 2008. Mr. Bauer stated he was concerned about the water issues and Mr. Giuliano questioned if the driveway would be private.

IV. Update on Macdonough Feasibility Study – M. Gaylord

Mr. Gaylord stated that TSKP gave the feasibility study update last week and included the Macdonough property along with a few options to renovate or build. A meeting will be held on October 25, 2021 at 2:30 PM with the State to get their opinions on the matter then it will go to the Mayor and onto the Board of Education in November.

Mr. Staye said that the State was supportive and would pay 50% of the project.

V. Status of the Beman Middle School Construction Project – P. Staye

Mr. Staye said that the punch list and work in the auditorium continues and are waiting for the carpeting in the isles. The stage will be going in soon and the lighting and curtains should be done by end of November as well as the site work around the building. Total completion will be in approximately six (6) months.

VI. Status of Farm Hill and Snow School Roof Projects

The state has approved the construction document for Farm Hill; that project may be bid. The building committee is currently looking for the money to pay for the PV electric solar system. The Snow School roof does not have an approval as of yet. ARP ESSER funding has been received for installing air conditioning in the building so design work needs to be postponed pending the design of that system (new AC equipment will likely be mounted on the roof). RFP's are being developed for engineering needed for the ac system.

VII. Discussion on the 5-Year Plan for Capital Projects 2021-2022

Mr. Staye stated there has been and still is a lot going on by showing his spreadsheet as well as items that are scheduled for the future as air-conditioning at the Lawrence, Bielefeld and Wesley elementary schools and a stubborn roof leak at the Lawrence School.

VIII. Facilities Department – Staffing Vacancies

Currently there are five (5) vacancies which Chairwomen Cain is going to look into with HR.

IX. Future Plans for the Keigwin Middle School

Currently the school is being used for after school programs. The building will be kept updated and maintained.

X. Miscellaneous - None

The meeting adjourned at 6:27 PM by Chairwoman Cain. The next Board of Education Facilities Committee meeting will be on Wednesday, November 18, 2020 at 5:30 PM.

Minutes recorded by,

*Leslie A. Spatola*

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Facilities Committee Secretary