

**New Milford Board of Education
Facilities Sub-Committee Minutes
February 13, 2018
Lillis Administration Building—Room 2**

Present: Mr. Brian McCauley, Chairperson
Mrs. Angela C. Chastain
Mr. Bill Dahl
Mr. Joseph Failla, Alternate

Absent: Mrs. Eileen P. Monaghan

Also Present: Mr. Joshua Smith, Superintendent
Mr. Kevin Munrett, Facilities Director
Ms. Alisha DiCorpo, Assistant Superintendent
Mr. Anthony Giovannone, Director of Fiscal Services and Operations
Ms. Roberta Pratt, Director of Technology
Ms. Ellamae Baldelli, Director of Human Resources

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NEW MILFORD, CT

1.	Call to Order The meeting of the New Milford Board of Education Facilities Sub-Committee was called to order at 6:45 p.m. by Mr. McCauley.	Call to Order
2.	Public Comment • There was none	Public Comment
3.	Discussion and Possible Action A. Fuel Tank Report - Mr. Munrett referenced a memo sent to Board members on February 9, 2018 which detailed the evolution of the fuel tanks' status. At this time, the district is aware of three underground tanks approaching their 30 year limit which will need to be replaced. - Mrs. Chastain asked for the specific age. Mr. Smith said the tanks at HPS and SNIS are 29 years old and the age of the Lillis tank is unknown at this time. The SNIS tank has oil in it from 1999 and the district has started to burn it for heating so as not to incur a \$1.50 per gallon fee to remove the oil. - Mrs. Chastain asked if the replacement statute applies to all municipalities. Mr. Munrett said it is for non-residential locations.	Discussion and Possible Action A. Fuel Tank Report

- Mrs. Chastain said she was disappointed that this was not addressed at budget planning. Mr. Munrett said it was an unknown factor at that time. It was only when the district began doing the pressure testing for the tanks that the lack of records and age of the tanks became known. He said the district is still in the investigative stage now.
- Mr. Smith said the process started in October at a CIRMA meeting where a benign question was asked at the end of the meeting regarding whether or not the tanks had been pressure tested.
- Mrs. Chastain said as late as December the cost estimate relating to oil tanks was \$7,000. Mr. Smith said that figure was connected to smaller repairs. It was when the contractor began the project and research into the records that the age became an issue. The district is working with DEEP but there is still confusion; the SNIS tank for example was improperly labeled when the renovation was completed. The scope of the problem only started to become clear in a conference call he and Mr. Munrett had with the contractor on January 25, 2018.
- Mr. Smith said, based on current information, the district has until January 1, 2019 to remove the tanks. After that, the tanks would be in violation and could be subject to a \$10,000 per day penalty. This is the beginning of a conversation for steps to take going forward, including possible ways to fund the removal/replacements.
- Mr. Dahl asked for the estimated cost and if the soil would be tested at that time too. Mr. Munrett said it would be. He said he had gone through past heating bills and it appears that they are not leaking. The estimated cost is \$100,000 per tank and would include testing, removal and a new tank.
- Mrs. Chastain asked about other school tanks. Mr. Smith said NES was replaced ten years ago. SMS had a report from 1993 and HPS was listed as from 1989 on the DEEP registry.

Mr. Dahl moved to bring the Fuel Tank Report to the full Board for discussion. Motion seconded by Mr. McCauley. Motion passed unanimously. B. Thermal Scan/Roof Report • Mr. Munrett said he did not have the full report yet. Preliminary findings show SNIS has several wet surfaces identified in the infrared scan. The roof is of varied age, as it was not completely replaced when renovated. The NES roof is old but shows no major issues. The high school is now 18 years old and beginning to show some age. He said he would be coming back to the Board for guidance once the final report is received. • Mr. Dahl asked about aluminum roofing and Mr. Munrett said it is good for longevity. Mr. McCauley seated Mr. Failla from the audience as an alternate at 7:02 p.m. • Mr. Dahl asked if the SNIS roof would be a replacement. Mr. Munrett said he expected that portions would be a retrofit vs full replacement. • Mr. Smith said the actual roof scans with cost estimates are still to come and that they should be received over the next few weeks. • Mr. Failla asked to speak regarding the fuel tanks since he had just been seated. He said he too is concerned with the timing issue in relation to budget, as \$300,000 is an incredible potential exposure that was not caught in budget planning. He said it does not bode well for the capital reserve and if we ask the town for bonding they will wonder why this expense showed up without warning. • Mr. Smith said he will keep the Board updated every step of the way going forward. The tanks are not leaking so we are not at a critical stage and have time to plan. • Mrs. Chastain said this expense is not coming	Motion made and passed unanimously to bring the Fuel Tank Report to the full Board for discussion. B. Thermal Scan/Roof Report
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	at a good time and suggested legal be consulted regarding possible exemptions and/or extensions. She said the law had just changed to 40 years for removal and perhaps we can use that. • Mr. Smith said they are still gathering information and that other municipal buildings may be impacted as well. • Mr. Dahl said he was concerned about the lack of records and he wondered if there were other issues that could be problematic of which we are not aware. • Mr. Munrett said we have been making strides in other areas, such as asbestos compliance and playground inspections. • Mr. Smith said they are talking to other Facilities directors regarding checklists and looking for other areas that may not be on a regular review cycle. • Mr. Failla said he understood that unusual circumstances come up and asked that the Board members be kept in the loop so that they understand and can explain. He acknowledged that there is lots of property and old buildings involved. Mr. Dahl moved to bring the Thermal Scan/Roof Report to the full Board for discussion. Motion seconded by Mr. McCauley. Motion passed unanimously.	
4. A. Winter Update • Mr. Munrett said this winter has been on the rough side and his crew has been doing a terrific job with snow and ice removal. He said they watch the overtime budget closely, but it is a challenge each storm. Some repairs have also been necessary. • Mr. Failla asked if sand and salt come from town supplies. Mr. Munrett said for the parking	Items of Information A. Winter Update	Motion made and passed unanimously to bring the Thermal Scan/Roof Report to the full Board for discussion. Items of Information A. Winter Update

	lots. Walkway treatments are purchased separately as they are a different mix. • Mr. McCauley said he has been impressed with the work of the department around storms. B. Fire Hydrant Update • Mr. Munrett said the annual testing is complete. Hydrants at SNIS and SMS will be replaced during April break at a cost of approximately \$7-8,000 total. Mr. Smith said these will be funded through a reprioritizing of other projects in the Facilities budget.	B. Fire Hydrant Update
5.	Public Comment • There was none.	Public Comment
6.	Adjourn Mr. Dahl moved to adjourn the meeting at 7:23 p.m., seconded by Mr. McCauley and passed unanimously.	Adjourn Motion made and passed unanimously to adjourn the meeting at 7:23 p.m.

Respectfully submitted:



Brian McCauley, Chairperson
Facilities Sub-Committee