



Tanya D. Lane  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR BETH DELBUONO**

**NEWINGTON TOWN COUNCIL  
SPECIAL MEETING MINUTES**

**Anna Reynolds Elementary School  
85 Reservoir Road, Meeting Room 6  
January 8, 2020, 5:30 P.M.**

RECEIVED FOR RECORD  
IN NEWINGTON, CT

2020 JAN 27 PM 2:45

*James E. Krupienski*  
Town Clerk

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## I. ROLL CALL

- Mayor DelBuono called the meeting to order at 5:30 PM.

Councilor Anest  
Councilor Braverman  
Councilor Budrejko  
Councilor Camillo (5:35 PM)  
Councilor Donahue  
Councilor Manke  
Councilor Miner (5:33 PM)  
Councilor Nagel  
Mayor DelBuono

### Staff Attendees:

Maureen Brummett, Superintendent of Schools  
Jason Smith, Anna Reynolds Principal  
Jeff Pearson, Anna Reynolds Head Custodian  
Michael Branda, Board of Education member  
Steven Silvia, Board of Education Member  
Lou Jachimowicz, BOE Chief Finance & Operations Officer  
Stephen Woods, Anna Reynolds PBC  
James E. Krupienski, Town Clerk

## II. PUBLIC PARTICIPATION – ON AGENDA (In Person) (3 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)

- Anna Eddy, 41 Churchill Way – Trustee of the Lucy Robbins Welles Library here tonight as an observer for the Trustees. Reminded the Council of the proposed expansion project for the Library that was begun several years prior.
- Iris Larsson, 41 Buckingham Street – Interested in the schools of the Town, but should also consider the importance of the Lucy Robbins Welles Library based on services provided to all residents of the Town.

## III. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

- None

#### IV. NEW BUSINESS

##### A. Tour of Anna Reynolds Elementary School

- Maureen Brummett, Superintendent of Schools and Jason Smith, Anna Reynolds School Principal reviewed a slideshow presentation prior to the Tour of the school, outlining the issues throughout the building. Slides are attached to these minutes.
  - Not looking to expand, only to renovate as new.
  - School is currently oversized based on the middle school design that was utilized when it was built.
  - School is 65,269 sq/ft on 25.4 acres.
  - Enrollment of 403 students.
  - Opened in 1954, and expanded in 1999.
  - Need new roof based on useful life.
  - No air conditioning in large areas of the building.
  - Main entry is not secure and allows for direct access to the entire school.
  - Nurse Office not ADA compliant and small in size.
  - Connector hallway has issue with worm entering during rain events.
  - Hallway restrooms are outdated and have safety and security issues. Have access door directly outside.
  - Employee bathrooms are not ADA compliant.
  - Uneven carpeting throughout the building.
  - Ceiling leaks are significant in the older area of the school.
  - Fire extinguishers are uncovered.
  - Water fountains are chipped and damaged causing a safety issue.
  - Existing windows do not open properly and door do not lock or close properly due to age and moisture issues.
  - Air conditioning/heating units do not work properly. Placement of the units is considered unsafe.
  - Exterior open space has water damage or deterioration.
  - Storage areas are inappropriate and can be potential hazard for the students.
  - School-wide PA system does not operate properly. No longer works in the outside areas of the school.
  - Significant cracks in the walls throughout the school.
  - Inadequate space and layout in the storage closets.
  - Gymnasium has exposed piping which leak causing safety issues.
  - Mechanical rooms have significant rusting, no air conditioning and poor circulation. Most mechanical units need to be replaced or upgraded.
  - Gym office areas are in poor condition, with uneven floor, exposed pipes and poor air quality.
  - Main office reception area is not ergonomically correct for staff and students.
  - Kitchen area is in need of updating and have exposed fixtures that pose a safety risk to the students.
  - The Cafetorium requires a new stage area, lights don't work. No air conditioning in the area but is utilized for lunch and many events at the school.
- Councilor Braverman questioned if a Mildew evaluation had been completed for the school.

- Superintendent Brummett indicated that the annual report has been completed. Was not sure if all areas had been reviewed.
- Jason Smith introduced Jeff Pearson prior to the Tour.
- The Tour began at 5:55 PM.
- The Tour concluded at 6:29 PM.
- Councilor Budrejko questioned if excess Town Hall furniture could be reutilized in the school system.
- Mayor DelBuono thanked Superintendent Brummett & school Principal Mr. Smith for the School Tour.

V. PUBLIC PARTICIPATION – ON AGENDA (**In Person**)  
(3 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)

- None

VI. REMARKS BY COUNCILORS

- None

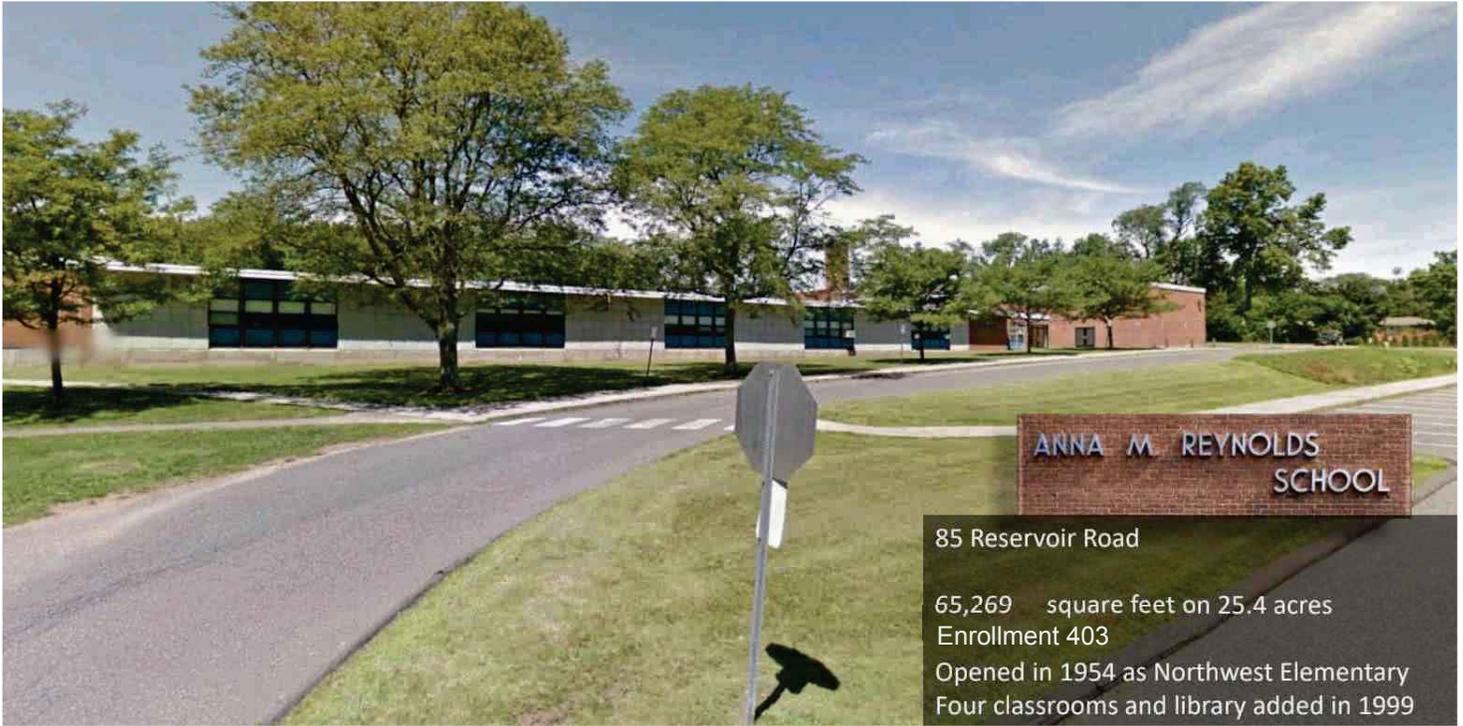
VII. ADJOURNMENT

- Councilor Manke, seconded by Councilor Anest moved a motion to adjourn. Motion carried 9-0.
- Meeting adjourned at 6:32 P.M.

Respectfully submitted,



James E, Krupiensi  
Acting Recording Secretary



85 Reservoir Road

65,269 square feet on 25.4 acres  
Enrollment 403

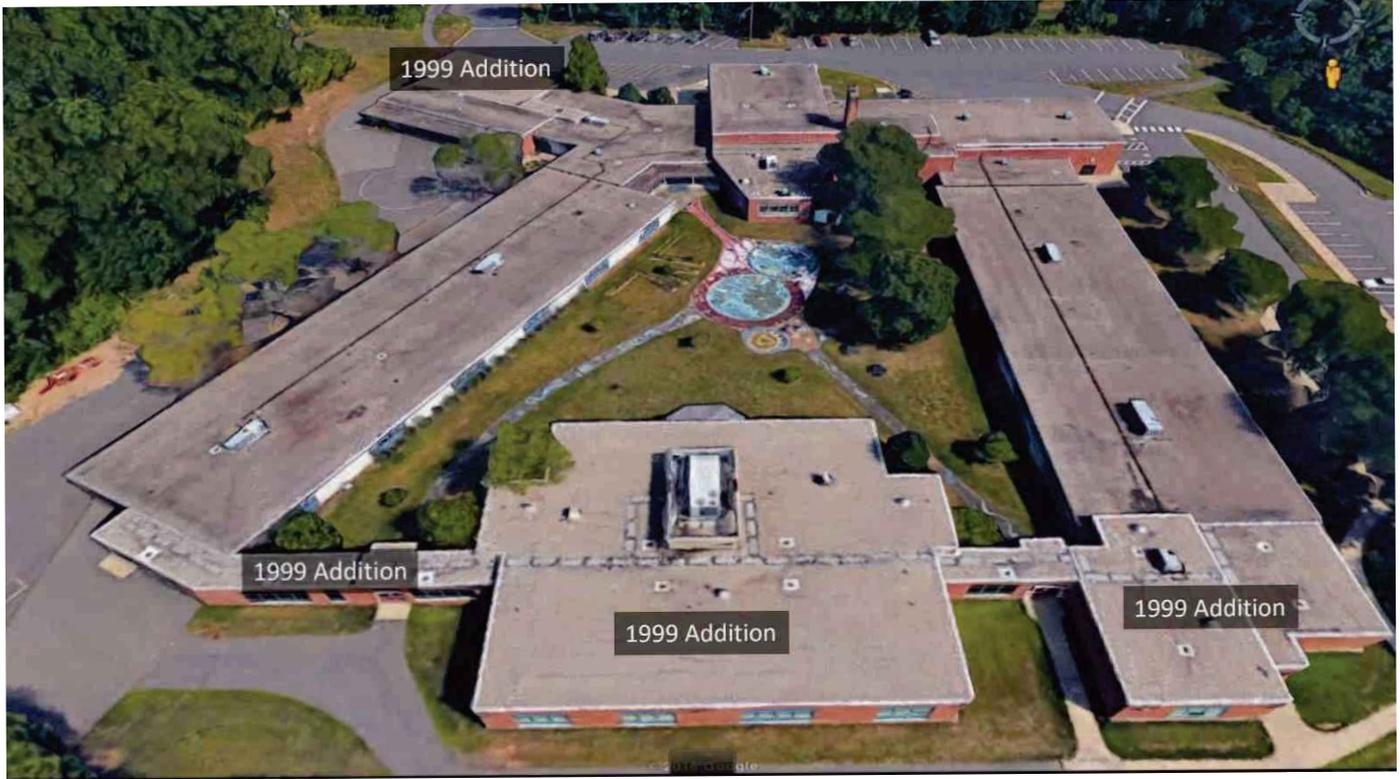
Opened in 1954 as Northwest Elementary  
Four classrooms and library added in 1999



Newington Public Schools



Topography of the Property

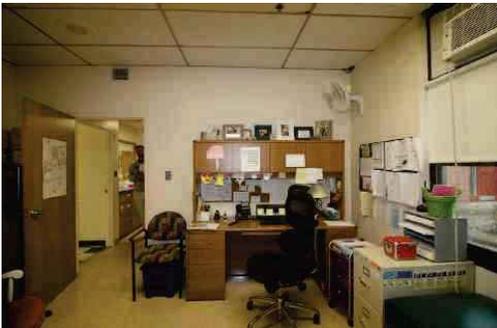


# Main Entrance



- No secondary form of security
- No glass between the doors
- Poor installation

# Nurse's Office



- Not ADA accessible
- Nurse can not see students from his/her office desk
- Poor equipment (sink) placement



# Connector Hallway

- Worms and other insects regularly enter the building



# Hallway Restrooms



- Glass door does not ensure safety/security
- Sinks do not run well
- Bad soap dispensers
- Lack of bathroom stalls

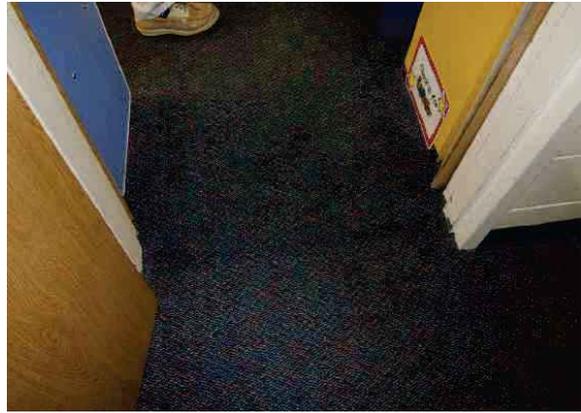
**ADA Compliant Bathrooms are not accessible without a long travel distance.**



**Employee bathrooms limited and not ADA Compliant.**



## Uneven carpeting throughout the building danger to staff and students.



## Ceiling leaks throughout the building and in classrooms



- No glass covering to fire extinguisher/ Safety Risk
- Chipped water fountains / Safety Risk



- Windows do not stay up or are hard to open
- Doors do NOT lock properly without force (security issue)
- Insects enter the building due to age of building/access points





- A/C Heaters do not work properly
- Unsafe placement of this equipment, too accessible to students



- Open space which could be used for other things
- Suspicious growths, water damage beneath the overhang



- Lack of adequate storage areas
- Inappropriate use of classroom space as well as other areas/closets for storage
- Potential hazards to students and staff



## PA systems do not work properly

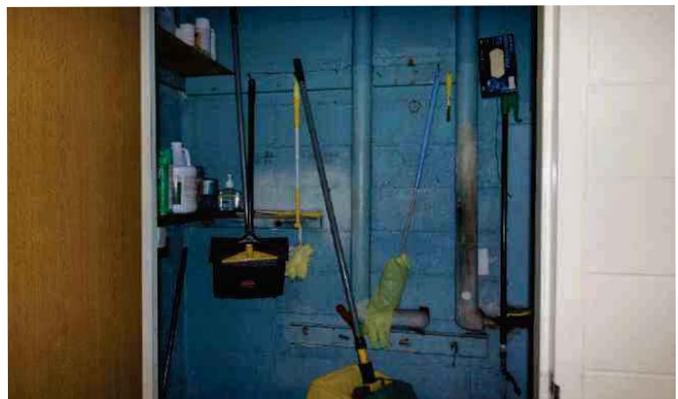




**Cracks in walls throughout the school.**



**Inadequate storage closets.**



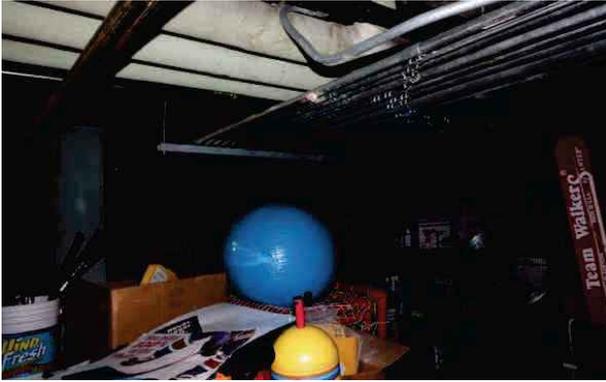
# Holes, broken cement and tiles throughout the building



- Water damaged ceilings and floors
- Pipes are exposed
- Pipes leaking

## Gymnasium Area





## Storage Area Off Gymnasium

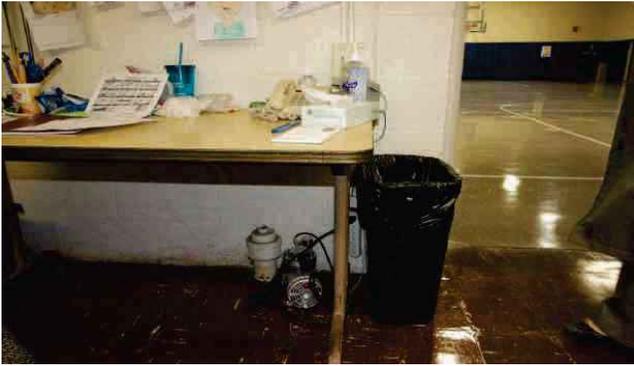
- Uneven/makeshift flooring
- Poor storage of regularly used equipment
- Safety Risk



## Mechanical Rooms

- No A/C
- Rusting
- Mildew-poor air circulation
- Mechanicals in need of Replacement/Upgrades





- Gym Office Areas in very poor condition
- Uneven Flooring
- Exposed pipes
- Poor Air Quality



- Not stationary
- Table is not at chair length
- Awkward/ poor placement

## Main Office Reception Area



## Kitchen Area in need of updating



- Exposed fixtures/Safety Risk



- Stage lights do not work
- New Stage is needed
- No A/C
- Used for lunch and many events

# Cafetorium

