

PUBLIC SITE & BUILDING COMMISSION

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

Regular Meeting Minutes

Wednesday, October 25, 2023

7:00 P.M.

Meeting Room B and Remotely via Zoom Technology

PRESENT: Nancy Ryan (via Zoom), Jon Menti, John Perna, David Olson, David Horvath, Gerald Roche, and Lieutenant Robert Durkin (via Zoom)

ABSENT: Roy Steiner

ALSO IN ATTENDANCE: Kevin Guite, Downes Construction, Craig Razza, Kohler-Ronan, Evan Pfenninger, STV (all via Zoom). Dr. Christine Carver and Jennifer Variale, Board of Education. The full Board of Selectmen also attended this meeting, as a separately noticed BOS meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

N. Ryan called the meeting to order at 7:00 p.m. and led the Commission in the Pledge of Allegiance.

PUBLIC INPUT: None

CORRESPONDENCE: None

APPROVAL OF MEETING MINUTES:

Special Meeting of October 6, 2023:

N. Ryan made a motion, seconded by D. Olson, to approve the Special Meeting Minutes of October 6, 2023. Vote: Abstentions, Lt. Durkin and J. Menti. All the rest voted in favor. Motion Passed.

Regular Meeting Minutes of October 11, 2023:

N. Ryan made a motion, seconded by J. Menti, to approve the Regular Meeting Minutes of October 11, 2023. Vote: Abstention: D. Horvath. All the rest voted in favor. Motion passed.

OLD BUSINESS:

Municipal Center Renovation:

Project Update: N. Ryan stated the GP Room Lobby project is complete. It came in under budget and the remaining \$70,648.05 of the \$490,000. that was approved will be returned to the ARPA funds.

Invoice Review and Approval: No invoices were presented.

Municipal Center Locker Room:

N. Ryan reported the Town did approve \$20,000. for the start of the Locker Room renovations but nothing has been done with that money as of this date. Waiting on a firm price first.

BHS HVAC Upgrade:

N. Ryan stated more information was needed to get the grant application completed. A meeting was held with several members of the commission, Bob Germinaro, and Chris Troetti from Bethel High School. J. Perna stated they looked at classrooms and took measurements re: the HVAC. Concerns were raised about using the VRF system. A chiller system

was discussed as a possible alternate. Dr. Carver asked about the cost differential. Figures were not available. Discussion ensued. C. Razza from Kohler Ronan provided clarification and answered questions. Dr. Carver stated the need to know whether to submit the grant application with the design as is or submit a grant application with a whole new design.

N. Ryan made a motion, seconded by J. Menti, to instruct the Board of Education to move forward in submitting the grant application as currently designed with an updated budget. Discussion ensued. Vote, in favor: G. Roche, N. Ryan, D. Olson, and J. Menti. Opposed: J. Perna and D. Horvath. Motion carries.

Rockwell & Johnson Schools:

Close-Out Update: Dr. Carver had no update on the audit.

Budget Review: No update.

Level Spreader: E. Pfenninger stated Sunburst was contacted to bury the pipe but it has not been done at this point. N. Ryan made a request to be told what the schedule is for the pipe to be buried.

Invoice Review and Approval:

No invoices were presented for approval.

Bethel Police Station Training Range:

Project Update: E. Pfenninger updated the Commission re:

1. BHD has been given necessary documentation and are waiting to hear if BHD needs additional information or if BHD is ready to grant approval.
2. The MAU has not been delivered yet due to a discrepancy in how much of the remaining contract they will be paid upon delivery. Evan will get both parties together to work out the details.
3. K. Guite from Downes reported that he is expecting to have the Unistruts completed by November 10, 2023 and the sprinkler system is substantially complete.

Lt. Durkin made a motion, which was seconded by J. Perna, to invite Action Target, specifically D. Johnson, to the next meeting of the PBSBC on November 8, 2023. Vote, all in favor. Motion carries.

Change Order:

E. Pfenninger stated Change Order #2 and the payment rec. will be reviewed at the next meeting.

Budget Review: No update.

Invoice Review and Approval:

N. Ryan stated there are several invoices awaiting attention but have requested updated invoices from STV.

ADJOURN:

J. Menti made a motion, seconded by J. Perna, to adjourn the meeting at 8:52 p.m. Vote, All in Favor, Motion Approved Unanimously.

Respectfully submitted,

Mary Churchill
Recording Secretary