PUBLIC BUILDING COMMISSION
Meeting Minutes
Regular Meeting, August 27, 2025 at 7:00 P.M.
Cheshire Town Hall, 84 South Main Street, Cheshire CT
Town Hall Council Chambers

I. PLEDGE of ALLEGIANCE

The group pledged allegiance to the flag.

II. ROLL CALL

Mr. McKenney called the meeting to order at 7:05 PM. The recording secretary called roll and a quorum was determined.

Members Present: Mr. Jim McKenney, Chairman
Mr. Steve Durkee
Ms. Diane Waldron
Mr. Paul Orlowski
Mr. Don Nidoh
Mr. David Arai

Others Present: Mr. Ray Harris, Deputy Director of PW

III. PUBLIC ADDRESS

There were no members of the public present.

IV. GENERAL CORRESPONDENCE

There was no general correspondence to report to the group.

V. APPROVAL OF MINUTES:

MOTION: by Ms. Waldron to approve the regular meeting minutes of July 23, 2025 as presented to the PBC.
SECONDED: by Mr. Orlowski
VOTE: Motion passed unanimously by all those present and voting.

VI. MONTHLY FINANCIAL STATUS REPORT

There was no discussion on this item.

VII. CONSENT CALENDAR

MOTION: by Mr. Arai to approve payment of the invoices included on the consent calendar and presented to the Commission.
SECONDED: by Ms. Waldron.
VOTE: unanimous by all those present and voting.

VIII. OLD BUSINESS

PROJECTS:

A. <u>HVAC Improvements – Cheshire High School</u>

This project is on hold and was not discussed.

B. <u>Regenerator ERV Installation (Ventilation) – CHS</u>

This project is on hold and was not discussed.

C. <u>Prisoner Cell Renovations (Design Phase)</u>

Mr. Durkee reported that this project is awaiting Council funding. The Public Building Commission provided the Council with a reduced scope and construction number as per their request.

D. <u>Pool Boiler Replacement & Pool Roof</u>

a. Pool Boiler Replacement

Mr. Harris shared that on September 8^{th} the old pool boiler will be shut down and the contractor will change the valves and tank which will turn the operation over to the new boiler. Mr. Arai asked if the pool would close due to the turnover and Mr. Harris explained that the water temperature will be cool when the boiler is not operating, however, pool patrons can make the decision whether they would like to utilize the facility. Mr. Arai inquired about the boiler recovery time and Mr. Durkee shared that the original calculation was three (3) days.

b. Pool Roof Replacement

Mr. Harris addressed the group and shared that the Town Manager and Council have advised staff that they want to move forward immediately with the roof replacement at the pool, so construction is completed before the winter months. Mr. Harris explained that the subcommittee has finalized the bid documents and could move ahead with the bidding. Chairman McKenney and Mr. Arai agreed that September is a good time to bid the project and Construction could be completed in the month of October. The bid will be posted in the first week of September.

MOTION: by Ms. Waldron that the PBC authorizes the pool roof project go to bid as per the recommendation of the Town Council.
SECONDED: by Mr. Orlowski.
VOTE: unanimous by all those present and voting.

E. Boiler Replacement at the Cheshire Police Department

Mr. Durkee addressed the group and shared that the project design work is complete and awaiting Council approval. Once it is approved, the project can move to the construction phase. Town Council representative, John Milone, shared that the Council is waiting until the entire Capital Budget has been solidified. If the decision is made to fund this Capital project, it will be bid and constructed in the spring of 2026.

F. Improvements to Harmon Leonard Jr. Youth Center

Mr. Harris suggested that an in-person subcommittee meeting needs to be coordinated with the architect and the members of the subcommittee to eliminate any potential confusion regarding the project since so many emails have been going back and forth. Mr. Harris will poll Friar Architecture for their availability and a subcommittee meeting will be formally noticed.

OTHER OLD BUSINESS

Chairman McKenney addressed the group and said he was pleased the Town Attorney and the Ordinance Review Committee accepted all the recommendations provided by the PBC, without hesitation. Mr. Harris said that on September 18th any of the members of the Commission are welcome to attend the Ordinance Review Committee Meeting. After that meeting, formal recommendations will be sent to the Town Council for their review and possible adoption.

NEW BUSINESS

Mr. Durkee addressed the group and staff and asked why the construction of the new Band Stand at Bartlem Park was not a project managed by the PBC. Mr. Milone responded that the project was part of the larger Bartlem Park South construction project, which was being managed by the Town Manager, the Department of Public Works, and the Department of Engineering. Mr. Durkee shared that he felt that this project should have been assigned to the PBC. Mr. Milone responded that he will share this information with the rest of Council and give future consideration to assigning similar projects to the PBC. Mr. Nidoh asked if a renovation vs a new construction project played a role whether projects are assigned to the PBC. A discussion ensued. It was also noted that sometimes assignment or non-assignment is due to the way in which projects are funded, i.e. projects which involve State reimbursement.

IX. ADJOURNMENT

MOTION: by Mr. Orlowski to adjourn the meeting at 7:25 PM.
SECONDED: by Ms. Waldron.
VOTE: unanimous by all those present and voting.

ATTEST,

Anne McBain

Anne McBain, Minutes Clerk

RH/am