



# BOARD OF SELECTMEN

Clifford J. Hurgin Municipal Center, 1 School Street  
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TOWN OF BETHEL  
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*Matthew S. Knickerbocker, First Selectman*  
*Richard C. Straiton, Selectman*  
*Paul R. Szatkowski, Selectman*

## MINUTES OF SPECIAL MEETING

Tuesday, October 13, 2015 - 7:00 p.m.  
CJH Municipal Center - Meeting Room "A"

**PRESENT:** First Selectman Knickerbocker, Selectman Straiton, and Selectman Szatkowski. Also in attendance were Town Counsel Martin Lawlor, Comptroller Robert Kozlowski Assistant Comptroller Brad Heering and members of the Board of Finance and Public Site & Building Committee

**Call to order/Pledge of Allegiance:** First Selectman Knickerbocker called the Board of Selectmen to order at 7:02 p.m.

### **Joint Session with the Public Site & Building Commission and Board of Finance - presentation of the Police Station Project**

Jon Menti, Chairman of the Public Site & Building Committee and Charles Van Zanten of Hawley Construction provided an overview of the revised police station project. The committee provided several scenarios which resulted in different project costs.

The original project was \$14,100,000 and was defeated at referendum. The Police Commission/Police Chief recommended project is estimated at \$13,692,000. The latest Public Site & Building Commission recommendation is \$13,188,800, this same project without the firing range is \$12,619,080.

Mr. Menti and Mr. Van Zanten reiterated that these estimates are just estimates, without architectural drawings, the estimates are the best that are available to them. The committee had reviewed the line items and were able to reduce costs by changing out items, such as aluminum gutters instead of copper, brick on the front façade only, eliminating paved parking areas, downgrading of materials, like the sheet rock, trim and windows, etc.

It was the consensus that the firing range should be included in the project and that perhaps, a revenue source could be an option should the range be available to the public, this would have to be investigated.

First Selectman Knickerbocker advised that the earliest that this could go to referendum would be the first week in December. There will be a public hearing and a Special Town

Meeting as well. It was suggested that a sign and flagging could be placed at the site to identify the proposed building location. He also noted that the Board of Selectmen will address the project at an upcoming meeting and make their recommendation to the Board of Finance accordingly.

### **Consideration of a bid waiver for a retaining wall at 57 Grassy Plain St. (YMCA)**

Douglas Arndt, Director of Public Works and David Carlson of Spiegel Zamecnik & Shaw, presented the issue of the crumbling retaining wall at the YMCA Children's Center. After a long and careful review for a solution, it was determined that the best and most affordable fix would be an interlocking block wall system. The crucial timing issue is that there is construction activity at the adjacent parcel and the builder has agreed to let the town enter his property to do the work, but the work has to coincide with his construction plans.

First Selectman Knickerbocker made a motion, which was seconded by Selectman Straiton, to recommend to the Board of Finance, funding the project at \$ 87,146, subject to Special Town Meeting approval and, to waive the bidding procedure for the following reasons:

**RESOLVED** that the Board of Selectmen, in accordance with the provisions of the Town of Bethel Charter, Section C8-13(C)(4)iii, finds that it is in the public interest and the public economy to waive the bidding and advertisement requirements for the replacement of portions of the retaining wall at 57 Grassy Plain Street, on property owned by the Town of Bethel and leased to the YMCA Children's Center and award contracts to those vendors in the amounts as hereinafter set forth, to include a ten (10%) percent contingency.

The following quotes were obtained by Douglas Arndt, Director of Public Works for the complete project from the following vendors:

- a. For site work, TD & Sons provided the lowest quote in the amount of \$29,875;
- b. For structural engineering design services, Spiegel Zamecnik & Shaw in the amount of \$12,400;
- c. For site survey services, Sydney A. Rapp Land Surveying in the amount of \$2,300; and,
- d. For Proprietary Block Wall Design, Redi-Rock Walls of New England in the amount of \$34,649.

The total project cost is \$ 87,146 which includes the ten (10%) percent contingency.

The reasons for the bid waivers are as follows:

1. The field stone retaining wall at 57 Grassy Plains Street (Regional Children's Center for the YMCA) has been found deficient and need of replacement. The current condition of the retaining wall presents a safety hazard to the occupants of the YMCA Children's Center.

2. Due to the nature of work, it is in the best interest of the Town of Bethel if the wall be replaced while the adjacent lot (55 Grassy Plains Street) is under construction. Timing is of the essence due to the construction activity on the adjacent parcel which would allow for egress by appropriate personnel to complete the work.
3. The work at 55 Grassy Plain Street is on schedule to be completed in the month of December 2015 thereafter, the Town's access to the wall will be severely limited.
4. The Public Works Department has been working with a structural engineer since April 2015 to develop a bid specification for this project. Unfortunately, due to a lengthy design process, there is insufficient time to bid, award, and construct this project before the December, 2015 deadline.
5. If this project is delayed and open access to the wall from 55 Grassy Plains Street is not available, the costs could be substantially higher and could have a serious impact on the YMCA with a 4 - 6 week construction schedule.
6. The lowest quoted contractor, TD & Sons, has indicated availability to begin construction within 1-2 weeks of the award of contract.
7. Due to the emergent nature of the repairs, the project is best completed prior to the onset of winter.

**AND IT IS FURTHER RESOLVED** that the First Selectman and or his designee(s) on behalf of the Board of Selectmen, is hereby authorized to execute any and all documents and to take any actions necessary or appropriate to effectuate and finalize the foregoing subject to approval by the Bethel Board of Finance and a Special Town Meeting.

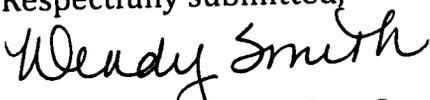
Vote, all in favor, motion unanimously approved.

**Consideration of selecting a date for a town meeting:**

First Selectman Knickerbocker made a motion, which was seconded by Selectman Straiton, to establish a Special Town Meeting date of Tuesday, October 27, 2015 at 7:00 p.m. in Meeting Room "A" of the CJH Municipal Center, subject to Board of Finance approval of the retaining wall project. Vote, all in favor, motion unanimously approved.

As there was no further business on tonight's agenda, Selectman Straiton made a motion, which was seconded by Selectman Szatkowski, to adjourn the meeting at 8:15 p.m. Vote, all in favor, motion unanimously approved.

Respectfully submitted,



Wendy Smith, Recording Secretary