

Animal Shelter Building Committee
Special Meeting
November 19, 2007

Chairperson Roberta Reynolds called the special meeting of the Animal Shelter Building Committee to order at 7:02 p.m. in Room 204 of Shelton City Hall, 54 Hill Street, Shelton, CT 06484 on Monday, November 19, 2007.

The following members were in attendance: Roberta Reynolds, Gerry Craig, Linda Hooper, Bill Bures, Anthony Minopoli, Irene McCoy and AJ Grasso. Steve Martino was absent.

1. Pledge of Allegiance

Recited

2. Public Participation

Joseph Bienkowski discussed the issues pertaining to the proposed site that he presented at the Board of Alderman Meeting on November 8, 2007. The issues of most concern are:

- Location is adjacent to a flood zone
- Possible contamination of hazardous industrial demolition material

Linda Hooper said that she checked and the site is definitely in a flood zone. Mr. Bienkowski said as a municipal planner, he doesn't recommend building up the structure. He also said that soil boring tests to confirm hazardous waste is very costly. Bill Bures said that there is a natural spring on the property. Bert Reynolds said that she received a call from a neighbor of the property with concerns pertaining to building the shelter on the site.

A map was presented to look at the city owned open space. A discussion followed on the possibility of the Nells Rock Road property. Mr. Bienkowski said that in some cases public works might offer in-kind services for work needed to be done.

3. Approval of Minutes from previous meeting.

AJ Grasso motioned to accept the minutes of the September 13, 2007 meeting. Gerry Craig seconded it. It passed unanimously.

4. Communications

None

5. Old Business

Bert Reynolds gave an update on Wiles Architects. There has been no communication with them. They have not returned phone calls. There is no signed contract and they have sent another notice of a bill for \$10,500.

6. New Business

Gerry Craig introduced Mark Principi and Wayne Scully from Caldwell and Walsh Building Construction, Inc.

They gave a presentation of their services, explaining the roles of a construction manager vs. a general contractor.

They explained the phases and the fees. They also discussed the necessity of environmental studies.

After Mr. Principe and Mr. Scully left, the committee discussed the concept of construction manager and how it may suit our needs. Gerry Craig volunteered to call Caldwell and Walsh to get an estimate of costs for our proposed building.

The committee decided that it necessary to involve the Mayor. Bert Reynolds said she would invite him to our next meeting to discuss the proposed site and to address the issues of flood zone, contamination and costs of a needed retaining wall.

A motion was made by Tony Minopoli and seconded by AJ Grasso that the Shelton Animal Shelter Building Committee will meet the second Thursday of each month at 7:00 pm in Room 204 of Shelton City Hall, on the following dates in the year 2008. All were in favor. It passed unanimously.

January 10, 2008
February 14, 2008
March 13, 2008
April 10, 2008
May 08, 2008
June 12, 2008
July 12, 2008
August 09, 2008
September 13, 2008
October 11, 2008
November 08, 2008
December 13, 2008

8. Adjournment

A motion to adjourn was made by AJ Grasso and seconded by Linda Hooper. All agreed. The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Gail S. Craig
Clerk

Audiotape will be submitted to City/Town Clerk this week.