

Pre-K Through 5 And Eagle Academy School Pre-Referendum Building Committee
Meeting Minutes
March 11, 2026
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The Pre-K Through 5 and Eagle Academy School Pre-Referendum Building Committee held a meeting on March 11, 2026 at Enfield Town Hall, 820 Enfield Street, Enfield, CT.

1. CALL TO ORDER The meeting was called to order at 6:09 PM by Randy Daigle

2. ROLL CALL
MEMBERS PRESENT

Randy Daigle, Tina LeBlanc, Lauren Andrews, Gina Cekala, Bob Cressotti, Janet Cushman, Kate Flanagan, Danielle Girard, Dean Gousse, Steve Moccio, Scott Ryder, Jeff Wyszynski, Antonia Ciaverella, Chris Cykley

MEMBERS ABSENT

Christine DeBonne, John Dague, Kelsey McGuire-Bruce, Marie Pyzner, Charlotte Riley, Jaclyn Valley, Justin Hopkins

3. APPROVAL OF MINUTES

Motion made by Tina LeBlanc to Approve Meeting Minutes of February 18, 2026

Seconded by Lauren Andrews

Motion passes by a show of hands

4. ARCITECT PRESENTATION: As we head into the grant application activities a phase I environmental study is needed. We solicited 4 firms for proposals. We are familiar with all of the firms. We have done work with all of them, they are all qualified. The difference between Langan and Fuss & O'Neill is they also provide a whole suite of services such as site and civil, and those type of services. Eagle is primarily site and building environmental. They are all in the similar range. If you have any questions, I can answer them.

Randy states we needed to get 3 firms and we asked Tecton to do this. There are two things that are going to have to happen. We went through all the proposals. Fuss & O'Neill is on call with the Town but when you're on call you specify what you're on call for. This type of work they are not on call for. Their price is a little higher. We've done work with Eagle Environmental. I'd like to make a recommendation we go with Eagle Environmental. Whatever we decide this evening, I'd ask the Mayor if we can submit to her a package and be put on the agenda for Monday and ask for \$15,000 to move forward. This is outside our architectural contract with Tecton. When I went for the money for Tecton I specifically stated that I would be back for each item. I stated I didn't want to ask for a big chunk of money and not know what it was for, I specifically said I'd be back for each item with a specific dollar amount. We need to vote tonight and give a package to the Mayor. I will be there Monday if needed.

Danielle asks with Eagle Environmental you said they just do this type of environmental is it more beneficial to go with one of the other two that do a little bit more?

Jeff states not really, it's a pretty focused mission. It's pretty straightforward.

Randy states there are no other services that the other firms offer that we're going to require.

Motion made by Bob Cressotti That the Recommendation to Move on with Eagle Environmental, Inc. for Site and Building Approval for \$15,000.00

Seconded by Tina LeBlanc

Motion passes by a show of hands

Jeff states next steps once authorized is there will be questionnaires that will be needed to filled out. I will coordinate with John. The next item is the educational specifications. At the last meeting we circulated a couple of sample books. This is the narrative description of each of the 5 projects. What we did is outlined the approval process, sent it off to the superintendent. The strategy is to talk about it tonight. There are 4 PreK-5 Ed Specs which will be virtually the same. The Eagle Academy will take some work. There will be drafts before we bring it to the BOE. From all of the program meetings we had to date, we have the data we need to compare and distract. The strategy is to circulate a draft of the Ed Specs by April 1st. Thank you for the invite for the special meeting for the BOE on April 8th. The goal is to take our time and walk you through the components, answer any questions, if there are any modifications folks would like to see, we can do that. If they ask for any revisions/modifications we ask that they respond by April 13th so we can update them by April 20th. There is a BOE meeting on April 28th that would be the resolution proposal. May 12th you vote on the minutes that have the motion to approve.

Tina states when we say the draft educational specs it's going to be very high level, but once the referendum passes is when you get into the weeds of it.

Jeff states it will be comprehensive in nature but it's not going to be 'this classroom next to that classroom'. It's describing pedagogy, the program, everything that is in each room, what you want in each room and summary of site. It is comprehensive but it is not a design. Typically go through the project, when you're done with the project before finalize and submit your final payments to the State, you have a chance to correct all your changes to the State. The goal is to have it comprehensive so that if you put something in it will be reimbursed by the State.

Danielle asks if there is anything we can get ahead of time?

Steve states you're going to get a draft on the first.

Tina states when you talk to your caucuses you explain it is a high level spec, it is not a design.

Randy states when this goes out to your guys at the very beginning, we have several weeks before we bring it to the table and for the public to see it. I expect everyone to ask me questions so when we do go that night, I'd like everything resolved before we go public. When you first get it I expect everyone to send questions to me, the architect, and let's get this answered to your satisfaction.

Scott confirms the Special Meeting will be held on April 8th at 5:30 in Council Chambers.

Randy confirms.

Jeff states next topic is unformat estimates. So far you have seen budgets that we provided, then we did a detailed breakout of that budget for construction and soft costs and then projected it out over the time table for cash flow and tax impact. Those costs are being validated by Gilbane. Our goal is to validate our budgets over the next 2-4 weeks so that when we need to take the necessary steps at Town Council so that everyone is on the same page. Those unformat estimates have to be uploaded to the State website as part of the grant application. I don't anticipate anything changing. Next is the BOE and TC approvals. Randy mentioned March 16 about the cost we just talked about. Our goal would be to have the TC meeting on April 20th. These are resolutions that need to be documented for the State. There are four required, authorization for superintendent to submit grant, authorization for design, authorization for building committee, set referendum date and total project cost. We identified April 20th and it's the same process, if you did vote on April 20th or not the next meeting is May 4th. It would be either the approval or the approval of the minutes of the resolution from April 20th. We identified 4/20/26, 5/4/26 or a fall back of 5/18/2026.

Gina states you could be a special guest or we could put you on at 6:30 before the 7:00 meeting. How long would you need?

Jeff asks do you want a summary level presentation of the 5 projects before going over the resolutions we're asking for you to approve?

Gina states you wouldn't come up before the resolution. We could either put you in as a special guest during the 7:00 PM meeting or you would be a special meeting at 6:30. If you need more than 15 minutes we will ask to put you in special meeting session at 6:30.

Randy asks to you want a presentation? It's going to be more than 15 minutes.

Gina asks how long do you need?

Randy states 20 minutes.

Gina states I'd rather put you in as a special meeting at 6:30.

Steve asks does it have to be 20 separate resolutions?

Chris states yes. The funding resolution we are going to need is setting the referendum date. We are proposing September 22, 2026. That funding piece is important because it's setting the referendum date.

Randy states we can provide all the information prior to the meeting so you have it.

Jeff states next is grant application materials and electronic portal access. In the near future, this is for the superintendent, we need to ask for the 5 electronic grant applications set in the portal so we can relay the information. It would be great as we move through these meetings if you could post these.

Chris states you can upload documents and make changes, save it, until you submit. You can start now and keep uploading or make changes. It shuts down on June 30th.

Jeff states next one is Special Legislation.

Randy states I will put out an email tomorrow asking where this stands, this is something that has to happen now.

Jeff states next one is tax impact, Mr. Wilcox provided this. Bond premium is not included in these calculations. My interpretation of this is using the numbers in the spreadsheet is relatively conservative.

Danielle asks is this per household?

Chris states yes, it says below market value of 250,000.00 house with assessed value of \$175,000.00.

Steve states his number is different on the bottom. His value of one mil of what he gave me yesterday is different than what he gave me.

Randy asks was it a big difference?

Steve states \$80 thousand. This is more than what he projects for fiscal year '27.

Chris states the final reimbursement payment for the high school did come through.

Steve states maybe this was before he got it.

Gina asks can you cc me and Matt? I don't know the conversations you've had before.

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Tina states it has to be the same and I don't know why it's different.

Jeff states we will keep this on our to do list to be sure this is accurate.

Dean asks if the \$250,000 the median for homes in Enfield? People are going to say my home is worth \$350,000 and this is going to cost me a lot more.

Jeff states we were asked to prepare boards/handouts. It has cost, reimbursement and one that we're continuing to work on is to try to break down the cost. There is no impact until 2029. Look at this information, is this what we're trying to communicate? Treat this as a draft.

Danielle thinks this is good.

Randy states now we're starting to dial this down, what's it going to cost. This is a \$105 million dollar total project cost and our estimated cost is \$18 million.

Tina states I think this is good, I like it shows reducing transitions, limits disruptions.

Lauren states one of the questions I am getting is if we're making 4 elementary schools that in theory mirror each other, why is the cost different?

Jeff states different size sites, size of building, size of existing building for demolition, remediation. Those primarily are the differences, just what you find on site. Each school can have its own culture, theme and identity. There are 4 similar as far as program, but they don't need to be the same. The identity of their neighborhood and how that infuses into the school isn't going to be lost just because it's the same size.

Lauren states when people look they might think this school is going to have different things.

Randy states it is the foot print, an example is we could have more kids at say Crandall than at Hazardville, for example.

Lauren states if we're redistricting the assumption is we wouldn't have a discrepancy in kids.

Danielle states the concern at the neighborhood behind Parkman is privacy because where the school is going to sit. I don't know if the PAC is going to go around, but if we have to take down woods in that area the school would literally be in their backyard.

Jeff states there will be plenty of neighborhood community conversations. We are pretty confident there will be layered strategies for buffers.

Tina states there are a lot of schools like that. Crandall literally has a fence. Bob with Enfield Street School.

Randy states our next meeting is April 8, 2026 at 7:00, Enfield Town Hall, Council Chambers.

5. COMMENTS

- a. Committee Member Comments**
- b. Liaison Member Comments**
- c. Good to the Order**

6. Motion to Adjourn

Motion to Adjourn made by Tina LeBlanc

Seconded by Bob Cressotti

Motion passes by a show of hands

Adjourned at 7:02 PM

Submitted by Ellen Smith