

Hybrid Meeting  
Council Chamber | Audrey P. Beck Municipal Building  
4 So. Eagleville Rd, Mansfield, CT

## REGULAR MEETING MINUTES

Members Present: Randy Walikonis, Toni Moran, Chris Kueffner, Kathy Ward, Mary deVecchis, Ryan Aylesworth, Peter Dart, Steve Ferrigno, Madison Day

Staff Present: Allen Corson, Facilities, Bill Trietch, Facilities, Kate McCoy, MES Principal

Guests: Adam Levitus (Colliers International), Scott Pellman (Colliers International), Jeff Brown (TKSP), Ryszard Szczypek (TKSP), Brian Grant (Newfield Construction), Ben Chasse (Newfield Construction), Steve Buccheri (Newfield Construction), Kevin Deneen.

1. CALL TO ORDER

Meeting called to order at 4:00 PM by Chairman Randy Walikonis.

Ms. Moran **moved** to add an agenda item (Executive Session) to the current agenda. Mr. Ferrigno seconded.

The motion **passed** unanimously.

2. APPROVAL OF MINUTES

Ms. deVecchis **moved** to approve the minutes of the August 10, 2023 regular meeting. Mr. Ferrigno seconded the motion.

The motion **passed** with Ms. Day abstaining.

3. OPPORTUNITY FOR PUBLIC INPUT

None

4. CONTRACTOR/ARCHITECT/OPM UPDATE

Mr. Levitus discussed the acoustics and stated there was a recent visit from an acoustician hired through TSKP. Mr. Szczypek spoke about the findings from Jaffe Holden consultant, Mark Reber, who concluded that the reverberations are too loud in the spaces that he measured. He also stated the painting of the panels have compromised their performance and gave recommendations on correction. Another visit will be scheduled with children occupying the spaces as well. Mr. Grant with Newfield voiced Newfield's belief that the correct paint and process was used for the panels, and that Newfield has requested design criteria/data from TSKP. Regarding the lightning

protection, Mr. Levitus indicated that the scope of work is being compiled into a Request for Proposal. In regards to the heat pumps, Mr. Levitus stated that the manufacturer's representative was on site and witnessed the heat pump failures. Mr. Trietch stated that since they programmed minimum run times on the heat pumps they have not failed. Regarding the kitchen equipment, Mr. Levitus stated the vendor was still scheduled for August 25 for the come-back work for the dishwasher. Regarding the playground surfacing, Mr. Levitus reported that the drainage re-work was performed by Newfield and that final testing of the rubber was forthcoming, with coordination required between the testing firm and the manufacturer. Regarding the retention basin, Mr. Levitus said the retention basin is pumped out, a materials testing agent took soil samples, and Newfield installed additional matting and plans to perform additional seeding and mowing at the banks of the basin. In regards to work identified in CCD 19 for removing soil specified by TSKP and Fuss & O'Neill, Newfield indicated that work is not within scope and Newfield will not be proceeding with the remaining portion of that work. The town will be looking for ways forward to complete that work.

5. REVIEW AND APPROVAL OF PROJECT INVOICES

Ms. deVecchis made a **motion** to approve the invoice packet dated August 24, 2023 including invoices for Atlantic, CES, Colliers, IMTL, JP LeRoux and Sonitrol New England, for a total approval of \$44,105.47. Mr. Ferrigno seconded.

The motion **passed** unanimously.

6. EXECUTIVE SESSION

Ms. Moran made a **motion** to move to Executive Session Pursuant to GCS §1-200(6) and §1-210(b) for discussions of pending claim. Ms. deVecchis seconded.

The motion **passed** unanimously.

*Returned from Executive Session at 5:30 p.m.*

7. ADJOURNMENT

Mr. Kueffner moved to adjourn the meeting at 5:34 PM. Ms. Moran seconded.

The motion **passed** unanimously.

Respectfully Submitted,

Sharon L. Biggie  
Executive Assistant, Town Manager's Office