

**MINUTES OF THE TOWN OF CHESHIRE PUBLIC BUILDING COMMISSION MEETING
HELD WEDNESDAY, NOVEMBER 19, 2025, AT 7:00 P.M.,
84 SOUTH MAIN ST, CHESHIRE, CT 06410**

Present: Chairman James McKenney, Vice Chair Steven Durkee, Members at Large David Arai, Paul Orlowski, Ron Laukatis, Don Nidoh, Whitney Watts Jr. and Diane Waldron

Absent: James Doheny

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 PM

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. At this point Chairman James McKenney thanked all members of the committee for their dedication and support as he is about to step down.

5. APPROVAL OF MINUTES

There were no changes to the Meeting Minutes of the previous meeting from October 22, 2025

MOTION by Steven Durkee to approve the prior meeting minutes

SECONDED by Ron Laukatis, with motion passing unanimously by those present

6. MONTHLY FINANCIAL STATUS REPORT

Funds were released for the pool boiler replacement which will be discussed in more detail.

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 awaiting Council action.

D. **Pool Boiler Replacement**: Pool boiler was repaired by a change order in which conversion into an open loop and remove endcaps to allow a constant water pressure. However, another minor incident was detected as the boiler received a low flame warning due to a faulty circuit sensor. A new sensor was installed and boiler is now operating smoothly.

E. **Pool Roof Replacement**: Contract was signed and sub-committee decided on a light gray. Currently there is a 6-week delay in materials from the manufacturer. Committee will keep an eye on weather for temperatures above 45F as the material becomes brittle in cold weather. Ideally do not want to install in January or February. This delay should have no affect on the Cheshire swimming teams.

F. **Boiler Replacement at the Police Department**: No Update.

G. **Improvements to Harman Leonard Jr. Youth Center**: Sub-committee will have meeting with Design group on update and planning (Date to be determined) for cost estimated which will be included in 2026 budget.

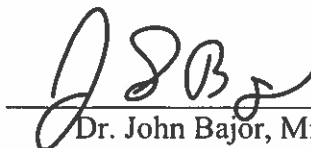
8. **NEW BUSINESS**: Committee is working on 2026 schedule for meetings bearing in mind not to be held on religious or federal holiday.

9. ADJOURNMENT

MOTION by Steven Durkee to adjourn the meeting at 7:14 pm.

SECONDED by Whitney Watts Jr with motion passing unanimously by those present.

Attest:



Dr. John Bajor, Minutes Clerk