



TOWN OF MIDDLEBURY

Office of the Selectmen

AGENDA
MEETING OF THE BOARD OF SELECTMEN
Monday, May 16, 2016 – 6:00 p.m.
Town Hall Conference Room

Present: Edward B. St. John, First Selectman
Elaine M. Strobel, Selectman
Michael J. McCormack, Selectman

Also Present: Attorney Robert Smith
Attorney Dana D'Angelo
John J. Calabrese, Town Engineer
Barbara J. Whitaker, Recording Clerk
Marj Needham, Reporter – Bee Intelligencer
Linda Zukauskas, Reporter - Voices

Call to Order with Pledge of Allegiance

The meeting was called to order by the First Selectman with the Pledge of Allegiance.

Approval of Minutes of May 2, 2016 Meeting

First Selectman St. John MOTIONED to approve the minutes of the May 2, 2016 Meeting, SECONDED Selectman Strobel. Unanimous approval.

Appointments

The First Selectman explained that Heritage Water Company will become a part of Connecticut Water Company and he will be the representative for the Town of Middlebury.

First Selectman St. John MOTIONED to nominate himself as a member of the Board of Directors of the Heritage Water Company, SECONDED by Selectman McCormack. Unanimous approval.

Discussion Consideration

Call for Town Meeting – Accept Madison Court as Town Road

The First Selectman explained that the Town was getting a moderator for a Town Meeting on the Middlebury Library Lower Level Lease and the naming of Madison Court as a town road. This will be moved to a Town meeting.

Selectman McCormack asked if the tenants would be paying rent during the renovation stage. Attorney D'Angelo said it was not uncommon for tenants to not paying rent during this stage.

Selectman McCormack asked if the tenants finished renovating the area within three months or earlier than expected and if they moved in, as a business that is making money and profit without the payment of rent. The first Selectman said that they may have a commitment at the office they have now. Attorney D'Angelo said that she thinks the Waterbury office will remain open for some time. Selectman McCormack asked if there was anyway the Town could collect rent if they finish the renovations early. Attorney D'Angelo said she would check into this matter.

First Selectman MOTIONED to approve the lease agreement between the Town of Middlebury and Attorney Timothy Sullivan and Attorney Jerry Anastasio, SECONDED by Selectman Strobel. Unanimous approval.

Call for Town Meeting – Accept Madison Court as Town Road

The First Selectman explained that the Board of Selectmen is not authorized to accept Madison Court as a Town Road, and that this matter would have to be brought to a Town meeting.

First Selectman MOTIONED to move the naming of Madison Court as a town road to a Town Meeting for a date to be announced, SECONDED by Selectman Strobel. Unanimous approval.

The First Selectman MOTIONED that in conjunction with the naming of Madison Court as a town road at the Town Meeting, the Board of Selectmen would release the remaining portion of the bond in place for pavement and drainage (per the attached correspondence from Calabrese Engineering), SECONDED by Selectman Strobel. Unanimous approval.

Vote on Bond Recommendation for Wesson Energy – 504-520 Middlebury Road

The First Selectman asked for patience from the residents on the upcoming construction on Route 64 in the middle of Town. He has received complaints that the area is very messy. The Shell station is now closed and will be totally demolished.

Selectman Strobel MOTIONED to approve a performance bond estimate in the amount of \$341,485.00 for 504-520 Middlebury Road (per the attached correspondence from Calabrese Engineering), SECONDED by Selectman McCormack. Unanimous approval.

Selectman McCormack asked if there was a minor change to the site plans would the bond be increased. Mr. Calabrese said it would only be raised for major changes.

Vote on Bond Recommendation for ANV Petroleum – 550 Middlebury Road
First Selectman St. John MOTIONED that the site bond amount for \$64,000.00 be approved for ANZ Petroleum for the property located at 550 Middlebury Road (per the attached correspondence from Calabrese Engineering), SECONDED by Selectman McCormack. Unanimous approval.

The First Selectman explained that the dollar amounts that have been set for the bonds are part of the review process by the Town Engineer based on the approval of Planning and Zoning. Mr. Calabrese explained that the Engineer for the project will have to certify the work that it has been done according to plan before the bonds will be released.

Selectman McCormack asked Mr. Calabrese if he knew when the projects were going to be complete. He said that he would imagine that the work would be done by the end of the year. DOT will be replacing the signaling in that area and there will be some new crosswalks, and there will be sidewalks on the north side of the road as well.

Public Comments

None.

Adjournment

First Selectman St. John MOTIONED to ADJOURN the meeting, SECONDED by Selectman Strobel. Unanimous approval.

These minutes are submitted this 17th day of May 2016 subject to approval.

Respectfully submitted,

Barbara J. Whitaker

Barbara J. Whitaker
Recording Clerk

Barbara Whitaker

From: Dan Norton <dnorton@middlebury-ct.org>
Sent: Tuesday, May 17, 2016 1:18 PM
To: Larry Hutvagner
Cc: Ed StJohn
Subject: Some ideas for finding surplus money in DPW

Larry,
As per our discussion today, these two accounts should have a large surplus at the end of this year:
01-52-01-6002 = about \$65,000 should be surplus due to people being on worker's compensation
01-52-03-6414 = about \$20,000 should be surplus due to much lower cost of fuel per gallon than I budgeted for.

Please check my estimations, I want to help, but I definitely don't want to donate to the cause and short DPW in the process.

I WILL be over budget in Vehicle Maintenance and Equipment Maintenance but I think I may still be able to make that up with the other smaller line item surpluses within 52.

Daniel J. Norton
Director of Public Works
Town of Middlebury
1 Service Road
Middlebury, CT. 06762
Ph (203) 577-4170
Fax (203) 577-4168
dnorton@middlebury-ct.org

CALABRESE ENGINEERING

601 Quassapaug Rd.
Watertown, CT 06795
(203)598-4390

Town of Middlebury
Board of Selectmen
P.O. Box 392
Middlebury, CT 06762

May 16, 2016

Bond Release – Parkland Estates – Madison Court

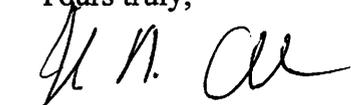
Dear Mr. St. John:

The road has been completed and pavement and drainage have been in place for at least 2 years.

The Board of Selectmen can release the remaining portion of the bond.

Please contact me if you have any questions or comments.

Yours truly,



John N. Calabrese P.E.

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601 Quassapaug Rd.
Watertown, CT 06795
(203)598-4390

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Board of Selectmen
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May 16, 2016

Wesson Energy – 504-520 Middlebury Road

Dear Mr. St. John:

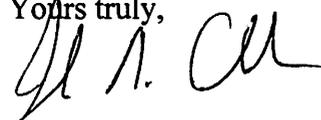
I have reviewed estimate titled Performance Bond Estimate – 504-520 Middlebury Road, dated May 11, 2016. (attached)

This estimate includes \$11,000.00 for lighting, it should be noted that at least the 2 proposed lights along Middlebury Road to be of similar style to the lights in the parking lot at Middlebury Station located to the southeast of this project.

The estimate totals \$341,485.00 and the Board of Selectmen can set the bond amount at \$341,485.00.

Please contact me if you have any questions or comments.

Yours truly,



John N. Calabrese P.E.

PERFORMANCE BOND ESTIMATE – 504-520 MIDDLEBURY ROAD

May 11, 2016

ITEM DESCRIPTION	SUBTOTAL
CLEARING, GRUBBING AND GRADING	\$ 27,500.00
RETAINING WALL	\$ 79,680.00
DRAINAGE SYSTEM	\$ 91,357.00
WATER SYSTEM	\$ 8,460.00
SEWER SYSTEM	\$ 12,250.00
LANDSCAPING	\$ 47,889.00
PAVING	\$ 63,349.00
LIGHTING	\$ 11,000.00
TOTAL	\$ 341,485.00

CALABRESE ENGINEERING

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ANZ Petroleum - 550 Middlebury Road

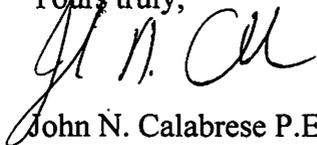
Dear Mr. St. John:

I have reviewed estimate titled ANZ Petroleum – 550 Middlebury Road, Middlebury, dated 5-13-16, by Scott A. Meyers, P.E., L.S.(attached)

The estimate totals \$ 64,000.00 and the Board of Selectmen can set the bond amount at \$ 64,000.00

Please contact me if you have any questions or comments.

Yours truly,



John N. Calabrese P.E.

ANZ PETROLEUM - 550 MIDDLEBURY ROAD, MIDDLEBURY

DATE: 5-13-16

BY: SCOTT A. MEYERS, P.E.,L.S.

OF: MEYERS ASSOCIATES, PC

Description	ORIGINAL BOND				Completed to date		Amount
	Quantity	Unit	Unit price	Amount	Quantity	Amount	Remaining
Water Service	60	LF	\$45.00	\$2,700	0%	\$0	\$2,700
Concrete Walk	565	SF	\$7.50	\$4,238	0%	\$0	\$4,238
Bituminous Curb	375	LF	\$3.00	\$1,125	0%	\$0	\$1,125
Light poles	4	EA	\$1,200.00	\$4,800	0%	\$0	\$4,800
Bituminous Pavement	444	SY	\$50.00	\$22,200	0%	\$0	\$22,200
Water Quality Unit	1	EA	\$3,000.00	\$3,000	0%	\$0	\$3,000
New Sign	1	EA	\$3,000.00	\$3,000.00	0%	\$0	\$3,000.00
15" RCP	80	LF	\$30.00	\$2,400	0%	\$0	\$2,400
CL' Catch Basin	1	EA	\$2,000.00	\$2,000	0%	\$0	\$2,000
Landscaping	37	EA	\$200.00	\$7,400	\$0.00	\$0	\$7,400
Loam & Seed	225	CY	\$5.00	\$1,125	\$0.00	\$0	\$1,125
Dumpster Pad	180	SF	\$7.50	\$1,350.00	\$0.00	\$0	\$1,350.00

Sub-totals				\$55,338			\$55,338
15% for inflationary costs, contingencies & administrative costs				\$8,301			\$8,301
Totals				\$63,638			\$63,638

SAY \$64,000