TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Permanent Municipal Building Committee

Meeting Minutes

Chairman
Joseph Gush

Regular Meeting

Monday, July 13, 2026 **5:30 PM** **Town Hall Annex - Hybrid Format**

WORKING DRAFT

I. CALL TO ORDER

Chairman Gush called the PMBC regular meeting to order at 5:30 p.m.

II. ROLL CALL

Present	Commissioner George Hosey
	Chairman Joseph Gush
	Commissioner Gerald Tyminski
	Commissioner Gary Schneider
	BOE Representative Alex Fritsch
Excused	BOE Representative Brandon Graber
	Commissioner Tony Saccone

Also in attendance:
Matt Bonin, Finance Director
Wayne Donaldson, BOE, Director of Facilities
Vincent Salinas, STV
Charles Warrington Jr.,Colliers
Jessica Michaud, PMBC Support Staff

III. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

IV. MEMBER COMMENTS

None.

V. APPROVAL OF MINUTES

1. MOTION to approve the PMBC Regular Meeting Minutes of June 8, 2026.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gary Schneider

VI. UPDATE ON JULIET W. LONG, GALES FERRY, & BOE CENTRAL OFFICE

** MOTION To amend the Agenda to add the following:

1) MOTION to approve STV Invoice #2618 dated July 8, 2026 in the amount of $204.00 for the Central Office roof project.

2) MOTION to approve STV Invoice #2619 dated July 8, 2026 in the amount of $340.00 for the Gales Ferry School roof project.

3) MOTION to approve STV Invoice #2620 dated July 8, 2026 in the amount of $204.00 for the Juliet Long School roof project.

4) MOTION to approve Shipman & Goodwin Invoice# 686494 dated July 7, 2026 in the amount of $8,702.50 for professional service rendered through June 30, 2026.

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gary Schneider

1. Update/Discussion of Roof Projects & Budget Documents

Mr. Donaldson explained that Eversource rejected the NRAC application because a previous application filed in 2023expired in October 2025, per Eversource you have to wait a year before reapplying. Mr. Donaldson stated the he spoke with the superintendent and decided to proceed with activating the system. If the NRAC was in place, any over production would have been applied to the next months invoice, however without the NRAC in place Eversource will payout approximately 4-4 cents per kilowatt. Mr. Donaldson explained any overproduction will be minimal as the production is only 40% of the building use, therefore it will be rare to have energy to sell back. Mr. Donaldson stated that he is waiting to hear back from the electrician to activate the system but expects the system to be operational within the next two weeks.

Mr. Donaldson provided an update for central office stating that Garland is waiting to hear from a state vendor with a quote to complete testing and torquing of snow guards. Once the punch is complete the project can be closed out.

Mr. Donaldson stated once the solar is installed and punch list is completed the project at Juliet Long could also be closed out.

Mr. Donaldson stated that the legal agreements for the Gales Ferry School have been finalized and has been sent to the Mayor for signature.

Mr. Bonin asked what the status is of the final reimbursement for central office project and when will that be submitted. Mr. Salinas stated that STV is waiting on the state to approve change order number one and currently has no information on a timeline from the state. Once the change order has been approved the final submission can be made.

Mr. Bonin asked what the status of the Gold Seal Invoices that have not yet been paid is, Mr. Salinas stated he is waiting for Gold Seal to send the corrected change order.

Later in the meeting Mr. Donaldson stated that the contract with STV was over as of June 30th, therefore STV will be submitting a proposal to complete the remainder of the work on the three roofs.

2. MOTION to approve Silver Petrucelli + Associates Inv#26-800 dated July 1, 2026, in the amount of $4,326.00 for the Gales Ferry School Roof Project.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gary Schneider

ADD ONS

3. MOTION to approve STV Invoice # 2618 dated July 8, 2026, in the amount of $204.00 for the Central Office roof project.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gerald Tyminski

4. MOTION to approve STV Invoice #2619 dated July 8, 2026, in the amount of $340.00 for the Gales Ferry School roof project.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gerald Tyminski

5. MOTION to approve STV Invoice #2620 dated July 8, 2026, in the amount of $204.00 for the Juliet Long School roof project.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gerald Tyminski

6. MOTION to approve Shipman & Goodwin Invoice# 686494 dated July 7, 2026, in the amount of $8,702.50 for professional services rendered through June 30, 2026.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gerald Tyminski

VII. JULIET W. LONG HVAC PROJECT UPDATES

Mr. Warrington stated that currently the project is currently $489,000.00 under budget which included the recently approved change orders.

Mr. Warrington explained that Nutmeg is back on site completing the programming and commissioning of the system. The commission agent will be on site on August 10, 2026.

Mr. Warrington stated that the only outstanding item is the rooftop unit # 2 that was leaking. Colliers asked the design team to write a letter to the contractor rejecting rooftop # 2 due to concerns that the alterations made to the unit may result in negative long term impacts, there is also moisture in the controls of the unit. Colliers expects a response from the contractor by Friday.

1. Update/Discussion of Juliet W. Long HVAC Project & Budget Documents

2. MOTION to approve Nutmeg Companies Inc. App# 11 dated June 30, 2026, in the amount of $21,328.41 for JWL HVAC project.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gary Schneider

3. MOTION to approve Colliers invoice # 1192144 date June 30, 2026 in the amount of $1,570.40 for the JWL HVAC project.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gerald Tyminski

4. MOTION to approve Friar Architecture Inc. invoice# 2023-121A-18 dated June 30, 2026, in the amount of $2,520.00 for the JWL HVAC project.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gerald Tyminski

VIII. OLD BUSINESS

1. Any Old Business proper to come before the Committee

   None.

IX NEW BUSINESS

1. Any New Business proper to come before the Committee

   None.

X. ADJOURNMENT

Chairman Gush adjourned the meeting at 5:30 p.m.

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gerald Tyminski

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.