



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-07-22

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Session: Open Session

Purpose: General Business

Version: Final

Attendees: **Members - Present:**

Chair Carla Nazzaro, John Coote, Nancy Twomey, Pat Tompkins, Ed Ross, Greg Stepler, Chris Haley, Shawn Brandt (remote), Kirk McCormick (remote)

Members - Not Present:

Others Present:

School Superintendent Tom Milaschewski, School Committee Chair Tom Wise, Assistant Town Manager Jayne Wellman, Facilities Director Joe Huggins (remote), Assistant Facilities Director Kevin Cabuzzi (remote), Killam Principal Lindsay Fulton (remote), Chief Financial Officer Sharon Angstrom (remote), Mollie O'Keefe - RMLD (remote), LBA Project Manager Jenni Katajamaki (remote), LBA Architect Leigh Sherwood, Colliers Project Director Mike Carroll (remote), Colliers Project Manager Shirley Ng (remote), Karen Gately Herrick (remote), Laura Stella (remote), Jack (remote 7:40 pm), Angela Binda (remote 7:44 pm)

Minutes Respectfully Submitted By: Jacquelyn LaVerde

Topics of Discussion:

This meeting was held in-person in the Town Hall Select Board Meeting Room and remotely via Zoom.

Call to Order

Chair Carla Nazzaro called the meeting to order at 7:01 pm. She stated that Sarah McLaughlin is no longer on the School Building Committee due to time commitments and thanked her for her time on the Committee. Ms. McLaughlin is being replaced by School Committee member Shawn Brandt.

Roll call attendance: Shawn Brandt (remote), John Coote, Kirk McCormick (remote), Ed Ross, Greg Stepler, Pat Tompkins, Nancy Twomey, Chris Haley, Carla Nazzaro.

Public Comment

There was no comment from the public.

KSBC Liaison Reports

John Coote stated that the Sustainability subgroup had a meeting but felt it was a very confusing meeting. They were presented with a variety of energy capture systems, but it seemed that each energy supply system was only compatible with one distribution system. But Mr. Coote argued that any energy supply system should be able to work with any distribution system. Leigh Sherwood and Jenni Katajamaki of LBA clarified what the cost estimator was trying to accomplish by presenting all the options, and assured Mr. Coote

that they will communicate with the energy consultant to make it clearer at the next sustainability meeting. The Committee briefly discussed energy systems and incentives.

Killam Student Introductions

Dr. Milaschewski explained that Killam Principal Lindsey Fulton will be coordinating Killam students to attend KSBC meetings to talk about their hopes for the new school, and what makes their school special. They hoped to have a few students attend this evening, but they were unable to make it. The Committee can expect student visits in future meetings.

Designer Update:

Review MSBA PDP Comments and Responses

LBA Project Manager Jenni Katajamaki reviewed the changes and comments on the PDP received from the MSBA including: clarification that except for the classrooms, every other RISE Preschool space is ineligible for MSBA funding; confirmation that the extra 1,000 square feet in the gym would be ineligible; asking for clarification on the STEM classroom and the adaptive PE space; questioning several small storage rooms that might not be eligible; and questioning an extra 87 square feet of cafeteria space to make the staff lunchroom large enough. Dr. Milaschewski noted that they also provided answers to programming questions, though they did not quite understand the connection with the building project. There were no additional comments from the Committee

Vote on Preferred Enrollment Scenario (Full Pre-K or Partial Pre-K)

Ms. Nazzaro explained that the vote was to formalize the guidance motion from the last meeting and confirm the will of the Committee.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 9-0-0 to approve the full Pre-K program as the preferred schematic design option.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

On a motion by Pat Tompkins, seconded by Ed Ross, the Killam School Building Committee voted 9-0-0 to approve the following four design options to be evaluated by LBA: code update option, A1 (renovation/addition), B1 (three-story donut scheme wrapped around a central media center), and E2 (three-story with a wing).

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Review and Discuss Recent Appointments to KSBC along with Committee Member Formation and Role of the Chair and Committee

Ms. Nazzaro reviewed documents in response to the request made by Ms. Twomey, Mr. Tompkins, and Mr. Ross at the previous meeting. The first was a letter written by Tom Wise, the Chair of the School Committee in 2022 when the KSBC was established, that outlined how the Killam School Building Committee was formulated to comply with MGL, MSBA, and the Reading bylaws and Home Rule Charter. It was vetted by legal counsel and the School Committee.

The next document is provided to the MSBA, which lists each member of the School Building Committee and their roles. It must be updated within twenty days of any changes to the Committee.

The next document from Town Counsel and School Committee Counsel explains the process that the Select Board went through to appoint their representative on the SBC.

The last document is from the Massachusetts Association of School Committees that outlines the role and responsibility of the School Committee Chair. Ms. Nazzaro stated that

while it is not specific to School Building Committees, it is what she uses to guide her on this Committee.

Ms. Nazzaro explained that this committee is unique, consisting of voting members from elected bodies and appointed committees, and non-voting staff members and consultants. There are a number of subgroups conducting work between meetings and reporting back to the SBC, and there are a lot of interactions outside of SBC meetings.

Dr. Milaschewski stated that he and the other staff leaders on the project stand behind Ms. Nazzaro and her leadership, and shared his perspective on all Ms. Nazzaro's work behind the scenes.

Ms. Twomey expressed her appreciation for Ms. Nazzaro's work as Chair of the Committee. She also expressed her disappointment in the perception recent events have had on the Committee due to a dysfunctional Select Board. She noted that this Committee needs to stay focused and above the outside noise.

Mr. Tompkins echoed Ms. Twomey's sentiments. He stated that he did not want the KSBC to become part of the political Select Board drama and is ready to move on.

Mr. Ross agreed with Ms. Twomey and Mr. Tompkins. He expressed his appreciation for the clarification brought by this discussion.

Mr. Haley stated that he is here to put the best project forward for Killam.

Vote of Acknowledgement of New Appointees by the PBC Appointment Committee
On a motion by Ed Ross, seconded by Greg Stepler, the Killam School Building Committee voted 9-0-0 to acknowledge Chris Haley as the local Chief Executive Officer designee and Shawn Brandt as a School Committee member designee on the Killam School Building Committee.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Approval of Prior Meeting Minutes

Ed Ross moved to approve the meeting minutes of July 8, 2024, which was seconded by Pat Tompkins. Carla Nazzaro corrected the language of the guidance motion for the designer to "further explore new school options B1 and E2, with full pre-k enrollment. Both will utilize the new E2 site design."

On a motion by Pat Tompkins, seconded by Nancy Twomey, the Killam School Building Committee voted unanimously 9-0-0 to approve the meeting minutes of July 8, 2024 as amended.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Future Agenda Items and Next Meeting Dates

The next meeting date is August 5th at 7:00 pm, when the Committee will vote on the selected option, and receive an update on sustainability and mechanical systems. Dr. Milaschewski stated that he has arranged for Committee members to tour Uxbridge High School on August 6th at 1:00 pm, and he will try to record videos of the tour for those who are unable to attend.

KSBC Reorganization

Ms. Nazzaro handed the gavel to Assistant Town Manager Jayne Wellman to open nominations for Chair. Nancy Twomey nominated Carla Nazzaro for Chair, which was seconded by Ed Ross. There were no other nominations.

By a vote of 9-0-0, the Killam School Building Committee unanimously elected Carla Nazzaro as Chair.

Roll call vote: Chris Haley – Yes, Greg Stepler – Yes, Ed Ross – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, John Coote – Yes, Kirk McCormick – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Ms. Nazzaro then opened nominations for Vice Chair. Nancy Twomey nominated Patrick Tompkins for Vice Chair, which was seconded by Chris Haley. There were no other nominations.

By a vote of 9-0-0, the Killam School Building Committee unanimously elected Pat Tompkins as Vice Chair.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Ms. Nazzaro asked the members if they were interested in joining any of the working groups. Pat Tompkins stated that he would like to be added to the Sustainability Working Group.

Adjourn

On a motion by Ed Ross, seconded by Greg Stepler, the Killam School Building Committee voted unanimously 9-0-0 to adjourn at 8:07 pm.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.