

DRAFT
Town of Montville
Public Safety Building Committee

SPECIAL MEETING
Tuesday, November 30, 2010 at 6:00 p.m.
Montville Town Hall, Council Meeting Room

1. Call to Order.

Chair Jack Platt called the meeting to order at 6:00 p.m.

2. Roll Call.

The following were present: William Bucko, Lt. Leonard Bunnell, Dave Jetmore, Jon Leonard, Paul Lewis, John MacNeil and Jack Platt. Also present were architect David King of Kaestle Boos Associates, Inc., Town Planner Marcia Vlaun, and Town Attorney Ronald Ochsner. Ray Coggeshall, Chris Ida, and Jon Leonard were absent.

3. Phase II Contract Approval.

Attorney Ochsner prefaced the discussion of the Phase II contract approval by explaining the issue regarding basic services compensation for the contractor and architect. He said that prior to approval of the bond issue he had an independent engineering firm prepare an estimate of construction costs and contingency and found that no soft costs were included. Attorney Ochsner added that if the contractor's bid comes in lower, the architect's fee will still be the same.

Motion: **That the Committee charges the architect, Kaestle Boos Associates, Inc. with preparing an amendment to the Phase II agreement.**

Proposed by: Dave Jetmore

Seconded by: John MacNeil

Vote: Carried unanimously

4. Permit Tracking.

M. Vlaun reported on a meeting with Jim Sperry and Bob Schuch regarding permits for the public safety building project—WPCA, Wetlands, DOT, and Planning & Zoning. She reviewed a calendar for submission of information and meetings with the aforementioned entities, a compact timeline slated for the first quarter of 2011. Input from Kaestle Boos was indoctrinated into the calendar. M. Vlaun proposed completion of the site plan by the end of December 2010 and as part of the process she urged that the proposed addition of a basement to the public safety building be discussed now rather than later so that submission of revised plans is avoided.

Discussion regarding a basement concluded as follows:

1. A basement would affect grading and the cost of the project.
2. D. King originally suggested that the building be constructed on a slab.
3. A basement would decrease the size of the building.
4. At the public meeting, residents were told that that a basement would not be constructed.

M. Vlaun reported that a soil scientist and the Town Engineer have toured the site and that she would have the Wetlands Commission walk the site prior to snowfall. She also suggested to the Committee that they invite the Town Fire Marshal to its next meeting to discuss issues regarding the communications tower, specifically distance from the building, line of site concerns, and cabling to the building.

Attorney Ochsner also addressed the issue as to whether it would be necessary for the Committee to apply to the Citing Council for certification of public issue. He read to the Committee the 2007 opinion letter written by Attorney General Blumenthal on the topic and a portion of the C.G.S. Sec. 650c, Municipal Tower. Per the statute, there are no exemptions for towns/cities. Further, the Attorney General concluded that it is an ambiguous issue and that municipalities are excluded since a town/city must notify itself of application to the Citing Council. Finally, the Citing Council has not addressed the issue and whoever is awarded the tower contract would be responsible for applying to the Citing Council.

Attorney Ochsner addressed a question by J. MacNeil as to how the Committee would know if the company awarded the communications tower contract will follow through. He responded that the RFP would be structured to include that language and further the company would have to be bonded and have a performance plan for the tower. M. Vlaun stated that she would invite Fire Marshal Occhialini to the next Committee meeting and added that the Town of Waterford had done an RFP similar to the communications tower situation discussed this evening. L. Bunnell said that he would forward the Town of Stonington tower lease agreement to Attorney Ochsner for his review.

M. Vlaun commented that she would address the Town Council Charge at the December Town Council meeting and asked for the support of the Committee. P. Lewis asked that she send him an invite. J. Platt commented that M. Vlaun was instrumental in having the public safety building number changed from 909 to 911, Route 32.

5. Adjournment.

Motion: **That the meeting is adjourned.**

Proposed by: Lenny Bunnell

Seconded by: Jon Leonard

Vote: Carried unanimously

The meeting adjourned at 6:43 p.m.

Respectfully submitted by,

Jack Platt, Chair

Gloria J. Gathers, Minutes Clerk