

Elementary School Building Advisory Group  
Special Meeting Minutes  
Location: Grange Hall  
October 30, 2013  
7:00 p.m.

Attendees:

**Bob Weronik – Committee Member, Chairman (BW)**  
**John Crovo – Committee Member (JC)**  
**Jason Guernon – Committee Member (JG)**  
**Melissa Munster – Committee Member, Secretary (MM)**  
**Brian Ouellette – Committee Member (BO)**  
Tracey Gionta – Board of Education Representative (TG)  
Craig Mansfield- Director of Facilities (CM)  
Cindy Varricchio – Finance Director (CV)  
Jim Ventres – Land Use Administrator (JV)  
Raymond Wiley – O&G Industries (RW)  
Jeff Cugno – O&G Industries  
Dave King – Kaestle Boos Associates, Inc. (DK)

Absent:

**Nicholas Bonadies – Alternate Committee Member (NB)**

• **BOLDED NAMES ARE VOTING MEMBERS**

I. Call to Order

BW called the meeting to order at 7:00 p.m.

II. Old Business

A. Review of Edited PowerPoint Presentation

The group reviewed the edited PPT presentation and agreed upon additional edits.

JG noted that an argument for not voting for Option 3 (Demo and Rebuild) is that the structure is sound and shouldn't be knocked down. DK and JG also noted that Option 1 (Code Compliance) would amount to "partial fixes" that would likely require additional, costly repair work to old systems in the future.

MM asked if we had received numbers yet on tax impact per household. CM said that the town is still in talks with USDA, but that by the time we go to town meeting, we should know if we received approximately \$6 million in grants for the middle school project and if we can use USDA's 30 year financing for elementary school.

We won't have this information by the date of the public hearing.

CV handed out slides put together by Xay at Webster Bank, which set forth interest rate outlook and borrowing considerations. The group discussed the slides, including how much the elementary school project will impact the mill rate and annual tax amounts. With 30 year financing, it was estimated that the mill rate would increase to 27.29 and amount to a \$222 annual increase for a house valued at \$250,000. With 20 year financing, it was estimated that the mill rate would increase to 27.58 and amount to a \$274 annual increase for a house valued at \$250,000. The current mill rate is 26.02. Webster Bank will be at the public hearing to discuss these numbers.

It was noted that bond counsel needed to research further the 30-year financing option.

#### B. Status of KBA Mock-ups

DK said that KBA would supply a photo collage blow-up for election day. The flyer that KBA is putting together will not go out until shortly before the referendum vote.

A draft of a postcard that will be mailed to all EH residents was handed out and discussed. It will be mailed the week of 11/5/13.

#### C. NESDEC Enrollment Projections

CV said we have yet to receive the narrative from NESDEC to accompany the enrollment projections.

#### D. Schedule for Stakeholder Presentations/Meeting Schedule

The following schedule was agreed upon:

11/4/13 – MPAC – 7pm – CM, MM, JG

11/5/13 – Election Day – all day – people working in the agreed-upon shifts

11/12/13 – High School PTO – 6PM – JG, BW, BO

-- BOE Meeting – JG, BO

11/13/13 – Public Hearing (ES) – All who are available

11/14/13 – Public Hearing (MS) -- BW

11/14/13 – Sr. Center – 1PM – BW, BO

11/21/13 – Park & Rec – 7PM – JC, JV

#### E. Vote on Three Options

All 5 voting members of the advisory group voted in favor of Option 2 (Renovate as New). Discussion was had concerning the reasoning behind their votes.

IV. Audience of Citizens

None present.

IV. Action on Minutes

JC, JG; motion to approve the 10/16/13 meeting minutes. All present in favor.

V. Adjournment

JC, MM; motion to adjourn at 8:30 p.m. All present in favor.

Respectfully Submitted,

Melissa Munster  
Secretary