

**Town of New Fairfield
Board of Finance
4 Brush Hill Road
New Fairfield, CT 06812**

**MINUTES
Board of Finance Capital Project Subcommittee
Monday, October 7, 2024
3:30 PM
via Zoom**

<u>Capital subcommittee members present:</u> Thora Perkins Cheryl Reedy Terry Friedman, Town Treasurer (non-voting member)	<u>Other Town officials and Educators present:</u> Dr. Ken Craw, Superintendent of Schools Carrie DePuy, Director of Business and Operations Phil Ross, Director of Buildings and Grounds Lori-Ann Beninson, OEM Director Dominic Cipollone, BOE Chairman Tim Blair, BOE member Kim LaTourette, BOE member Ed Sbordone, BOE member Keith Landa, Planning Commission member Sean Loughran, Parks and Rec Commission Chairman
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Call To Order

Cheryl Reedy called the meeting to order at 3:30 pm. She noted that the purpose of this meeting is to discuss capital projects for the schools with the main focus on the Middle School.

Pledge of Allegiance

Approval of minutes

Thora Perkins made a motion to approve the minutes of the September 16, 2024 capital subcommittee meeting as presented. Cheryl Reedy seconded the motion. **Vote: 2-0-0 (Motion approved)**

Options and Plan for the Middle School

Director of Business and Operations Carrie DePuy gave a presentation of capital projects for the Middle School and noted the best option for this school would be renovate as new.

Director of Buildings and Grounds Phil Ross spoke of what is entailed with “Renovate as New” and noted that this option would allow for a reimbursement of 25-30% from the State. Terry Friedman asked for a comparison between the cost to renovate piece meal vs. the cost to renovate as new.

There was a discussion of other capital needs in town and why the schools need to be replaced every 30 years. It was noted that this is primarily due to the needs for updated technology and improvements that didn’t exist 30 years ago. Other topics of discussion included the need to replace the underground oil tank and alternate methods of heating. There was a discussion of the

educational needs of the system and the facility to go with it. There was a suggestion of trying to find other revenue sources by allowing groups to use the facilities.

The subcommittee discussed immediate needs of the Middle School including a room for the Music Strings program and other groups that are meeting in the basement.

Options for additional Education revenue for capital items

Cheryl Reedy spoke of the possibility of an Educational Foundation to volunteer to build projects and capital needs.

Public Comment

Town Treasurer Terry Friedman asked for an estimate of how much would need to be spent on the Middle School capital projects per year vs. renovate as new in order to make an informed decision.

John McCartney spoke of the importance of planning for capital projects and not waiting until the last minute.

Sean Loughran reminded everyone that the State requires the town to pay a prevailing wage so it is difficult to compare prices. He spoke of the possibility of adding more boat slips at the Town Marina to increase revenue.

Dominic Cipollone spoke of the dangers of ignoring facilities and the need to keep up with capital projects.

Future meetings

The next meeting of the Capital Projects subcommittee will be held on Monday, October 28th to review PBC report of town facilities. Invited guests will be Permanent Building Committee members and First Selectman Melissa Lindsey.

Adjournment

Cheryl Reedy made a motion to adjourn the meeting at 4:56 pm. Thora Perkins seconded the motion. **Vote: 2-0-0 (Motion approved)**

**Respectfully submitted,
Suzanne Kloos**
