

**MINUTES OF THE TOWN OF CHESHIRE PUBLIC BUILDING COMMISSION MEETING
HELD WEDNESDAY, SEPTEMBER 24, 2025, AT 7:00 P.M.,
84 SOUTH MAIN ST, CHESHIRE, CT 06410**

Present: Chairman James McKenney, Vice-Chairman Steven Durkee, Members at Large David Arai, Paul Orłowski, Ron Laukatis, Don Nidoh, Diane Waldron

Absent: Whitney Watts Jr., James Doheny

Staff/Guests: Ray Harris, Deputy Director Public Works and John Bajor, Minutes Clerk

1. CALL TO ORDER

Chairman James McKinney called the meeting to order at 7:00 p.m.

2. ROLL CALL / PLEDGE OF ALLEGIANCE

The roll call was taken by John Bajor for the meeting and the pledge was recited

3. SEATING OF ALTERNATES AS NEEDED FOR QUORUM

N/A

4. DETERMINATION OF QUORUM

A quorum was determined

5. APPROVAL OF MINUTES

There were no changes to the Meeting Minutes of the previous meeting

MOTION by Diane Waldron to approve the prior meeting minutes

SECONDED by Paul Orłowski, with motion passing unanimously by those present

6. MONTHLY FINANCIAL STATUS REPORT

Vice chairman Steven Durkee suggested to remove \$1300 in budget for pool roof bid as not needed and chairman James McKenney instructed to take up under pool section. At present there is \$15,000 remaining in budget.

7. OLD BUSINESS

A. HVAC Improvements at Cheshire High School: Project on Hold

B. Regenerator ERV Installation (Ventilation): : Project on Hold

C. Prisoner Cell Renovations (Design Phase): Project on Hold, not in capital budget

D. Pool Boiler Replacement: Pool boiler was turned on Friday, September 12. Will be cutting out old boiler Thursday, September 25. This will be about a week of work to install new boiler, many loose tiles that will need to be replaced.

E. Pool Roof Replacement: Lots of discussion here. At last meeting received permission to receive bids, however all 5 were above budgeted allowance of \$120,000. Mr. Ray Harris mentioned that the capital town budget is not yet finalized so may be an opportunity to ask for more funding. Low bid was \$160,000, followed by \$165,000, \$195,000 and two bids above \$200,000. Suggestion to take 2nd lowest bid example of \$165,000 and ask for 10% additional so will request \$181,500. Bids are usually good for 30 days.

MOTION by David Arai to request additional funds

SECONDED by Diane Waldron, with motion passing unanimously by those present

F. Boiler Replacement at the Police Department: Looking at other options such as energy savings contract with Johnson's control in addition to solar/fuel cells

G. Improvements to Harman Leonard Jr. Youth Center: Design meeting was held last week. The present air handler HVAC is 10 years old and is a stand-alone piece of equipment. Upon completion of the new HVAC system, the old air handler will be made redundant and does not make sense to keep it so suggestion if possible to have it re-purposed?

8. NEW BUSINESS:

Sub-Committee Meetings: Discussion led by chairman James McKenney. At present, the sub-committee (4 members) brings suggestions to the full committee. If a fifth member attends, a quorum is met and needs to be posted as a full-committee unless one person leaves and goes home otherwise it could be interpreted as an illegal meeting as not published in advance. Discussion if the sub-committee meetings should be rolled into the monthly meeting.

9. ADJOURNMENT

MOTION by Paul Orlowshi to adjourn the meeting at 7:32 pm.

SECONDED by Diane Waldron with motion passing unanimously by those present.

Attest: _____

Dr. John Bajor, Minutes Clerk