

POMPERAUG REGIONAL SCHOOL DISTRICT 15

The mission of Region 15, a collaborative community committed to excellence, is to educate every student to be productive, ethical, and engaged in a global society through proven and innovative learning experiences supported by its strong community whose decision-making is based on the best interest of all students.

Mission Statement, Adopted 9 December 2002; Updated 2009

Regular Meeting of the Board of Education

Monday, October 27, 2025

7:30 P.M.

Pomperaug High School Media Center

PRESENT: Ms. Sharon Attick (absent)
Ms. Shannon Cavallo
Ms. Heather Dwyer
Mr. John Jenusaitis
Ms. Marion Manzo, Chairperson

Mr. Tom Marks
Mr. Jeff Olsen (absent)
Mrs. Heather Rodgers
Dr. Sally Romano
Mr. Steve Suriani

PRESENT: Mr. Joshua Smith, Superintendent of Schools
Dr. Carrie Chiappetta, Assistant Superintendent of Schools
Mr. Joe Martino, Director of Finance

Ms. Manzo called the October 27, 2025 Regular Meeting of the Board of Education to order at 7:30 p.m. and the Pledge of Allegiance was recited.

The PHS Marching Band played a snippet of their half time performance for the Board of Education.

Miss Murphy and Miss Datlow gave a summary of the most recent school events and activities. Mr. Suriani suggested the student representatives talk about their involvement with PHS student government and what they are working on.

Dr. Jones introduced the PHS students who received Commended Student recognition from the National Merit Scholarship program:

- Eli Hornberger
- Curran Hegde
- William Gracer
- Bahar Uludag
- Kevin McKeown

Sohan Nelakudity -was named- a Semi-Finalist in the National Merit Scholarship program.

Upon a motion by Ms. Dwyer, seconded by Mrs. Rodgers,
IT WAS VOTED

Call to Order
Pledge of Allegiance

Pomperaug High School
Marching Band

Student Representatives

Student Recognition

Approval of Minutes

Regular Meeting of the Region 15 Board of Education October 27, 2025

“to approve the September 29, 2025 regular meeting of the Board of Education” and passed with Ms. Cavallo, Ms. Dwyer, Ms. Jenusaitis, Ms. Manzo, Mr. Marks, Mrs. Rodgers, Dr. Romano, and Mr. Suriani voting “aye”. Ms. Attick and Mr. Olsen were absent.

Ms. Dwyer reported the committee approved the 2025-2026 Policy & Curriculum meeting calendar. The committee also reviewed two policies: #3292 Investment of Funds, and #5131.911 Connecticut School Climate. The committee has requested additional guidance before moving forward with any revisions to #3292. Policy #5131.911 is a state mandated policy, and the committee vote to move the policy forward to the full board for review and approval.

Policy & Curriculum Committee Update

Ms. Cavallo reported the Finance Committee met on October 6th. The committee discussed the remaining balance of funds once the audit is closed. Ms. Cavallo reported, traditionally, these funds have been transferred into the Capital Reserve Account, but recent feedback suggests they may instead be placed into the Educational Fund. The committee has referred this matter back to the Policy and Curriculum Committee for further review and clarification before proceeding.

Finance and Facilities Committee

The Finance Committee also reviewed the district’s Five-Year Capital Plan and discussed ongoing monitoring of Gainfield traffic concerns. Superintendent Smith and Mr. Martino are coordinating with relevant parties to assess traffic flow and explore potential solutions as the school year progresses.

Lastly, the district received an easement payment from the State of Connecticut in the amount of \$1,125 for land use.

Ms. Manzo reported on behalf of Ms. Attick. The PTO Advisory Committee met on October 9th and topics of discussion included: Bus Driver Appreciation Day; the process of applying for a grant; the use of ASO’s at PTO events; and the GES pickup and flow of traffic.

PTO Advisory

Superintendent Smith provided an update on ongoing work related to the proposed new elementary school project. (Attachment 1)

Superintendent Report

Superintendent Smith conveyed the Board is currently reviewing potential building sites in Southbury, including the Roxbury Road property, as possible locations for the new Pomperaug Elementary School. Discussions included next steps in the site evaluation process, coordination with town officials, and any environmental or site studies previously conducted. The Board also addressed the importance of community input and transparency as the project progresses. Additional updates will be brought forward once property assessments and professional evaluations are completed.

Mr. Marks responded that he attended the RMS Hispanic Heritage Night and praised the student lead initiative, and the turnout was phenomenal.

Ms. Manzo announced future meetings:

- A. Monday, November 10, 2025, Policy & Curriculum Committee Meeting, Pomperaug High School Media Center, 6:30 p.m.
- B. Monday, November 10, 2025, Board of Education Meeting, Pomperaug High School Media Center, 7:30 p.m.
- C. Wednesday, November 12, 2025, Finance and Facilities Committee Meeting, at Mary I, Johnson Central Office Large Conference Room, 6:30 p.m.
- D. Monday, November 24, 2025, Policy & Curriculum Committee Meeting, Pomperaug High School Media Center, 6:30 p.m.
- E. Monday, November 24, 2025, Board of Education Meeting, Pomperaug High School Media Center, 7:30 p.m.

Upon a motion by Mrs. Rodgers, seconded by Ms. Cavallo,
IT WAS VOTED

“to enter into executive session for the purpose of discussing Superintendent Smith’s Goals for 2025-2026 and the PAA Bargaining Agreement, July 1, 2026 -June 30, 2029 and to invite Superintendent Smith, Mr. Martino and Ms. Rinaldi (Superintendent Smith’s intern) into the meeting” and passed with Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mrs. Rodgers, Dr. Romano, and Mr. Suriani voting “aye”. Ms. Attick and Mr. Olsen were absent.

Upon a motion by Mrs. Rodgers, seconded by Ms. Cavallo,
IT WAS VOTED

Board Member Comments

Announcement of Future Meetings

Executive Session

Motion Made and Passed

Regular Meeting of the Region 15 Board of Education October 27, 2025

“to approve the PAA Bargaining Agreement, July 1, 2026- June 30, 2029” and passed with Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mrs. Rodgers, Dr. Romano, and Mr. Suriani voting “aye”. Ms. Attick and Mr. Olsen were absent.

Upon a motion by Mrs. Rodgers, seconded by Ms. Cavallo
IT WAS VOTED

“to adjourn the October 27, 2025 regular meeting of the Board of Education at 9:31 p.m.” and passed with Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mrs. Rodgers, Dr. Romano, and Mr. Suriani voting “aye”. Ms. Attick and Mr. Olsen were absent.

Adjourn



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FEASIBILITY STUDY FOR POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

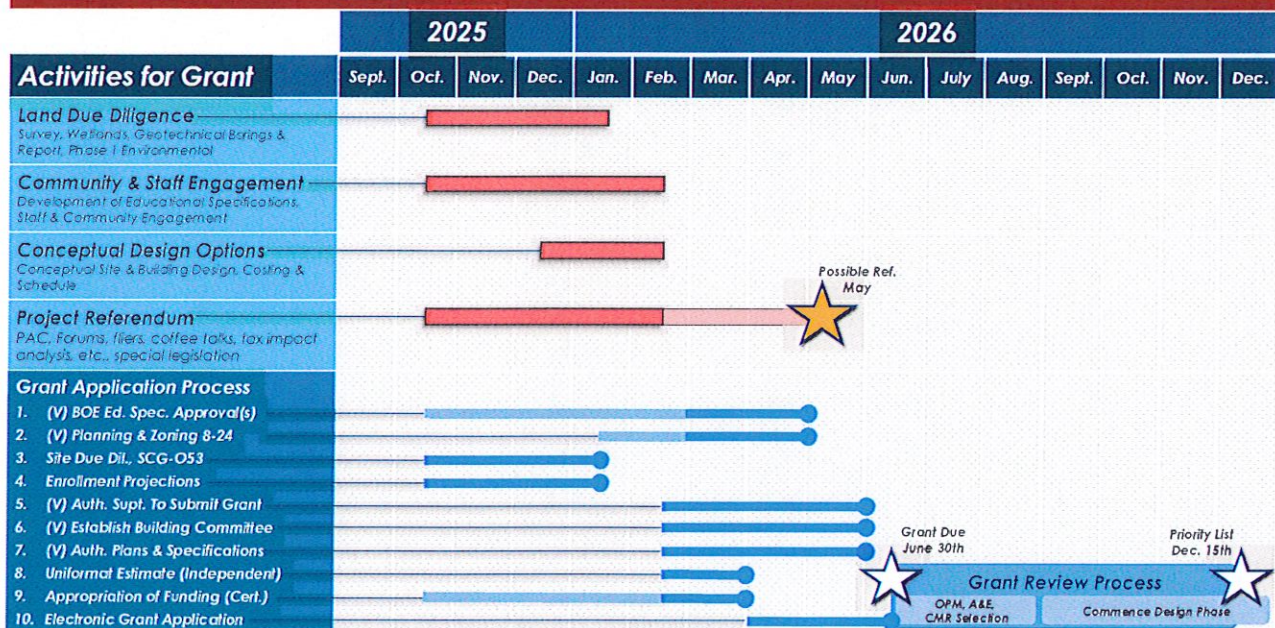
POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education
Meeting
10.27.2025

MICRO SCHEDULE



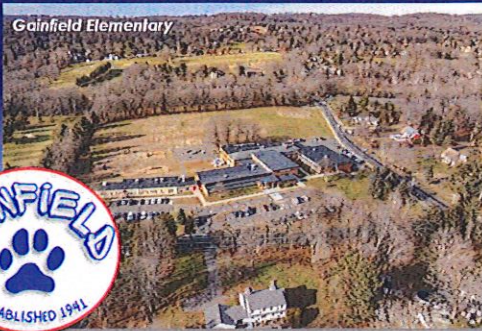
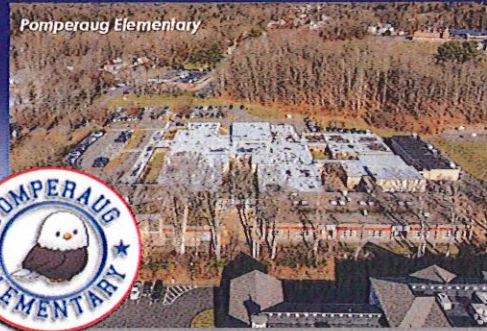
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EXISTING ENROLLMENT AREA ANALYSIS



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Building Name	Orig. Cons.	Age	GR.	Curr. Enroll.*	Existing GSF	SF/Stu.	State Standard**	Projected Enrol	Projected GSF
Gainfield Elementary	1941	83	K-5	319	60,896	191	41,670 x 8.5% 45,212	504P	95,094
Pomperaug Elementary	1967	57	K-5	395	66,079	167	50,002 x 8.5% 54,252	504P	95,094

*Enrollment data utilized above was taken from MP Planning Report dated November 2024
** Includes 8.5% building area gross up factor

Top 3 Preferred Options (As presented on 06/04/2025)



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3d

*Includes 100P relocated from LMES + 80PK + Will require land (15 Useable Acres)

Combined New @ TBD (1008P)
A ~ 134,027 GSF

Two Buildings One Campus!
(Locally 3K-2, 3-3)

\$147 M | \$78 M
TPC | RSD15

\$78M
COST TO RSD15

4b

*Includes 100P relocated from LMES + 80PK

(Existing Site)

New PES (504P)
A ~ 69,223 GSF

\$86 M | \$45 M
TPC | RSD15

(Existing Site)

New GES (504P)
A ~ 69,223 GSF

\$80 M | \$42 M
TPC | RSD15

\$87M
COST TO RSD15

4c

Does not include land (10 Useable Acres)

Existing PES Land Appraised ~ \$7.3M

*Includes 100P relocated from LMES + 80PK

New Site ~ TBD

New PES (504P)
A ~ 69,223 GSF

\$83 M | \$44 M
TPC | RSD15

Exist. Site

New GES (504P)
A ~ 69,223 GSF

\$80 M | \$42 M
TPC | RSD15

Includes demolition of PES

\$86M
COST TO RSD15

The Committee factored in feedback received when looking district-wide, resolving existing conditions, and determining best value for taxpayers long-term.

The resulting Top 3 Options prioritize new construction, and a district-wide approach.



Site Analysis – Possible Properties

- Reviewed all properties that were ten or more acres, both private and public land.
- Reviewed topography, wetlands, ingress/egress, geographic location, sale potential and overall viability.
- Determined that only one private owned property has potential but have not heard back from owner about interest. This particular property has additional complexities that limit its viability (linear site, ingress/egress, and wetlands)
- Based upon this effort...
Option 3d (one combined school) is not possible



Option

4b or **4c**

	504 Students		504 Students	
	General Academic		General Academic	
	Class Size	# of CR's	Class Size	# of CR's
Pre-K	13.5	3	13.5	3
Kindergarten	14.3	5	14.3	5
Grades 1-2	16.4	9	16.4	9
Grades 3-5	18.8	13	18.8	13

General Classrooms as programmed strive to maintain community expectations in terms of # of students per class ~ For reference, OGA/state guidelines use 20-22 per class.

OGA Allowable Area & Square Foot Deltas



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Option

4b or **4c**



State Reimbursement Summary

General Construction ~ 49.29%
PK/ELC Additional ~ 15%
Ineligibles ~ (2.5%)

Base Rate
~ 61.8%

Duplicated Areas:

Gymnasium
Kitchen
Administration
Storage
Utility Rooms

Plus...
Add'l Building Systems
Add'l Finishes/Maintenance
Add'l Support Space

Deltas SF areas
may not qualify for
reimbursement

Preferred Options without Space Waiver (Revised 10/27/2025)



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Basis of Options

Utilizes highest enrollment in an 8-year window
(medium enrollment projection MP Planning)

Relieves capacity concerns at LMES, moves PK
program

Introduces PK/ELC & at both schools to obtain 15%
additional reimbursement (includes additional 15% for
S.E. spaces only)

Does not include demolition and remediation of PES

Assumes on site septic for all

Includes premiums for sustainable building strategies
(geothermal, photo voltaic array and energy efficient
building envelope)

Does not include sale or purchase of property for either
option.

Option

4b or **4c**

*Includes 100P relocated from
LMES + 80PK

New Site ~ TBD

New PES (PK-5)

504 Students
Prop. Area ~ 95,094 GSF
OGA Reimb. Allowable Area ~ 69,223 GSF
(Prop. Area is 37% above the allowable area)

Exist. Site

New GES (PK-5)

504 Students
Prop. Area ~ 95,094 GSF
OGA Reimb. Allowable Area ~ 69,223 GSF
(Prop. Area is 27% above the allowable area)

Total Project Cost
(Construction, Site, Soft Costs)

\$101 M | \$55 M
TPC | RSD15

Total Project Cost
(Construction, Site, Soft Costs)

\$105 M | \$57 M
TPC | RSD15

\$112M
COST TO RSD15

Effective State
Reimb. Rate
~ 45.68%

Notes: Does not include demolition
of PES, land acquisition, and/or
land disposal (Existing PES Land
Appraised ~ \$7.3M)

Preferred Options with Space Waiver! (Revised 10/27/2025)



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Basis of Options

Utilizes highest enrollment in an 8-year window
(medium enrollment projection MP Planning)

Relieves capacity concerns at LMES, moves PK program

Introduces PK/ELC & at both schools to obtain 15% additional reimbursement (includes additional 15% for S.E. spaces only)

Does not include demolition and remediation of PES

Assumes on site septic for all

Includes premiums for sustainable building strategies (geothermal, photo voltaic array and energy efficient building envelope)

Does not include sale or purchase of property for either option.

Option

4b or 4c

*Includes 100P relocated from LMES + 80PK

New Site ~ TBD

New PES (PK-5)

504 Students
Prop. Area ~95,094 GSF
1% x Reimbursable Area = 4,523 GSF
(Prop. area is 27% above the allowable area)

Exist. Site

New GES (PK-5)

504 Students
Prop. Area ~95,094 GSF
1% x Reimbursable Area = 4,523 GSF
(Prop. area is 27% above the allowable area)

Total Project Cost
(Construction, Site, Soft Costs)

\$101 M | \$40 M

TPC | RSD15

Total Project Cost
(Construction, Site, Soft Costs)

\$105 M | \$42 M

TPC | RSD15

\$82M

COST TO RSD15

Effective State Reimb. Rate
~ 60%

Notes: Does not include demolition of PES, land acquisition, and/or land disposal (Existing PES Land Appraised ~ \$7.3M)

Preferred Options – Detailed Costs (Revised 10/27/2025)



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Option

4b or 4c



Without Space Waiver

Total Costs
\$206 M
Cost to RSD15
\$112 M

New PES (PK-5) New Site ~ TBD

504 Students, Prop. Area ~95,094 GSF

State Reimbursable Area ~ 49,223 GSF (Prop. area is 27% above the allowable area)

Project Cost Summary

Site Costs.....\$9.3M
Site Improvements
Parking
Septic System
Site Environmental
Building Costs.....\$61.4M
Building Environmental Allowance
Demolition
New Construction
Building Addition
Renovations to Existing (R/N)
Geothermal Wells
Sustainability Bldg. Upgrades
Construction Subtotal.....\$70.7M
Soft Costs.....\$14.1M
Furniture Fixtures & Equipment
Technology
OPM, A/E, Engineering
Escalation (3 yrs @ 4.25%).....\$15.4M
Phasing & Logistics.....\$0.8M
Total Project Costs.....\$101M

State Reimbursement

Proposed Building ~ 95,094
Allowable Area ~ 66,223

Ineligible Area

25,871 GSF x 0% Reimb.

Specialized Education

4,453 GSF x 76.6% Reimb.

(Base 49.29% + 15% + 15% - 2.5%)

Remaining Reimb. Area

64,771 GSF x 61.8% Reimb.

(Base 49.29% + 15% - 2.5%)

Effective State Reimb. Rate

~ 45.7%

Includes -2.5% of Project Ineligibles

Total Project Cost
(Construction, Site, Soft Costs)

\$101 M | \$55 M

TPC | RSD15

New GES (PK-5) Exist. Site

504 Students, Prop. Area ~95,094 GSF

State Reimbursable Area ~ 49,223 GSF (Prop. area is 27% above the allowable area)

Project Cost Summary

Site Costs.....\$9.3M
Site Improvements
Parking
Septic System
Site Environmental
Building Costs.....\$64.4M
Building Environmental Allowance
Demolition
New Construction
Building Addition
Renovations to Existing (R/N)
Geothermal Wells
Sustainability Bldg. Upgrades
Construction Subtotal.....\$73.7M
Soft Costs.....\$14.8M
Furniture Fixtures & Equipment
Technology
OPM, A/E, Engineering
Escalation (3 yrs @ 4.25%).....\$16M
Phasing & Logistics.....\$0.9M
Total Project Costs.....\$105.4M

State Reimbursement

Proposed Building ~ 95,094
Allowable Area ~ 66,223

Ineligible Area

25,871 GSF x 0% Reimb.

Specialized Education

4,453 GSF x 76.6% Reimb.

(Base 49.29% + 15% + 15% - 2.5%)

Remaining Reimb. Area

64,771 GSF x 61.8% Reimb.

(Base 49.29% + 15% - 2.5%)

Effective State Reimb. Rate

~ 45.7%

Includes -2.5% of Project Ineligibles

Total Project Cost
(Construction, Site, Soft Costs)

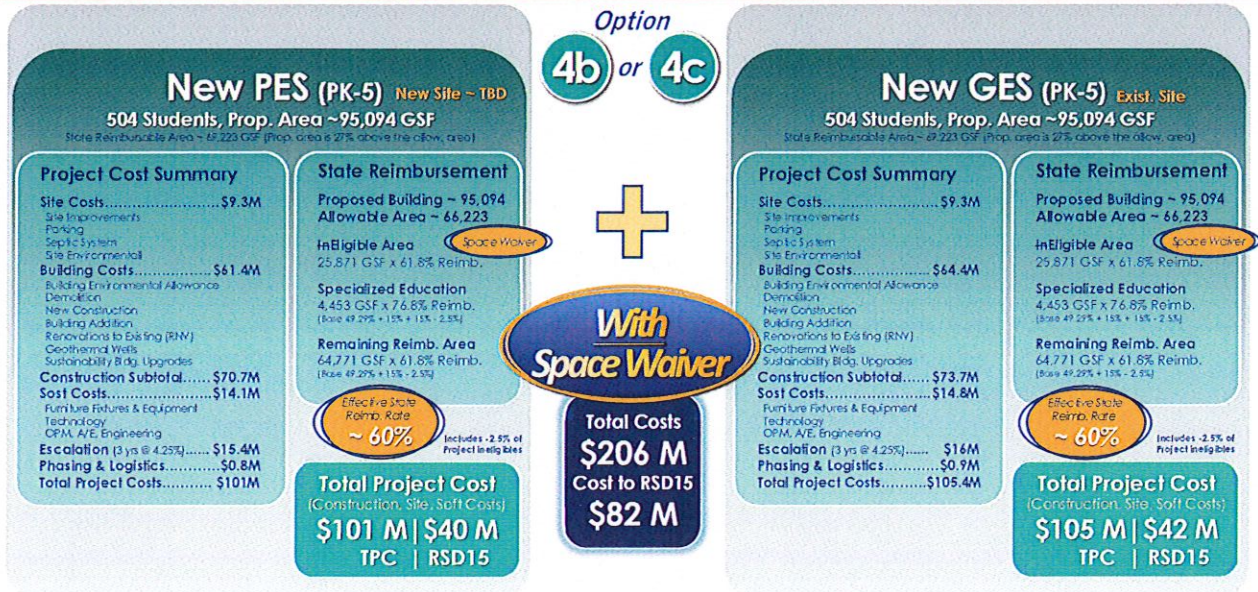
\$105 M | \$57 M

TPC | RSD15

Preferred Options – Detailed Costs (Revised 10/27/2025)



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415 Roxbury Road SOUTHURY CT

Option 4c



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**Bill No. 7288**

Sec. 142. Subsection (e) of section 10-285a of the general statutes is repealed and the following is substituted in lieu thereof (Effective from passage):

(e) (1) If an elementary school building project for a new building or for the expansion of an existing building includes space for an early childhood care and education program that provides services for children from birth to five years, the percentage determined pursuant to this section for the entire school building project shall be increased by fifteen percentage points. But shall not exceed one hundred per cent. [for the portion of the building used primarily for such purpose.] Recipient districts shall maintain such early childhood care and education program for at least ten years.

Early childhood care & education (B-5 yrs)

+15%

**Bill No. 7288**

"Sec. 143. Section 10-285a of the general statutes is amended by adding subsection (l) as follows (Effective from passage):

(NEW) (l) If a school building project for a new building or for the renovation or expansion of an existing building includes plans for the expansion or creation of in-district

special education programming and services, the percentage determined pursuant to this section shall be increased by fifteen percentage points, but shall not exceed one hundred per cent, for the portion of the project

used primarily for such purpose, provided the portion of such school building project that will be used primarily for such in-district special education programming and services shall be a part of a school building that is being used to provide a program of general education for nonspecial education students and is a part of the school building being constructed or renovated or expanded; and, provided further, any additional funding received by the local or regional board of education resulting from and related to the inclusion of such plans for the expansion or creation of in-district special education programming and services shall be expended for such construction or renovation or expansion."

Specialized education (specific S.E. area only)

+15%

REFERENDUM LANGUAGE



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In Connecticut, school construction referendum language typically includes the project's purpose, the total appropriation amount, authorization for bond issuance to meet that appropriation, and a request for a temporary borrowing period pending the bonds' sale. It's legally required to have a clear question, such as "Shall the ordinance entitled 'AN ORDINANCE APPROPRIATING... [Project Details] ... and AUTHORIZING THE ISSUE OF... [Amount]... BONDS... be approved?" followed by a simple "YES NO" vote.

Examples of Language are below:

Trumbull

Hillcrest Middle School

EXPLANATORY TEXT CONCERNING PROPOSED CONSTRUCTION OF THE NEW HILLCREST MIDDLE SCHOOL

Questions:

"Shall the \$142,375,000 appropriation and bond authorization for the planning, design and construction of a new Hillcrest Middle School be approved?"

Explanatory Text:

Cost:

- Cost to taxpayers: \$82,583,000 representing a one-time 44% reimbursement of eligible expenses from the State of Connecticut
- Total cost: \$142,375,000.

New Building:

- 145,884 square feet, allowing for the projected enrollment of 826 students.
- Includes new classroom technology to support innovative teaching and learning, flexible learning spaces, special education resources, safety and security upgrades, and an efficient HVAC system.
- Creates a new traffic flow for 3,400 individuals entering the campus from Danicks Farm Road.

Norwich

Multiple School Master Plan

"Shall the ordinance entitled 'AN ORDINANCE APPROPRIATING \$585,000,000 FOR THE CITY OF NORWICH SCHOOL CONSTRUCTION PROGRAM, INCLUDING PROPERTY ACQUISITION, DESIGN, ENGINEERING, ENVIRONMENTAL ASSESSMENT AND REMEDIATION, CONSTRUCTION, INSTALLATION, REPAIR, RENOVATION AND ADDITION OF VARIOUS SCHOOL FACILITIES AND AUTHORIZING THE ISSUE OF \$585,000,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE', as adopted by the City Council on August 1, 2023, be approved? YES NO"

Explanation:

Q. What projects are planned in this School Construction Program?

A. The Program includes the consolidation of the school district's seven elementary schools into four new, larger schools on the sites of the Stratton, Moriarty, Deane, and former Greenville schools; either renovating-as-new or replacing Teachers' Memorial School on the existing site; and renovating Huntington School as the new home for the City's adult education program and the Board of Education administrative offices.

Q. What will the debt service cost be to Norwich property taxpayers?

A. Of the \$585 million appropriation, the City anticipates that it will bond for between \$97 million and \$103 million, depending on the level of reimbursement from State of Connecticut school construction grants and any other funding sources that the City is able to obtain. The bonds are expected to be issued over four to six years to match the cash

Wethersfield

Elementary Schools

Town of Wethersfield

Elementary School Construction & Renovation Bond Referendum

Tuesday, September 16, 2025

"SHALL THE TOWN OF WETHERSFIELD APPROPRIATE \$239,000,000 FOR THE CONSTRUCTION OF A NEW HIGHCREST ELEMENTARY SCHOOL AND FOR RENOVATIONS AND IMPROVEMENTS TO SAMUEL WEBB ELEMENTARY SCHOOL AND CHARLES WRIGHT ELEMENTARY SCHOOL AND AUTHORIZE THE ISSUANCE OF BONDS OR NOTES OF THE TOWN IN AN AMOUNT NOT TO EXCEED \$88,000,000 TO FINANCE THE APPROPRIATION?"



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FEASIBILITY STUDY FOR POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education
Meeting
10.27.2025