

**Facilities Committee Meeting Minutes**  
**501 Kings Highway East**  
**Superintendent's Conference Room**  
**Fairfield CT, 06825**  
**April 27, 2022**  
**2:30 pm**

1. **Call to Order/Roll Call:** Meeting called to order at 2:39 by Chair Nick Aysseh. Present: Nick Aysseh, Christine Vitale, Mike Cummings, Angelus Papageorge, Bonnie Rotelli (arrived late)

2. **Approval of March 16<sup>th</sup> minutes:** Mrs. Vitale made a motion to approve March 16 minutes, Mr. Aysseh seconded motion, motion carries, 2-0

3. **Business Items:**

**A. Update from Planning and Zoning Director on current upcoming developments in Town:**

Jim Wendt, the town's Planning and Zoning Director provided the committee with enrollment information associated with high density housing complexes. In 2021, there were 2060 units in town which generated 315 FPS students. The average kid per unit is .15. Mr. Wendt also provided the committee with a list of all 8-30g development applications. 768 units have been proposed, 710 authorized and 167 units have been constructed. There have also been 892 Inclusionary developments authorized; 367 of these units have been constructed. Mrs. Vitale suggested that the committee further refine the list to include the elementary school district for each development. The committee also asked if future updates might also include detail on the number of bedrooms in each unit as complexes with 2+ bedroom units are more likely to generate students. The committee shared concerns about the stresses on school infrastructure as well as the racial imbalance within the district; noting that it would be helpful if the most diversified housing was not concentrated within the McKinley district. Mr. Wendt understood the concern and explained that the majority of development has occurred on the eastern side of town, in part because there is more space to develop and real estate costs are less. The committee understood the role of market forces and thanked Mr. Wendt for his presentation.

- B. Waterfall review for projects needing bonding this fiscal year and next as it relates to ongoing capital planning workgroup discussions:** Capital Workgroup met Monday, trying to figure out what we are going to do for this year and the next 4 years. Christine Vitale – the group hasn't gotten the full 5 years, just 2022-23 and Phase 1 of AC project is going to be moving forward. There was discussion on the total cost of project and cash flow and how that affects bonding capacity. Hoping it passes BOS on Monday and moves through Town bodies by end of June. Mr. Papageorge discussed Phase one of A/C and Fitz house, biggest hurdle is approving the \$22 million for Phase 1 which we will need in order to apply for state reimbursement. Discussion of cash flow and breakout of full asks for projects from 22-23 school year to 28-29 school year. Mr. Aysseh mentioned the need to spread out the A/C project to accommodate other projects such as roofs/boilers/windows. Discussion about bringing this back to whole BOE and revisit waterfall and A/C timeline because of cashflow. Also, 33.5 million placeholder for Jennings is to build it to a 504, we want to get a number to keep it at 378.
- C. Review of FPS athletic fields, processes for opening and maintaining as well as review on how contractors are chosen:** Mr. Aysseh asked how contracts are chosen, what is the process? Mr. Papageorge explained process and discussed the problem with FWHS baseball field this year. Contractor owned up to causing damage and paid to repair. Discussion of whether DPW is ever involved, Mr. Papageorge answered the HS baseball fields are always maintained by contractors. Mr. Cummings mentioned the timing was the problem when discussing the FWHS baseball field. Mr. Papageorge explained the timing and weather conditions needed to open a field. Mr. Aysseh asked about safeguards in place and asked how we plan appropriately for fields with sports schedules. Mr. Papageorge explained the HS athletic fields are done first in contracts, clay was backordered, and timing and supply of materials added to delay in fields being ready. The athletic directors were aware of the delays.
- D. Update on any unforeseen or emergency building related repairs needed or currently underway:** Discussion on Riverfield roof. We had the warranty company out, there is a certain amount of finger pointing between the contractor and warranty company. One proposal is in mid \$30,000 to fix the raised roof area, similar to OHS to keep the building dry for the rest of the year. Mr. Aysseh asked why this wasn't done during the renovation and Mr. Papageorge explained roofs get value engineered, this is an older part of the building. Discussion on what happens when you do these projects piece-

meal. It will cost us more in the long run. Mr. Papageorge discussed the kick off meeting for BMS controls for FLHS. Discussion of Riverfield HVAC problem in one classroom and ECC Warde HVAC problem.

**Public Comment:** Nathen Balog and Michael Broderick discussed their disappointment with the condition of FWHS baseball field compared to surrounding Towns. Why do we continue with the same contractor after repeated issues year after year? They offered their help and described their experiences throughout their children's baseball careers.

**Adjournment:** Motion to adjourn made by Mrs. Vitale, seconded by Mrs. Rotelli, motion passed 3-0 at 4:22pm.

Respectfully Submitted,  
Bonnie Rotelli