

**MINUTES OF THE TOWN OF CHESHIRE PUBLIC BUILDING COMMISSION MEETING
HELD WEDNESDAY, DECEMBER 17, 2025, AT 7:00 P.M.,
84 SOUTH MAIN ST, CHESHIRE, CT 06410**

Present: Steven Durkee, David Arai, Paul Orłowski, Don Nidoh, and James Doheney

Absent: Diane Waldron, Ron Laukatis, Whitney Watts Jr.

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

Notes: Chairman James McKenney resigned last meeting hence Steven Durkee will be acting chair until elections are held.

1. CALL TO ORDER

Acting 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.

5. APPROVAL OF MINUTES

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

MOTION by Don Nidoh to approve the prior meeting minutes

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

6. MONTHLY FINANCIAL STATUS REPORT

No Update

7. CONSENT CALENDAR

The calendar for 2026 meetings has been generated

MOTION by David Arai to approve the 2026 calendar.

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

8. OLD BUSINESS

- A. **HVAC Improvements at Cheshire High School**: Town council took action and removed from meeting yesterday to re-allocate funds
- B. **Regenerator ERV Installation (Ventilation)**: Project on Hold
- C. **Prisoner Cell Renovations (Design Phase)**: Project on Hold and will submit to Council with an increase in funds for 2026-2027 year.
- D. **Pool Boiler Replacement**: Pool boiler continues to have the same low flame issue. Contractors are working with manufacturer to understand/troubleshoot issue/ Upon starting, there is a very loud “bang” with a concern this may be jeopardizing other pieces of the unit. The town will NOT take ownership of the unit until all is corrected.
- E. **Pool Roof Replacement**: Silktown met with sub-committee to review project and will delay start until warmer weather in Spring. Currently pricing installation of snow gutters that will break up large chunks of ice as a safety device.
- F. **Boiler Replacement at the Police Department**: Project has been included in proposed energy contract awaiting funding or removal. Need to obtain a budget number and submit.
- G. **Improvements to Harman Leonard Jr. Youth Center**: Sub-committee met with Friar architects to move forward with single stall bathroom being made into ADA bathroom. Architect is currently finalizing drawings/floor plan.

9. **OLD BUSINESS**: Within next 2 meetings, there is a need to vote on Chairman, Secretary and Treasurer for the 2026 year.

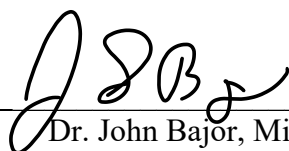
10. NEW BUSINESS: None.

11. ADJOURNMENT

MOTION by Paul Orlowski to adjourn the meeting at 7:21 PM

SECONDED by David Arai with motion passing unanimously by those present.

Attest:



Dr. John Bajor, Minutes Clerk