

Town of Plainville/Plainville Board of Education Joint Meeting
MSP Building Project Communication Steering Committee
Thursday, January 25, 2024 @ 4:30 pm

Meeting Topics:

- I. Call to Order
- II. Discussion of Communication Strategies and Development of Materials
 - 1. Review Final Draft of Newsletter Content
 - 2. Review Draft of Flyer and Poster
 - 3. Public Information Update (social media, signage at Municipal Center, and community presentations)
 - 4. Other
- III. Adjournment

Place and Time: Municipal Center
1 Central Square
Plainville, CT
Council Chambers

Members Present: Town Council Chairperson: Christopher Wazorko, Town Council Vice Chairperson: Rosemary Morante, Town Manager: Michael Paulhus (ex-officio), BOE Chairperson: Becky Tyrrell, BOE Vice Chairperson: Becky Martinez, BOE Member: Jered Bruzas, Superintendent: Brian Reas (ex-officio)

Also Present: Assistant Town Manager: Andy Cirioli, Tall Timbers Marketing: Ira Yellen, CSG: Mark Garilli, Jim Giuliano, Assistant Superintendent: David Levenduski, Director of Business and Operations: Sam Adlerstein, Director of Community Relations: Lynn Davis

Early Departures:

Town Council Chairperson Christopher Wazorko called the meeting to order at 4:30 pm. He turned the meeting over to Town Manager Paulhus who thanked everyone for their hard work and collaboration putting together the Newsletter and brochure for the Middle School project. Mr. Yellen will begin design and layout of the Newsletter this weekend. If the Newsletter is approved, a working brochure will be available at the beginning of the week for the members to use at their upcoming presentations.

The Committee then reviewed the 'Draft' for the Newsletter and brochure and made changes in wording and highlighted areas that they felt were more important than others. There were items the Committee felt would be better served if included on the website rather than the Newsletter and brochure. The brochure that will be sent to Community members will include the background on the project.

BACKGROUND:

The MSP Building Project has been discussed over the past several years. In October 2021, the Town of Plainville consulted with Construction Solutions Group (CSG) to develop an application to receive state reimbursement, including a comprehensive cost estimate, enrollment projections, and architectural schematics, and educational specifications. Additionally, GSC developed options for the Board of Education (BOE) to consider. The BOE approved the 'Renovate-as-New' option to move forward to the Town Council in May 2022. These were the three options the Town reviewed:

- 1) INCREMENTAL: Complete renovations in a multi-year phased approach with priority for the systems at their end of life such as the HVAC Systems and controls, the roof, and other mechanicals, as well as addressing the entrance security issue with a construction renovation. The cost benefit analysis indicated that this option is more expensive for the town in both the short term and long term as minimal state grants are available with this option.*
- 2) NEW CONSTRUCTION: Build a new middle school at this site or an alternative site. Building on this current site is not feasible. The cost benefit analysis indicated that the cost of acquiring additional suitable land and designing a new school was the most expensive option. Also, this option does not maximize state reimbursements because any new build receives 10% less funding.*
- 3) RENOVATE AS NEW: 'Renovate as New' construction uses the existing building's structure and adds necessary upgrades to the interior, exterior, mechanical systems, and security features allowing the building to meet modern-day teaching and learning standards. This method is the most cost-effective option because it maximizes state reimbursement, which for Plainville is approximately 65%. This is the option proposed by the Board of Education (May 2022) and Town Council (December 2023).*

WHY WAS RENOVATE AS NEW SELECTED?

*The Middle School of Plainville received its Certificate of Occupancy in December 1990. After 30 plus years, the mechanical systems, roof, infrastructure components, security design, and instructional facilities have become worn, inefficient, and/or outdated. Therefore, in December 2023, the Town Council voted to propose a 'Renovate as New' project. This option was chosen because:
'The total estimated cost of the project is \$61,913,393. When factoring in the state's reimbursement rate of 65.36% for Plainville, the estimated local cost to the Town of Plainville is \$25,712,663.*

WHAT ARE THE LOCAL TAX IMPLICATIONS:

*The MSP Building Project had been anticipated for nearly a decade. Plainville will absorb the increase in debt service without a resulting change to the mill rate. The retirement of existing capital projects bonded debt in the upcoming fiscal years, combined with a healthy debt service reserve fund, give room for the Town to implement the MSP building project and other important projects such as repaving roads and reconstructing sidewalks. Any potential future tax increase will be a result of increases in an annual operating budget and capital expenditures but not the debt services. **

Assistant Town Manager Cirioli thanked everyone for coming and for the hard work that participants have put into this project. He and the Social Media Committee are working on the flyers and posters for the project. They plan to have signage in the front of the Municipal Center to make Community members aware of the upcoming February 5, 2024 Public Hearing and the date of the Proposed Referendum that will be set by the Town Council at the Special Meeting on February 13, 2024. The website is in the process of going live and the sign at Plainville High School and the Fire House will have the dates of the Public Hearing and Proposed Referendum dates on it. He also reminded the committee that if they had any questions to please let the Town Manager or the Superintendent know so they can be addressed. He thanked Mark Garilli and Jim Giuliano from CSG for the renderings that he received. He will ask that they be included in the Newsletter and brochure that will be sent to families. Discussion continued.

CALENDAR OF IMPORTANT DATES AND EVENTS FEBRUARY

Date and Time	Event	Location/Details
February 5, 2024 @ 7:00 pm	Public Hearing on Ordinance to Set Referendum	Municipal Center-Council Chambers
February 6, 2024 @ 9:30 am	Community Presentation	Plainville Library
February 6, 2024 @ 7:00 pm	MSP Tour and Q&A	MSP Auditorium
February 7, 2024 @ 12:30 pm	Presentation at Senior Center	Senior Center
February 8, 2024 @6:00 pm	Virtual Community Presentation	ZOOM (Link TBD)
February 13, 2024 6:30 pm	Town Council Special Meeting to Set the Referendum	Municipal Center-Council Chambers
MARCH		
Tuesday, March 19, 2024 from 6:00 am to 8:00 pm	Projected Referendum	Plainville Firehouse 77 West Main Street Plainville

Adjournment:

BECKY TYRRELL MADE A MOTION TO ADJOURN THE MEETING. BECKY MARTINEZ SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED. The meeting was adjourned at 5:30 pm.

The next meeting will be held on Monday, January 29, 2024 at 5:30 pm at the Municipal Center in Council Chambers to review the 'Final Draft' of the Newsletter and brochure for distribution.

Respectfully Submitted,

Tina Gryguc

Tina Gryguc
Recording Secretary

***WHAT IS THE DEBT SERVICES?**

Consider debt service like a home mortgage for the town. Municipal debt service and mortgages both involve borrowing funds with a defined repayment period and regular payments covering both principal and interest. Payments typically occur over a multi-year period, in the MSP Building Project scenario, the proposed debt would be spread over 20-25 years. This payment process, which is similar for both debt service and mortgages, means that the total cost of the project is not incurred in just one fiscal year. Debt service is a component of the annual budget and will remain at the same level of funding as previous fiscal years.

**MOTIONS MADE AT THE
MSP BUILDING PROJECT COMMUNICATION
STEERING COMMITTEE
THURSDAY, JANUARY 25, 2024**

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