

ADVISORY COMMISSION ON CAPITAL EXPENDITURES  
REGULAR MEETING  
SUFFIELD, CONNECTICUT  
JANUARY 14, 2016

The Chair, Michael Stevens, called the meeting to order at 7:00 p.m. Present were Ryan Anderson, Kathie Harrington, Pete Hill, Kate Rietberg and Maureen Schorr. Also in attendance were First Selectman Melissa Mack, Patrick McMahon, Gerry Turbet, Krystal Holmes and Bruce Rietberg.

Upon motion duly made by Ms. Harrington, seconded by the Chair, it was voted unanimously to accept and record, without amendment or correction, the minutes of the December 3, 2015 meeting.

Mr. McMahon presented a project to build a multi-use trail along Mountain Road. The preliminary cost estimate for construction is \$355,200. An application has been submitted for a state grant to fund 100% of the construction-related costs. The Town share would be \$35,000, which is for the estimated design costs. The next project discussed was Phase II of the Route 75 utility extension project. The total project cost would be \$900,000, which can be broken down into \$425,000 for water and \$475,000 for sewer. These could be done as separate projects and does not need to be done in the next years; however, perhaps setting aside funds starting this year would be appropriate. There is a possibility down the road to receive a matching State grant.

Mr. McMahon then presented information on the proposed relocation of the highway garage in order to promote redevelopment of Ff Tyler Place in the Town Center. The options are building the needed facilities on Town-owned property or purchasing an existing building that may need to be improved to fit the Town's needs. The estimated cost is approximately \$3,000,000. State grants will be pursued, and there is potential for contribution from the private landowners that would benefit from the Town moving its facilities. Discussion was had concerning the costs related to keeping the Town facilities where they are currently located, which would be approximately \$900,000 for repairs and approximately \$500,000 for remediation. Thereafter, discussion was had concerning a related project for reconstruction of Ff Tyler Place as a Town road. The total project cost would be \$550,000, with the Town share at \$275,000 and the private sector share at \$275,000. Although Mr. McMahon acknowledged that the project should not go forward until it is known where the road should go, he suggested continuing to allocate funds to this project as evidence of a good faith commitment on the Town's part to develop Ff Tyler Place.

Additionally, Mr. McMahon presented information on the Kogut property across from Spaulding School (157 acres). He indicated that it is only a matter of time before this property becomes a housing subdivision. An updated appraisal would need to be conducted, but it would likely take \$1,500,000 to \$2,000,000 to purchase the entire property.

Finally, it should be noted that Mr. McMahon educated the Commission on the different types of State grants that are available for economic development projects and provided hand-outs detailing the key information for each type of grant.

Mr. Turbet explained that there is approximately \$254,000 in the Pavement Management (PM) account. There are ongoing projects that will likely utilize this entire amount. As such, he requested \$300,000 be allocated to this account despite the fact that funds will be received through bonding for

PM projects. He explained that the PM account is used for projects or costs that are not covered by the bond funding. For example, the funds in the PM account will be spent on smaller projects (i.e. crack-sealing) and other costs associated with the bond projects (i.e. police and inspection costs). Unfortunately, the report from the updated PM study was not available.

For Drainage Projects, Mr. Turbet asked for \$200,000. There are several ongoing and/or planned projects that will need to be funded, including \$50,000 in projects off Thompsonville Road and Phelps Road. Thereafter, Mr. Turbet discussed the status of the Remington Street Bridge Replacement Project. It has been approved under the Federal Local Bridge Program and, thus, 80% of the project costs will be reimbursed by the State. The preliminary design costs were funded at \$366,000, and the estimated project costs exceeded \$3,000,000. As such, he is seeking \$765,000 for the next several budget years, especially in light of the fact that \$500,000 was taken from this project and was allocated to the library project.

Finally, discussion was had concerning new State requirements for Stormwater Permits. It is likely that a consultant will need to be hired to ensure compliance with the new regulations, and Mr. Turbet is seeking \$50,000 for this purpose.

Upon motion duly made by Ms. Harrington, seconded by the Chair, it was voted unanimously to adjourn the meeting at 9:00 p.m.

Respectfully submitted,  
*Kathie Harrington*