

**Town of Sherman
Board of Selectmen Special Meeting
Mallory Town Hall and Zoom
July, 29 2025 at 6:30pm**

Present: First Selectman Don Lowe; Selectman Joel Bruzinski; Selectman Bob Ostrosky; Treasurer Andrea Maloney

Audience: Matt Vogt, Marianne Fabbrio, Jean McRoberts, Jared Bonner, Mr. Merkel, Kris Fazzone; TJ Fazzone; James Philapakos; Kasey Diotte; John Diotte; Katy Osborn; Roland Hanley; Tom Fielding; Lucinda Renaldo; Corinne Kerkorian

Clerk: Nicole Zegley

Call to Order: First Selectman Don Lowe called the BOS Special Meeting to order at 6:30pm (Warned on July 25th, 2025), followed by the pledge of allegiance.

INFORMATION & DISCUSSION - First Selectman Don Lowe informed the audience as to the purpose of the Special Meeting. To set a Special Town Meeting and Referendum for the resolution of the Sherman School renovation bidding overages.

1. Resolution read aloud by First Selectman Don Lowe.

The Board of Selectmen, also acting as the Board of Finance, has recommended that the Town of Sherman (the "Town") appropriate an additional \$6,500,000.00 to renovate as new Sherman School, inclusive of its central administrative space (the "Project"), and that the Town finance such addition appropriation by authorizing the issuance of an additional \$2,500,000.00 of the Town's bonds, notes or temporary notes or any lesser amount as may be necessary after deducting grants to be received for the Project.

Therefore, be it resolved, that the attached detailed appropriation and bonding resolution (the "Resolution") for the Project is hereby approved and shall be submitted to a Special Town Meeting to be held on Saturday, August 9, 2025 in accordance with the attached Warning of Town Meeting, which is hereby approved.

Further resolved, pursuant to Connecticut General Statutes Section 7-7, as amended, the Board of Selectmen hereby submits the resolution to a vote upon the voting tabulators or the ballot on Saturday, August 23, 2025 between the hours of 12:00 P.M. (Noon) and 8:00 P.M.

Further resolved, that said Resolution shall be placed upon the voting tabulator or the ballot under the following heading:

QUESTION 1.

“SHALL THE TOWN OF SHERMAN APPROPRIATE AN ADDITIONAL \$6,500,000.00 TO RENOVATE AS NEW SHERMAN SCHOOL, INCLUSIVE OF ITS CENTRAL ADMINISTRATIVE SPACE, AND AUTHORIZE THE ISSUANCE OF AN ADDITIONAL \$2,500,000.00 OF THE TOWN’S BONDS, NOTES OR TEMPORARY NOTES TO FINANCE THE ADDITIONAL APPROPRIATION, OR ANY LESSER AMOUNT AS MAY BE NECESSARY AFTER DEDUCTING GRANTS TO BE RECEIVED FOR THE PROJECT?”

YES

NO

Voters approving said Resolution will vote “Yes” and those opposing said Resolution will vote “No”.

Voting will be held at Charter Hall in the Emergency Services Facility located at 1 Route 39 North, Sherman, Connecticut. Persons qualified to vote in Town Meetings who are not electors shall also vote at Charter Hall in the Emergency Services Facility. Absentee ballots will be available from the Town Clerk’s Office from August 12, 2025 through August 22, 2025.

Selectman Bob Ostrosky continued reading.

Resolved, that the Board of Selectmen, also acting as the Board of Finance, recommends that the Town of Sherman appropriate an additional \$6,500,000.00 to renovate as new Sherman School, inclusive of its central administrative space (the “Project”). If approved by the voters at a referendum, the total appropriation for the Project will be increased to \$49,640,000.00. The appropriation may be expended for site improvements, design, construction, renovation and installation costs, engineering and professional fees, inspection, evaluation and surveying costs, material, equipment, furnishings, purchase costs, legal fees, financing costs, interest expense on temporary borrowings, and other costs related to the Project. The appropriation shall include any federal, state or other grants-in-aid received for the Project. The Sherman School Building Committee is authorized to determine the particulars of the Project. The Board of Selectmen may reduce or modify the scope of the Project and the entire appropriation may be expended on the Project as so reduced or modified.

Further resolved, that the Board of Selectmen, also acting as the Board of Finance, recommends that the Town finance the additional appropriation by authorizing the issuance of an additional \$2,500,000.00 of the Town’s bonds, notes or temporary notes, or any lesser amount as may be

necessary after deducting grants to be received for the project. If approved by the voters at a referendum, the total bonding authorization for the Project will be increased to \$34,575,000.00.

A motion was made to approve the Resolution.

Motioned By: First Selectman Don Lowe

Seconded By: Selectman Joel Bruzinski

All in Favor: Unanimous

A motion was made to move the Resolution to a Special Town Meeting Referendum in relation to the Project to renovate as the new Sherman School.

Motioned By: Bob Ostrosky

Seconded By: First Selectmen Don Lowe

All in Favor: Unanimous

First Selectman Don Lowe reiterated that the Town Meeting is set for August 9, 2025 at 10 AM and the Referendum voting is set for August 23, 2025 from 12 PM (Noon) to 8 PM.

2. Public Comment:

Corrine Kerkorian of 1 Jerico Road South - Was not contacted to be a poll worker and is on the list. If workers aren't being contacted how can the time be shortened.

Rowland Hanley of Hillside Drive - How is this meeting different from Thursday's regular meeting? When funds were released on Thursday (7/24/25), would the project have been able to continue without them? If the Referendum fails, what are the consequences of the funds being released to begin the project?

First Selectman Don Lowe added that a Resolution had not been set at that time.

Selectman Bob Ostrosky clarified that the project would not have been able to continue without these funds.

Tom Fielding of Smoke Ridge Drive, are you asking for another \$8 million dollars? Are there going to be more funding requests as the renovation continues?

First Selectman Don Lowes commented that portions of the money has been supplemented by state money and value engineering. The amount that will possibly affect taxpayers is only \$2,500,000.00.

Lucinda Renaldo of Smore Ridge Drive asked if anyone has looked into scaling back the project to stay on budget?

First Selectman Don Lowe answered that it is part of the value engineering to assess and cut costs.

Selectman Bob Ostrosky added that Value Engineering has already negotiated \$1,500,000.00 in savings and continues to work on more. He understands everyone's concerns and bids came back higher than anticipated, but they are guaranteed max prices and are still being negotiated down.

John Dwyer of Spring Lake Road asked what items have been cut down by value engineering?

Selectman Bob Ostrosky answered that a list will be provided at the Special Town Meeting. Contingency is not being touched.

Alex asked, isn't the entire project being done as value engineering?

Kasey Diotte of Hubble Mountain Road added that part of the value engineering is \$500,000.00 reduction in owners' representatives on the project. The original budget in May was a little over \$800,000.00 and has been reduced to a little over \$300,000.00 and 2/3 has already been paid to that vendor. Is the Board comfortable moving forward without an owner's rep. for a project this size?

Selectman Bob Ostrosky responded that he couldn't recall what meeting it was discussed at, but it was discussed and the Board was comfortable with moving forward.

Selectman Bob Ostrosky also added that an old project/new project will be made available to the public.

Adjournment:

Motioned By: First Selectman Don Lowe

Seconded: Selectman Joel Bruzinski

Time: 6:53pm

Respectfully Submitted By Nicole Zegley