



OLD TRAIN STATION COMMITTEE

Clifford J. Hurgin Municipal Center
1 School Street, Bethel, CT 06801 (203) 794-8514

MINUTES OF MEETING

Wednesday, September 8, 2010 -3:00 p.m.
Clifford J. Hurgin Municipal Center - Meeting Room "A"

PRESENT:

Rich Straiton, Andrew Morosky, Frank Ventrella,
Steve Palmer, Robert Kozlowski, Marty Lawlor

**Review and Discussion of the Town's to do list at the Old Train
Station**

Frank Ventrella called the Meeting to order at 3:07 p.m.

Rich Straiton made a motion to approve last meetings minutes and Andrew Morosky seconded it. Vote, all in favor, motion unanimously approved.

The committee members discussed and reviewed costs and estimates of the items on the to do list.

Removal of Oil Tank: \$2,000.00 / Drainage: \$10,400.00 / Grind & Re-grade: \$6,000.00 / Paving: \$27,300.00 / Curbing & Islands: \$2,000.00 / Striping: \$600.00 / Island Landscaping & Clean up of Stone wall: \$1,000.00 / Signage & Bumpers: \$2,500.00. Bob Dibble will verify some measurements for the grading & drainage.

TOTAL COST ESTIMATE: \$51,800.00

Andrew had Bill prepare a new parking lot layout which allows about 62 spaces.

Planning & Zoning is working with Bethel Cycle's Architect & the Village District Consultant on the changes to adding a pergola to the patio area. As of now Bethel Cycle will do without the pergola if not approved by P&Z and the Village District Consultant.

The proposed changes of the lease by Bethel Cycle were discussed and the committee came up with the following based on Bethel Cycle's loan for renovating is at \$160,500.00. The Town of Bethel at the present time would receive \$1,218.00 a month after the loan payment.

10 year lease @ \$3,000.00 a month for year 1-5 / year 6 & 7 \$3,150.00 / year 8-10 \$3,250.00. The first year Bethel Cycle would pay up front \$14,400.00 and be credited against the first year lease payments.

TOWN OF BETHEL
TOWN CLERK

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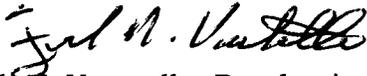
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This would allow the Town to do all necessary improvements to the parking lot based on the amount of money in the Old Train Station Account. The lease payments after the \$14,400.00 is credited would be a minimum of \$1,200.00 a month regardless of Bethel Cycle's loan rate changing and increasing their payments.

Rich Straiton made a motion to accept this lease which was seconded by Steve Palmer. Vote, all in favor, motion unanimously approved.

As there was no further business to come before the Committee, Andrew Morosky made a motion to adjourn the meeting at 4:05 p.m., which was seconded by Bob Kozlowski. Vote, all in favor, motion unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Frank N. Ventrella". The signature is written in a cursive style with a prominent initial "F".

Frank N. Ventrella, Purchasing Agent