

# PUBLIC SITE & BUILDING COMMISSION

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

## **Regular Meeting Minutes Wednesday, September 27, 2023 7:00 P.M.**

### **Meeting Room B and Remotely via Zoom Technology**

TOWN CLERK  
BETHEL, CT.

2023 SEP 28 P 4: 28

RECEIVED

**PRESENT:** Nancy Ryan, Jon Menti, David Horvath, John Perna, Robert Germinaro, David Olson, Roy Steiner, and Lieutenant Robert Durkin

**ABSENT:** Nancy Ryan

**ALSO IN ATTENDANCE:** Mark Schweitzer, Colliers, Kevin Guite, Downes Construction

#### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE:**

J. Menti 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:**

##### **Regular Meeting of September 13, 2023:**

*J. Menti made a motion, seconded by R. Steiner, to approve the Regular Meeting Minutes of September 13, 2023. Vote, All in Favor, Motion Passed.*

#### **OLD BUSINESS:**

##### **Municipal Center Renovation:**

**Project Update:** M. Schweitzer reported a warranty issue with a toilet flange that was leaking. Brookfield Plumbing repaired today. Next meeting on October 11<sup>th</sup>, he will have a BMP invoice for the retainage release.

**Invoice Review:** None

**Municipal Center Locker Room:** No update

##### **BHS HVAC Upgrade:**

J. Variale stated the BOE is getting ready to submit the grant application. J. Perna requested Kohler Ronan at the next meeting to review their design with the Commission. J. Variale stated there is a timeline for the process. Discussion ensued. J. Variale stated later in the meeting she will set up a meeting to review.

##### **Rockwell & Johnson Schools:**

**Close-Out Update:** N. Ryan stated there is no update on the audit.

**Budget Review:** No update.

**Level Spreader:** E. Pfenninger stated SLR and Sunburst did a final walk-through after the rains and there were no wash outs. Land Use will review later this week.

**Invoice Review and Approval:**

*J. Menti made a motion, seconded by R. Steiner, to approve STV Invoice #90028453, dated August 18, 2023, in the amount of \$2,730.00, for professional services from 7/1/23 to 7/28/23. Vote, All in Favor, Motion Passed.*

*J. Menti made a motion, seconded by R. Steiner, to approve STV Invoice #90028842, dated August 18, 2023, in the amount of \$1,456.00, for professional services from 7/29/23 to 8/10/23. Vote, All in Favor, Motion Passed. This brings STV up to their cap amount, STV will supply a change order for additional hours.*

*J. Menti made a motion, seconded by R. Steiner, to approve Perkins Eastman Invoice #0068962-09.0-7, dated August 9, 2023, in the amount of \$2,724.60, for professional services from 7/01/23 to 7/31/23. Vote, All in Favor, Motion Passed.*

*J. Menti made a motion, seconded by J. Perna, to approve Sunburst Landscaping Change Order Invoice #22674, dated August 31, 2023, in the amount of \$4,450.00, for supply and install of stone backfill on August 24, 2023. Vote, All in Favor, Motion Passed.*

*J. Menti made a motion, seconded by J. Perna, to approve Sunburst Landscaping Invoice #22221, dated August 4, 2023, in the amount of \$45,120.86, for Drainage work behind Johnson School completed on August 4, 2023. Vote, All in Favor, Motion Passed.*

**Bethel Police Station Training Range:**

**Project Update:** E. Pfenninger reported Action Target interior range equipment is on-site. A delivery snafu of a late arrival had the driver store all materials inside the range rather than only the weather sensitive items. K. Guite stated so far this had not been an issue with construction but it will become one. Action Target has been notified that it needs to be rectified. There was also an issue with the MAU pad needing to be expanded due to the change in MAU unit, but this was never communicated to the Commission. They are working on a re-design of the pad. E. Pfenninger is working with the Health Department on permitting.

**Budget Review:** No update.

**Invoice Review and Approval:**

*J. Menti made a motion, seconded by R. Steiner, to approve STV Invoice #90028456, dated August 18, 2023, in the amount of \$2,924.00, for professional services from 7/1/23 to 7/28/23. Vote, All in Favor, Motion Passed.*

*J. Menti made a motion, seconded by R. Steiner, to approve Action Target Invoice #136183-4, dated August 24, 2023, in the amount of \$382,152.00, for Third Payment Manufacturing and Pre-Shipment, for discussion. Vote, Motion Failed unanimously.*

Recording Secretary pointed out an error on the invoice in the Total Due, which should have been \$328,152.00.

**Change Order:**

*J. Menti made a motion, seconded by J. Perna, to approve Downes Construction Change Order Proposal No. 001 for Fire Alarm System, in the amount of \$5,186.05. Vote, All in Favor, Motion Passed.*

**ADJOURN:**

*J. Menti made a motion, seconded by R. Steiner, to adjourn the meeting at 8:10 p.m. Vote, All in Favor, Motion Approved Unanimously.*

Respectfully submitted,



Kathy Galbis  
Recording Secretary