



TOWN OF LEDYARD

Permanent Municipal Building Committee

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Joseph Gush

Monday, March 9, 2026

5:30 PM

Town Hall Annex - Hybrid Format

REMOTE MEETING INFORMATION

In-Person Council Chambers Annex Building

Remote Participation Information Noted Below

Zoom Meeting Link:

<https://ledyardct.zoom.us/j/82360308676?pwd=r0HbmqbhADEGRxbzfkcdqkrK5hV5R.1>

Meeting ID: 823 6030 8676

Passcode: 292915

One tap mobile:

+13092053325,,82360308676#,,,,*292915# US

I. CALL TO ORDER

The meeting was called to order by Chairman Gush at 5:30p.m.

II. ROLL CALL

Present Commissioner George Hosey
 Chairperson Joseph Gush
 Commissioner Gerald Tyminski
 Commissioner Gary Schneider
 BOE Representative Brandon Graber
 BOE Representative Alex Fritsch

Also in attendance;
Matt Bonin, Finance Director
Jessica Michaud, PMBC Support Staff
Erica Pudvelis, Colliers
Vincent Salinas, STV

III. RESIDENTS & PROPERTY OWNERS COMMENTS (Limit to 3 Minutes Each)

None.

IV. MEMBER COMMENTS

Mr. Schneider stated that the agenda items are primarily paying bills, but what would be helpful

and not being provided is a project list including the ongoing projects, who the contractors are, when the project started, project updates and next major milestones for the project. Mr. Schneider suggested that the construction manager provide this. Mr. Bonin asked if Mr. Schneider was talking about a report from the owner's representative, Mr. Schneider answered yes, from the owner's representative. Mr. Schneider continued, stating that Colliers does this, but it is typically only shown on the screen. Mr. Schneider stated ideally it would be part of the agenda packet that goes out on the Fridays before the meeting, allowing the committee to have time to review it. Mr. Fritsch stated that this would be helpful.

Mr. Graber stated that the Board of Ed put in to do an assessment of the high school. It has been put forward and is going through the process for approval. Mr. Fritsch or Mr. Graber will provide updates as to the status of this. Mr. Bonin asked if Mr. Garber was talking about the NEAT study, Mr. Graber stated yes. Mr. Tyminski asked if this would have to go before the town council, Chairman Gush answered yes. Mr. Bonin stated that he thought this was coming out of existing capital and was to begin before the new budget. Mr. Graber and Mr. Fritsch both stated that it is part of the upcoming capital budget.

V. REPORTS

None.

VI. APPROVAL OF MINUTES

Mr. Gush explained that these minutes are from the February 18,2026 which was special meeting because there was not a quorum for the meeting on February 9th.

Mr. Hosey stated that he was listed as excused in the February 18,2026 meeting minutes. He was present but had dialed into the meeting and was unsure if anyone could hear him. Mr. Hosey followed up in saying that he was included in the votes. Chairman Gush stated that he does remember Mr. Hosey being present and being able to hear him at the meeting. Chairman Gush asked that the minutes be corrected to list Mr. Hosey as present, Ms. Michaud stated that she would correct that.

Mr. Fritsch stated that he was present remotely for the entire meeting but was unsure if he should have voted on all the motions. Chairman Gush stated that he should not have voted in V. 1 and V.I. 2 and 3.

Minutes were approved with the corrections noted.

1. Motion to approve the PMBC special meeting minutes of February 18, 2026

RESULT: APPROVED WITH CONDITIONS

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

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

Chairman Gush reviewed an email he received from Mr. Donaldson that included the following updates.

Gales Ferry Roof- There is an agreement with Imperial to close out the project and there will be some invoices to be approved. Silver Petrucelli and Associates Inc. have confirmed they have all the necessary information to conduct the audit.

JWL Roof- Power transfer was completed on February 17th. Awaiting final approval to turn on the solar, the walk pads will be installed once the weather permits.

JWL HVAC-The wiring to the new sub panels is ongoing. The plan is to start up one of the systems and to do some of the control wiring for the heaters in classrooms on Good Friday. Mr. Gush added that the boilers will be available for supplementation as needed.

Mr. Bonin asked if Silver has all the data that it is needed for the board of ed, central office so that checks can be released. Mr. Gush responded that it was the understanding with the information provided by Mr. Donaldson.

1. MOTION to approve STV invoice 1314 in the amount of \$612.00 for the Board of Ed Central Office date February 25, 2026.

My. Tyminski asked if the committee had received any budget reports from STV. Chairman Gush stated they had not. It was decided by the committee that the invoices would be tabled until the budget report was received.

Mr. Bonin announced that Mr. Salinas from STV was in the meeting via zoom. Mr. Salinas apologized for not providing the budget reports sooner, stating that he does have an updated budget report and will send it out to the committee and finance director in the morning.

Mr. Salinas stated that the delay in getting the budget reports out was due to workload on other projects. Chairman Gush reminded him that the meeting date had been changed to the second Monday of each month so that the end of the month items could be added to the budget report and the report could be provided prior to the committee meetings. Chairman Gush restated that the STV invoices would be tabled until an updated budget report was received.

RESULT: TABLED

2. MOTION to approve STV invoice 1317 in the amount of \$2,010.50 for the Gales Ferry School date February 25, 2026.

RESULT: TABLED

3. MOTION to approve STV invoice 1318 in the amount of \$987.50 for the Juliet W. Long School date February 25, 2026.

RESULT: TABLED

4. MOTION to approve Imperial Company Restoration Contractor, Inc. App# 6 dated November 30,2024 in the amount of \$16,740.00 for project 24-137 Ledyard Board of Education.

Mr. Tyminski asked if the attorney had reviewed these invoices. Mr. Bonin stated these invoices are for the central office projects, separate from the other issue. Mr. Schneider asked if this would close out the project completely. Mr. Bonin responded, not completely there is an order change form expected.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

5. MOTION to approve Imperial Company Restoration Contractor, Inc. App# 7 dated December 31, 2024 in the amount of \$8,835.00 for project 24-137 Ledyard BOE.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

6. MOTION to approve Imperial Company Restoration Contractor, Inc. App# 8 dated January 31, 2025 in the amount of \$30,281.40 for project 24-137 Ledyard BOE.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

7. MOTION to approve Imperial Company Restoration Contractor, Inc. App# 9 dated March 31, 2025 in the amount of \$950.00 for project 24-137 Ledyard BOE.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

8. MOTION to approve Imperial Company Restoration Contractor, Inc. App# 10 dated February 12, 2026 in the amount of \$7,216.36 for project 24-137 Ledyard BOE.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

VIII. JULIET W. LONG HVAC PROJECT UPDATES

1. JWL HVAC Project 2024 Updates

Chairman Gush stated that the JWL HVAC project is on target to be completed before school starts in Aug 2026. The project does meet the grant requirement of being completed prior to the extended date of December 31, 2026. Mr. Bonin announced that there was a spokesperson for Collier online. Ms. Pudvelis from Colliers introduced herself. Chairman Gush asked if there was anything Ms. Pudvelis wanted to add, Ms. Pudvelis agreed with Mr. Donaldson, the project is progressing on target, the financial status report should be available project is under budget.

2. JWL HVAC Project Financial Status Report - Colliers.

3. MOTION to approve payment Nutmeg Companies, Inc, invoice #08 2503, in the amount of \$34,200.00, for Juliet Long School HVAC replacement.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

4. MOTION to approve Colliers Invoice #0001151518, dated February 28, 2026, in the amount of \$868.40, for OPM - Juliet W. Long HVAC.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

5. MOTION to approve Friar Architecture Inc. Inv#2023-121A-16 dated February 28,2026, in the amount of \$2520.00 for Juliet W. Long HVAC.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

IX. OLD BUSINESS

1. Any Other Old Business to Come Before the Committee.

None.

X. NEW BUSINESS

1. Any Other New Business to Come Before the Committee.

Mr. Gush will make calls to request a printout for basic status reports for ongoing projects. Mr. Gush requested that these be placed under reports on the agenda.

XI. ADJOURNMENT

Meeting adjourned at 6:03 p.m.

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE Hosey Gush Tyminski Schneider Graber Fritsch

AYE 6 Hosey Gush Tyminski Schneider Graber Fritsch

Respectively Submitted,

Chairman Joseph Gush
Permanent Municipal Building Committee