

The minutes presented within this document provide a summary of the discussion that took place at the Board of Education meeting. For the complete discussion of the agenda items, please view the video of the Board meeting on our website at www.southingtonschools.org. These minutes are considered a draft until approved at the following regular Board of Education meeting.

**SOUTHINGTON BOARD OF EDUCATION
SOUTHINGTON, CONNECTICUT**

SPECIAL MEETING

MARCH 11, 2021

The special meeting of the Southington Board of Education was held on Thursday, March 11, 2021, at 6:00 p.m. as a Zoom and teleconference meeting with an Executive Session following the special meeting.

1. CALL TO ORDER

Mrs. Terri Carmody, Chairperson, called the meeting to order at 6:04 p.m.

Board members present were Mr. Joseph Baczewski (*arrived at 6:10 p.m.*), Mr. Robert Brown, Mrs. Terri Carmody, Mr. James Chrzanowski, Mrs. Colleen Clark, Mr. David Derynoski, and Mr. Zaya Oshana. Board members absent were Mrs. Missy Cipriano and Mr. David Falvo.

Cabinet Administrators present were Mr. Timothy Connellan, Superintendent of Schools; Mr. Steven Madancy, Assistant Superintendent; Mrs. Sherri DiNello, Director of Business and Finance; Ms. Rebecca Cavallaro, Director of Pupil Services; and Mr. Peter Romano, Director of Operations.

Also present were Mr. Charles Warrington and Mr. John Koplak, Senior Project Managers at Colliers.

2. PLEDGE OF ALLEGIANCE

Mr. Derynoski led in the reciting of the Pledge of Allegiance.

3. Colliers Presentation

Mrs. Carmody explained that she appointed an Ad Hoc Facilities Committee in November 2020 chaired by Mrs. Clark with Mr. Oshana, Mr. Brown, and Mr. Chrzanowski committee members. They met with representatives from Colliers who were invited to speak to the full Board.

Mr. Warrington and Mr. Koplak introduced themselves to the Board members and spoke in detail of their professional backgrounds. They are Senior Project Leaders with Colliers, which is based in Madison, Connecticut, specializing in school construction K-12 Division market.

Mr. Warrington gave a PowerPoint presentation on the Southington Public Schools Elementary School Program (*Attachment #1*). He discussed in detail the services that Colliers, which is an OPM, provides, including the following:

- An OPM (Owner’s Project Manager) is part of the project team under contract with the owner. They are responsible for providing management and oversight over Capital Projects on behalf of the owner throughout the planning, design, construction, commissioning, occupancy, and closeout phases. They are not a Construction Manager. He discussed, at length, the responsibilities that the OPM oversees and manages. They have 140 professionals at Colliers main office.
- Mr. Warrington discussed the State of Connecticut guidelines and reports needed for new projects including the factors for eligibility such as enrollment projections, budgets, special education programs, etc.
- Space Standard Calculations “Right-sizing of schools” was discussed in detail, which is the statutory calculation the state uses to determine the rate/percentage of reimbursement given to the school district. The size of the school is based on the space standard calculation. The state also looks at programming and would be taking into account the learning environment in 2021.
- Mr. Warrington discussed OSCG&R (Office of School Construction, Grants, and Review) Renovation Status, which is also known as “Renovate Like New”. He noted that Statute 10-282, Section 18, defines what renovation means, which is very specific. The key point looked at is that a building being renovated must have 75% of it 30 years old or older. The project application would have to be approved by the state. He spoke in detail about what is needed to apply for renovation status with the state including ineligible costs.
- Discussed in detail were three (3) draft scenarios based on earlier enrollment studies from Milone and MacBroom, the age of the buildings, and assumptions for range of budgets. The scenarios are:
 1. Renovation of Derynoski, Flanders and Kelley Elementary Schools.
 2. Renovation of Derynoski, new 600-student elementary school to replace Kelley School, and close Flanders School.
 3. Replace Kelley and Flanders with new 600-student elementary schools each, close Derynoski School and return it to the town.
- Reimbursement rates for 2021 are 45% for new and 55% for renovation/alteration.
- Renovation budgets do not include temporary portables.
- Renovation costs were discussed for each scenario. The cost to the district is always subject to state audit. The State of Connecticut Office of School Construction Grants will not allow the district to cap bonding costs.

Mr. Derynoski questioned the fee to the town for an OPM (Owner’s Project Manager). Mr. Warrington stated that there was a fee. There is the Pre-referendum Services phase to assist with the planning of the project. He clarified that any services by an OPM or architect up to the referendum are not eligible for reimbursement. They are eligible after referendum. The cost ranges from \$60,000-\$100,000 depending on the level of services and specifics of a program. Colliers fees in Connecticut range approximately one percent (1%). In Connecticut, an OPM is not required, but many districts use them.

Mrs. Carmody stated that the Board was in the preliminary stages of discussing this and thanked the Collier representatives for their presentation. Mr. Connellan stated that it was important for people to understand that these costs were estimates only and that the Board members have an important decision to make in terms of their recommendation to the town and community for the schools for the next 50 years. It is a huge responsibility.

4. 2020-2021 Healthy Food Certification

a. Rescind the May 28, 2020 Healthy Food Certification Motion

MOTION: by Mrs. Clark, seconded by Mr. Oshana:

“Move to rescind the May 28, 2020 Healthy Food Certification motion voted on by the Board of Education.”

Mr. Derynoski questioned why this was being rescinded. Mrs. DiNello explained that the Board of Education voted on May 28, 2020 to participate in the Healthy Food Certification program for the 2020-2021 school year. However, the motions did not include all the required language pursuant to C.G.S. Section 10-215f and the Connecticut State Department of Education requested revised motions. The two motions made in May 2020 need to be rescinded and two new motions are needed. These minutes are then sent to the State Child Nutrition Program in order to participate. Everything in the new motions is exactly the same but includes more language for clarification purposes. Mrs. DiNello pointed out that in a couple of months these motions would need to be made for the 2021-2022 school year.

ROLL CALL VOTE: YES: Mr. Brown, Mr. Chrzanowski, Mrs. Clark, Mr. Derynoski, Mr. Oshana, Mrs. Carmody. Mr. Baczewski was absent for this vote.

Motion carried 6-0.

b. 2020-2021 Healthy Food Certification

MOTION: by Mrs. Clark, seconded by Mr. Oshana:

“Pursuant to C.G.S. Section 10-215f, the Board of Education or governing authority certifies that all food items offered for sale to students in the schools under its jurisdiction, and not exempted from the Connecticut Nutrition Standards published by the Connecticut State Department of Education, will comply with the Connecticut Nutrition Standards during the period of July 1, 2020, through June 30, 2021. This certification shall include all food offered for sale to students separately from reimbursable meals at all times and from all sources, including but not limited to school stores, vending machines, school cafeterias, culinary programs, and any fundraising activities on school premises sponsored by the school or non-school organizations and groups.”

ROLL CALL VOTE: YES - Mr. Brown, Mr. Chrzanowski, Mrs. Clark, Mr. Derynoski, Mr. Oshana, Mrs. Carmody. Mr. Baczewski was absent for this vote.

Motion carried 6-0.

c. Rescind the May 28, 2020 Food Exemption Motion

MOTION: by Mrs. Clark, seconded by Mr. Oshana:

“Move to rescind the May 28, 2020 Food Exemption motion voted on by the Board of Education.”

ROLL CALL VOTE: YES - Mr. Baczewski, Mr. Brown, Mr. Chrzanowski, Mrs. Clark, Mr. Derynoski, Mr. Oshana, Mrs. Carmody.

Motion carried unanimously.

d. 2020-2021 Food Exemption

MOTION: by Mrs. Clark, seconded by Mr. Oshana:

The Board of Education or governing authority will allow the sale to students of food items that do not meet the Connecticut Nutrition Standards provided that the following conditions are met: 1) the sale is in connection with an event occurring after the end of the regular school day or on the weekend; 2) the sale is at the location of the event; and 3) the food items are not sold from a vending machine or school store. An “event” is an occurrence that involves more than just a regularly scheduled practice, meeting, or extracurricular activity. For example, soccer games, school plays, and interscholastic debates are events but soccer practices, play rehearsals, and debate team meetings are not. The “regular school day” is the period from midnight before to 30 minutes after the end of the official school day. “Location” means where the event is being held.

ROLL CALL VOTE: YES - Mr. Baczewski, Mr. Brown, Mr. Chrzanowski, Mrs. Clark, Mr. Derynoski, Mr. Oshana, Mrs. Carmody.

Motion carried unanimously.

5. EXECUTIVE SESSION – PERSONNEL MATTERS AND CONTRACTS

MOTION: by Mr. Derynoski, seconded by Mrs. Clark:

“Move to go into Executive Session, excluding the public and the press, for the purpose of discussing Personnel Matters and Contracts, and upon conclusion reconvene to public session.”

Motion carried unanimously by voice vote.

The Special Board of Education Meeting ended at 6:52 p.m.

6. ADJOURNMENT

MOTION: by Mr. Chrzanowski, seconded by Mr. Oshana:

“Move to adjourn.”

Motion carried unanimously by voice vote.

The executive session adjourned at 7:55 p.m.

Respectfully submitted,
Linda Blanchard
Recording Secretary