MOODUS FIREHOUSE BUILDING COMMITTEE
MUNICIPAL OFFICE COMPLEX
MEETING ROOM 2
May 7, 2026
6:00 P.M.
SPECIAL MEETING MINUTES
Draft

1. CALL TO ORDER

Craig Mansfield, Chairman, called the meeting to order at 6:06 PM

2. ATTENDANCE

Regular Members Present: Craig Mansfield, Edward Blaschik, Walter Parkus
Alternate Members Present: none
Absent: Irene Haines, Kevin Rutty, Brad Park
Guests: Eric Cantar & Bob Banning (Silver Petrucelli); Downes Construction: Nicole DeMaio, Ryan Patrick, Scott Scholl, David Stein, (Zoom), Ben Stoner (in person)

3. APPROVAL OF MEETING MINUTES

A. **Motion:** Edward Blaschik moved, seconded by Walter Parkus, to approve the April 23, 2026, minutes with a correction - The majority of the low voltage work will be done by the electrician.
Discussion: None
In favor: E. Blaschik, C. Mansfield, W. Parkus
Opposed: None
Abstained: None
Motion passed.

4. OLD BUSINESS

A. Continued review of DD Estimate /VE Options
Scott Scholl, Downes Construction, said they will have an estimate for the MFBC and Silver Petrucelli next week, including some additional blasting information.
Craig Mansfield said that the estimate is needed for the public hearing. The date of the referendum has changed. There will be a Primary Election on August 11, with Early Voting beginning on August 2, so the Town Meeting will be on September 2, and the Referendum will be on September 15.

B. Silver Petrucelli & Associates –
David Stein displayed the presentation on the screen, and it was discussed at length, with some corrections made. The committee's charge is a replacement not a renovation. The charge and project goals will be presented first, then will be handed off to Silver Petrucelli to do a walk-through of the building. Site conditions, the existing building and its problems will be discussed, with the structural engineering and other reports from 2022 and 2023 included.
Craig Mansfield said the town spent about $17,000 to cable it to make it safe during wind storms. But we are past that now and the cost of repairs is increasing.
The parking design, phasing and logistics, bunk rooms, all the different rooms, square

footage will also be presented. We started with a wish list from the Fire Department, and then reduced the size to fit the property, reduce costs, and meet OSHA requirements and needs for the Fire Department for the next 50 years. Mandated Fire service requirements and Firefighter safety have changed a lot over the years. We need to support the current call volume and show where the calls are coming from now. Craig has several years of data on call volume and location of calls. We will explain firehouse operations and how the new building will support the town for the next 50+ years.
Then we will present the design aspect of the building, the mechanical systems, scale, economic benefits, sustainability, and wind velocity, with cost comparisons for different firehouses recently built in other CT municipalities.
Downes Construction will present more discussion of project costs today and projected costs. They will explain when the OSHA requirements came into effect and how the site impacts the design. Moodus does not have public utilities, so the fire house must have a septic system and a well. They will outline the current cost savings and show how much has been saved by comparing the original cost to the projected cost now.
We will discuss funding. USDA funds are a low interest loan, not a grant, we are applying for a STEEP grant and for bonding, and then we will need taxpayer dollars. We will explain the estimated impact on local taxes.
The presentation could be posted on the town website before the Town Meeting, with a QR code. There will be 30 – 40 slides in the presentation so it will take about 40 minutes to complete the presentation.
Craig will update a few of the slides. He would like to have a dry run one more time once it is updated. We could do that on May 26, at 6:00 pm before the P&Z meeting starts at 7:00 pm.

C. Bills and Invoices
Invoice from Silver Petrucelli reviewed
Invoice# 26-563 dated 5-1-26 for $16,471.00

Motion: Edward Blaschik moved, seconded by Walter Parkus, to approve the invoice as presented.
Discussion: None.
In favor: E. Blaschik, C. Mansfield, W. Parkus.
Opposed: None
Abstained: None
Motion passed.

Invoice from Fuss & O'Neil for hazardous materials evaluation reviewed
Invoice# 28-2812 dated 4-24-26 for $8,200.00

Motion: Edward Blaschik moved, seconded by Walter Parkus, to approve the invoice as presented.
Discussion: None.
In favor: E. Blaschik, C. Mansfield, W. Parkus.
Opposed: None
Abstained: None
Motion passed.

5. GENERAL DISCUSSION

A. Discussion about the P & Z meeting: there were a lot of questions, we will be there again on May 26, the day before the public hearing presentation at a Town Meeting. The site in Moodus has worked well for years, the charge to P & Z is to make sure it meets the requirements in the Plan of Conservation and Development.

B. Next Meeting is scheduled for May 26, 2026, at 6:00 pm .

6. AUDIENCE OF CITIZENS - none

7. ADJOURNMENT

Motion: Edward Blaschik moved, seconded by Walter Parkus, to adjourn the meeting at 7:00PM. Motion passed unanimously

Respectfully submitted
Martha Hansen,
Recording Secretary