

MINUTES OF THE MEETING
THE WOODSTOCK ACADEMY
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS
COMMITTEE
September 9, 2024



These minutes are for
informational purposes only.

PRESENT: Blackmer, Robert; Duvall, Nancy; Morse, David; Quinn, Eric; Giambattista, Gary; Sandford, Chris; Singleton, Holly; Susi, Michael; Woodland, Julie
GUESTS: John and Noreen Chapman; Patrick Mulé

1. Call to Order

The meeting was called to order by Chairman Blackmer at 6:30 p.m.

2. Community Participation – None.

3. Secretary's Report—Minutes of June 10, 2024

MOTION: (Morse/Duvall) To approve the minutes of June 10, 2024. All voted Yes except Nancy Duvall, who abstained. Motion passes.

4. Academy Building Restoration Project Update

Associate Head of School for Finance and Operations Susi shared that the paperwork has been submitted for the tax credits on the Academy Building project. We have reached out to Eversource and expect a 1:1 reimbursement rate. The elevator is finally fully operational.

5. Chapman Family Easement Request

John and Noreen Chapman explained the historical significance behind an easement from 1888 that The Academy has to access a natural spring on the Chapman property adjacent to South Campus. Mr. Chapman's attorney discovered this as part of planning the Chapman's estate. Given the existing water source on South Campus, access to that water is unnecessary, and the water on the Chapman property comes from lead pipes.

MOTION: (Morse/Quinn) To release the easement to the Chapman family spring pending attorney review. Unanimous

6. North Campus Pasture Proposal

Patrick Mulé, who operates Hilltop Homestead at the top of Child Hill Road, requested use of the Academy-owned pastureland across the street from his family farm. He requested to rotationally graze his cows and steer on land below the Bowen building on North Campus. Plans to water the animals, install an electric perimeter fence, and maintain the property beyond his own use were described in detail. Utilizing his degree in Natural Resource Management & Wildlife Ecology Management, he hoped to collaborate with the science department to create an outdoor classroom for our students. Site maps and a proposed agreement were provided. Discussion included his professional background, the electrical supply for fencing, protecting the watershed, and removing invasive vegetative species from the property. With a release of liability, insurance review from our broker, and a requirement for pre-approval before beginning any programs that may impact the property, Committee consensus was reached to authorize the administration to negotiate an agreement to allow pasture use.

7. Loos Parking Lot Project

Owner's Project Manager Gary Giambattista used site plans to detail the upcoming parking lot project at the Loos Center. Based on quotes received so far, the total project cost to increase parking capacity from about 50 to

approximately 200 cars should not exceed \$700k. Discussion included trees, lighting, creating an organic dump area, disassembling the climbing area, and possibly beginning in the late spring. Once funding is secured, the administration will report back to the Committee.

8. Other

- A water leak from rusty piping was discovered and repaired on South Campus. Corrected as-builts were drawn.
- The auditors discovered a \$14k overpayment on the Academy Building project. Since items still remain on the punch list, the project hasn't been closed out yet.

9. Adjournment

MOTION: (Morse/Quinn) To adjourn the meeting at 7:46 p.m.

Unanimous

Respectfully submitted,

Julie Woodland

Julie Woodland
Board Clerk

The Woodstock Academy prepares all students by providing diverse opportunities through a rigorous curriculum and a variety of programs in order to cultivate the necessary skills to become lifelong learners and global citizens.