

PUBLIC SITE & BUILDING COMMISSION

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, CT 06801

Regular Meeting Minutes

Wednesday, October 8, 2025

7:00 P.M.

Meeting Room B and via Google Meets

PRESENT: Roger Young, David Resendes, Tom Cardillo, Nancy Ryan, and Jeff Poklemba, attended in person.

ABSENT: David Olson and David Horvath

ALSO IN ATTENDANCE: Dr. Christine Carver, Jennifer Variale, Board of Education, and Rick Davidow, STV, Eric Swenson and Jonathan Matz, Public Works

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

R. Young called the meeting to order at 7:06 p.m. and led the Commission in the Pledge of Allegiance.

PUBLIC INPUT: None

CORRESPONDENCE: None

APPROVAL OF MEETING MINUTES:

Regular Meeting Minutes of September 24, 2025:

R. Young made a motion, seconded by D. Resendes, to approve the Regular Meeting Minutes of September 24, 2025. Vote, All in Favor, Motion Passed. N. Ryan abstained.

NEW BUSINESS: None

OLD BUSINESS:

BHS HVAC Upgrade:

Project Update: R. Davidow met with Jason from Sav-Mor, as the owner was on vacation, to review meeting deadline dates and staying on schedule. Last week the structural steel was completed and the equipment was craned onto the roof on October 4th. The areas should have heat next week. The electric panels install starts tomorrow. Substantial completion is projected for the end of November.

Budget: R. Davidow reported it is in good shape.

Dr. Carver asked for an update on doing another filing with the State of Connecticut. R. Davidow will reach out to G. Hoerauf for an update.

J. Variale stated the Builder's Risk insurance is through December 20th, so if an extension is needed, she would need to know soon. Discussion ensued on the end date. J. Variale will confirm the end date.

Invoice Review and Approval:

R. Young made a motion, seconded by N. Ryan, to approve Kohler Ronan, LLC invoice #22021.02.01-12, dated September 30, 2025, in the amount of \$3,662.50, for construction administration. Vote, All in Favor, Motion Passed.

R. Young made a motion, seconded by T. Cardillo, to approve SES invoice #5501, dated September 30, 2025, in the amount of \$1,750.00, for commissioning services. Vote, All in Favor, Motion Passed.

J. Poklemba questioned if the Sav-Mor invoice amount is correct based on the work done. R. Davidow stated it was reviewed by Kohler Ronan and himself, and reduced by nearly half. What's included on this invoice is complete.
R. Young made a motion, seconded by N. Ryan, to approve Sav-Mor Cooling & Heating, Inc. invoice #18055, dated September 20, 2025, in the amount of \$181,830.00. Vote, All in Favor, Motion Passed.

R. Young made a motion, seconded by T. Cardillo, to approve STV invoice #90035766, dated September 11, 2025, in the amount of \$4,160.10. Vote, All in Favor, Motion Passed.

School Roofs Project:

Approved Roof Assessment RFP to Board of Selectmen: R. Young reported attending the Board of Selectman meeting last night to review the approved bid for Silver Petrucelli & Associates with the board. Due to Public Comment running long, the item was tabled to the next Board of Selectmen meeting. Dr. Carver stated she may request a special meeting for next week before the Board of Finance meeting to move the project forward.

Animal Shelter:

Project Update: R. Young stated J. Matz put information onto the shared drive folder for the Commission's review. J. Matz stated he is putting together a short list of properties for the Commission to review and will email it to the members and post on the shared drive.

Highway Garage Roof Replacement:

Project Update: E. Swenson reviewed the presentation he will be reviewing with the Board of Finance at the next meeting on October 14th. E. Swenson will be out of town but will be attend online, as well as, J. Matz. Discussion ensued. N. Ryan, T. Cardillo and R. Young will attend the Board of Finance meeting, as well.

E. Swenson provided an update on the insurance requirements for the vendors. Gary Tarantino and Gary Torello have accepted, the requirements. The sprinkler contractor has never been required to carry an umbrella policy. Discussion ensued. E. Swenson will modify the slide presentation and add to the shared drive, as well as, talk to Town Counsel with Commission questions.

Municipal Center Locker Room: R. Young stated there is no update at this time. Need direction from the Board of Selectmen.

Charter Review for Public Site & Building Commission: R. Young stated he conveyed the Commission's changes to the First Selectman.

ADJOURN:

R. Young made a motion, seconded by T. Cardillo, to adjourn the meeting at 8:27 p.m. Vote, All in Favor, Motion Approved Unanimously.

Respectfully submitted,

Kathy Galbis
Recording Secretary