

Middlefield Fire House Building Committee
405 Main Street Middlefield CT 06455

July 19, 2023

Attendance: A=Absent X=Present

Members

Others Present

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X Bruce Villwock (arrived at 7:35pm)	X Pete Tyc
X Paul Pizzo	
X Alice Malcolm	
X Ryan Colwell	
X Kevin Boyle	
X Howard Weissberg (zoom)	
X Steven Tyc	

Call to order

Paul Pizzo, Chairman, called the meeting to order at 7:01pm.

Approve Agenda

Kevin Boyle made a motion, second by Alice Malcolm, to approve the agenda. Motion Carried.

Public Comment

None.

Approval of Minutes

a. June 7, 2023 Meeting

Steven Tyc made a motion, second by Ryan Colwell, to approve the June 7, 2023 minutes. Motion Carried.

Discussion of options after the BOS and BOF presentation

The draft of the letter for the front of the package the FBC put together was given to the BOS, they have not yet heard back from Bob Yamartino regarding, Paul had reached out to Bob and would do so

again tomorrow. The FBC has everything ready to go for the packet except the letter, Paul wants the letter polished and needs to be signed before setting up a meeting with Susan Bysiewicz. Pete Tyc spoke about his meeting with the USDA for funding for the project. The Community Facilities Direct Loan and Grant Program told Pete they do not qualify for a grant due to the per capita income in the community. They do, however, qualify for a loan at 3.65% based on forty years, no limit, but they need a shovel ready project to apply. They were advised to start the paperwork for it now as it is an arduous process. Congressional Direct Funding is another avenue for grants, Pete met with the coordinator for Connecticut, Massachusetts and Rhode Island. Pete had paperwork on all of the programs to share with the FBC. Other than this, there are not any other options available for brick-and-mortar projects on the federal end. Pete contacted Senator Blumenthal's contact Dustin Harrison, but has not received any response. Gilbane helped Pete speak to a consultant who does this type of work, he suggested Direct Congressional Spending and the STEAP Grant that has limits. He also suggested going through the fire program for the state. Paul stated that they will continue to work on this, looking for funding over the summer, but also, they need to consider how they can rethink of how to make it work. He suggested maybe over several projects, phasing the project, or just building the extra bays. Pete felt the phasing would be the only option in order to afford it, even with a forty-year loan. Pete stated the roof is something that needs to be done before winter, they have a leak. Paul stated they should go to the BOF with a budget and explain they need some allocation for this year for the roof. Pete had gone to Bob Yamartino with the problem, but it's difficult when they are unsure of the status of the building to spend the money for a roof that they may or may not keep. Kevin Boyle asked if they had looked into a price for a significant patch for the areas that need it. Pete was told it is up to the Facilities Director, it was Jerry Russ, but it is vacated. Kevin suggested they call roofing contractors; Kevin would send contact information for some contractors to Pete. Paul felt they should get prices for the roof being patched and for a new roof. The status of KBA was questioned, Paul stated they are waiting. Pete mentioned FEMA is coming to the fire company in August 22nd looking for a plan for the Emergency Operations Center (EOC). Paul suggested they use the plans that they currently have to share with them. Pete stated the money they receive for the grant has to be used within a year in October from what FEMA said. Pete is worried they may lose the money because of the lack in progress of the project. They need to take a look at the money they have left available in the budget. Discussion ensued around the architect and their projected costs. Kevin thought Gilbane could assist in helping them right size the budget down, along with phasing; their input can better prepare the FBC. The FBC agreed Gilbane would have the answers that they need versus the architect- they need the construction costs. Paul asked the FBC if they felt that they should have a permanent construction manager. Kevin's concern is that a construction manager wouldn't commit to a project that isn't finalized, they would have to make some assumptions. Paul summarized their action items moving forward: 1. Get prices for the roof 2. Getting the letter finalized for the packet 3. Getting Gilbane's guidance about phasing of the project.

Ryan Colwell made a motion, second by Kevin Boyle, to solicit Gilbane for additional pre-construction services with an amount not to exceed \$5,000.00. Motion Carried.

Schedule Meetings for next steps

The FBC would reach out to Gilbane to see if they are available to come in for the next FBC meeting scheduled on August 2, 2023. For September, Paul expects that the letter and packet will be finalized and they can reach out to Susan Bysiewicz and schedule that meeting. By the September meeting, the hope is Gilbane will have some feedback to offer.

Review of Payables for Project

Invoice #01-54-8575 for the month of April 2023 from Amity Wilson for the FBC administrative services was submitted for \$192.50.

Invoice #01-54-8575 for the month of June 2023 from Amity Wilson for the FBC administrative services was submitted for \$105.00.

Bruce Villwock made a motion, second by Kevin Boyle, to approve the April 2023 payment for \$192.50 and the June 2023 payment for \$105.00 to Amity Wilson for FBC administrative services. Motion Carried.

Adjourn

Steven Tyc made a motion to adjourn at 7:50pm, second by Kevin Boyle. Motion Carried.

Respectfully submitted,

Amity French-Wilson
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