

[NOTE: These minutes are made available to the public prior to Moeller Home Building Committee acceptance.]

Moeller Home Building Committee Meeting Minutes - Thursday, October 14, 2004

Chairperson Perry Cornwall opened the meeting at 1:30 p.m. Members present were Chairperson Perry Cornwall, Melvin McOmber, Brian O'Connor, Chief Building Official and Kathleen Bagley, Director, Recreation and Parks Department. Also present were Salvatore Cucia, Assistant Director, Recreation and Parks and Jim Bell, Project Architect.

1. 1. Public Comments.

No public comments.

2. [Minutes - September 15, 2004.](#)

Melvin McOmber moved to approve the minutes. The motion was seconded by Kathleen Bagley and voted unanimously.

3. Status of Project.

a. Fundraising.

Chairperson Cornwall reported that members of the Friends of the Nature Center attended the Town Council meeting on October 4, 2004. At that meeting, they made a presentation to the Council to complete the fundraising for the construction budget. The Committee was short \$90,000 for the construction budget. The Friends of the Nature Center received a commitment from a private donor for \$50,000 towards the needed funds with a stipulation that a matching \$50,000 be solicited by the Friends within one month. The Friends then approached the Town Council with a proposal asking for a \$25,000 grant and a loan of \$25,000. The Town Council responded with a grant of \$20,000 and a loan of \$30,000. With this match, the Friends have raised the necessary funds to begin construction.

b. Construction Bid.

At the Town Council meeting on October 4, 2004, the Council awarded a bid for \$628,100 for the construction/renovation of Moeller Home to LTC Construction Company, New Britain, CT. (See enclosed sheet on construction bid.)

c. Planning and Zoning Commission.

Ms. Bagley reported that she attended the Planning and Zoning Commission meeting on October 5, 2004, to notify them of the site plan change for the location of the handicapped ramp and for eliminating the back deck and adding stairs off the back door. She reported that the Planning and Zoning Commission approved the town's request to relocate the handicapped ramp and to redesign the back entrance and eliminate the rear porch.

d. CL&P.

Ms. Bagley reported that she received a letter of agreement from CL&P for energy incentives for the construction of the Wethersfield Nature Center. This agreement will be signed by the Town Manager. The town will receive a check in the amount of \$1,587.20 if all the heating and lighting designs are installed as per the building's specifications. Ms. Bagley reported that the town would receive this check after the completion of construction for Moeller Home. These funds will be deposited in the Moeller Home Building account.

e. Existing Generator.

Chairperson Cornwall asked Ms. Bagley to investigate the possibility of using the existing generator for the building. She will check with the Maintenance Department to see if the generator can be used for the building.

f. Architect Jim Bell reported that the construction administrator from his firm for the project will be John Guinan. He reported that everything is ready to go for the construction of the building. Mr. Guinan will set up a pre-construction meeting as soon as all the paperwork has been completed for the administration of this project.

g. Chairperson Cornwall will investigate the possibility of a groundbreaking ceremony for the Nature Center.

4. Business.

a. Payment Request from Ultimate Abatement Dated 9/12/04.

Melvin McOmer moved to approve payment to Ultimate Abatement in the amount of \$10,150.00 for invoice #10 dated 9/12/2004. The motion was seconded by Brian O'Connor and voted unanimously.

b. Payment Request from EnviroScience Dated 10/7/04.

Melvin McOmer moved to approve payment to EnviroScience in the amount of \$3,078.00 for invoice # 0000005 dated October 7, 2004. The motion was seconded by Brian O'Connor and voted unanimously.

5. Adjournment.

The meeting adjourned at 2:30 p.m.