

**TOWN OF BOLTON  
BOARD OF SELECTMEN- SPECIAL MEETING  
MONDAY, DECEMBER 23, 2024, 8:30 A.M.  
TOWN HALL & ZOOM  
MINUTES**

The Board of Selectmen held a special meeting on Monday, December 23, 2024, with First Selectman Rodney Fournier presiding. Also in attendance were selectmen: Robert Morra (arrived 8:32 am), Gwen Marrion, Mather Clarke (arrived 8:33 am), Tim Sadler, Amanda Gordon; Town Facilities Director John Butrymovich; Town Administrator Jim Rupert and Intern Tim White. Absent: Pam Sawyer.

Resident Jim Loersch arrived at 8:37 am.

Executive Assistant Kathy McCavanagh arrived at 8:57 a.m.

**Tim Sadler left the meeting at 9:22 a.m.**

**Amanda Gordon left the meeting at 9:34 a.m.**

**1. Call to Order.**

R. Fournier called the meeting to order at 8:31 a.m.

**2. Consider and Act on Awarding Notch Road Demolition Contract and Authorizing Town Administrator to Sign the Contract.**

**MOTION:** R. Fournier made a motion to consider and Act on awarding the Notch Road Demolition Contract and authorizing Town Administrator Jim Rupert to sign the contract.

By: R. Founier      2<sup>nd</sup>: R. Morra

Vote:

Yes: G. Marrion, R. Morra, A. Gordon, T. Sadler, M. Clarke, R. Fournier,

Absent: P. Sawyer

Discussion: J. Rupert stated it was important for BOS to know that we along with with our consultant Tighe and Bond, took our time interviewing Stamford Wrecking. There were a couple of areas that their contract was significantly different, and we wanted to understand why. Stamford Wrecking had some cost savings in their

contract due to their using manual labor and mechanical methods to separate some of the hazardous waste so it's not all disposed of as mixed hazardous waste. Board had also previously interviewed Stamford Wrecking in round one of interviews and were very pleased with their experience and expertise.

R. Morra concurred with J. Rupert on Stamford wrecking along with their concerns about the environmental aspects of everything around them. Confident they will do the job well and would not have to be concerned with drifting of airborne materials.

A. Gordon asked if Stamford Wrecking bit off more than they can chew can they charge us more than the \$855,000? -J. Rupert answered the contract has "additional materials" listed if they find more than what they think might be there. But we do have approximately \$200K in the capital budget already that we have for contingency if needed.

G. Marrion, frustrated, it's taken so long to get the contracts for the ARPA funds done and we're now only days away from the deadline. Had two years to secure these funds and not happy to have no input on how the excess funds are to be used now. Feels things were not handled in a timely manner and hopes they will move faster in the future.

R. Morra stated the initial proposal package far exceeded what we could afford. We then split it out to do environmental testing first and went through that hiring process for that, then rebid and moved forward. Process took time and saved us 100's of thousands of dollars. In the end the town came in under the cost of what was originally bid and we're adding additional stuff to be done.

J. Rupert stated he thought 2 years was unfair assessment. Putting together a bid of this nature and going out and doing testing and having it done in an 11-month period is not bad.

According to J. Rupert Stamford Wrecking's contract was much lower the 2<sup>nd</sup> time around due to the work done and testing of what needed to be abated. 1<sup>st</sup> bid was assumptions based on worst case scenario. Now we have a defined scope per Tighe and Bond.

G. Marrion – after looking at bids New England Yankee

Construction – highest bid and no timeline given, Accurate Insulation (\$1.4 million)– nice project outline – timeline was January to July, Southern Middlesex Industries (just over \$1 million) didn't provide us with unit pricing which was a requirement and no schedule. Stamford Wrecking – like that timeline is January through April, sound very professional, experienced company. Supports going with Stamford even though not happy with our timeline for getting this approved.

A Gordon – concerned with why #2 (Temp barriers, construction facilities traffic regulation and soil erosion control) on Stamford is much less than other bids. Do we know why? Near our Town Hall and children safety issue. We did not ask this question. They have all the sprinkler equipment, snow fencing and equipment to keep dust down to a minimum. Screen in on roadside – which would help with visibility, noise and dust.

3. **Consider and Act on how to Spend the Rest of the ARPA Funds.**  
\$444,103.64 – left in ARPA funds after we deduct Stamford Wrecking.

Proposed additional work at NRMCC:  
Rooms A and B  
Storage Office at top of Stairs

- Replace doors - double doors going into A and B, and double doors around back going into boiler room. (All other doors have already been replaced)
- Add ADA accessible walkways into the parking lot – (at double doors to A and B, single door to A, and single door to Sr. Center)
- Add new windows to left of stairs where new wall will be for light
- Install mini splits for each room
- Office storage room – replace 2 windows

\$130,000 range which will bring Stamford contract to \$985,000. This \$130,000 will be in the Stamford Wrecking contract and is an allowance for contingency and other potential items that we could add on- such as flooring, as they are removing the old flooring and any of the things listed above.

G. Marrion asked what are the guidelines for ARPA funds? J. Rupert replied, keep things health and safety related for most part.

Other Projects:

- *Replace FD UTV and repurpose existing for buildings and grounds to replace their gator* *\$44,000.00*

(FD uses for firefighting and medical evacuation, buildings and grounds use for brush work at farm). Today's price **\$46,425.00**  
Can probably take delivery in January.

- *Resurface 3 outdoor bball courts* *\$75,000.00*

(Herrick Pk, INP, Memorial Park at BCS- all over 25 years old – have been in capital budget for a while now) (\$46,000 Memorial Pk – this is a double court, and \$19,650 each for the other 2) – total: **\$85,300** – Fuller Co. can do reclaiming on site and we've used them before for pickleball court last year. We would have to waive the bid for this.

- *Replace Townhall Generator* *\$30,000.00*

(existing is 25 yrs old, add quart of oil every time we use it and starting to show its age) **\$48,960** is new price.

- *Replace generator for BCS water system and walk in coolers*  
*2-year-old quote 40,000.00*

(Adding for walk in cooler power – water system is for BCS, Senior Center, A and B, CVC, highway and buildings and grounds garages) **\$94,207 is price now.** More expensive than we thought – this is a Cummins generator and is a price from Sourcewell which is a buying consortium. This would pick up the boiler and walk in freezers if power went out as well. Per R. Fournier -Tower Generator said this price would include putting panel with a transfer switch in the school so everything can just be switched over when needed.

- *Pay for Takeuchi Excavator* *\$100,000.00*

T. Sadler/A.Gordon can see the need for the more expensive generator over at BCS and can see paying for that over paying for the excavator.

Total at this point: \$274,892

\$94,207

BCS Generator

\$48,960

TH Generator

\$85,300

BBall Courts

\$46,425

FD UTV

\$404,892 - (this includes all of above plus the \$130,000 extra for Stamford Wrecking. This leaves us only with \$39,000 roughly).

**\$39,211.66 is the actual undesignated amount left.**

Filling in Manure Pit at Farm – Ansaldi old bid is \$17,800 remove concrete and put in clean fill – we will get at least 2 if not 3 new quotes before the deadline to do this and we could do the grading that is needed as well. Any leftover funds after this project will be added to the Stamford Wrecking contract to finish off NRMCM.

Per J. Rupert recommends putting the following in the motion:

Up to \$39,211.66 for those 2 projects at the farm (manure pit and associated grading) and anything that is left over is put into Stamford Wrecking contract as an allowance for building repairs and upgrades after the demolition.

Discussion:

We have to have signed contracts for these before December 31<sup>st</sup> for this funding to go through.

T. Sadler - should we not consider paying down some of our earlier purchases with this extra money? J. Rupert stated that is not an option.

A.Gordon concerned that we may be interpreting what ARPA funds can be used too broadly. J. Rupert replied he and J. Collins have reviewed CCM interpretation, and it gave examples that were acceptable. They do promote safety, health and wellness.

G. Marrion – resurfacing townhall parking lot?? J. Rupert stated that quoted price from AJ is \$130,000 but he believes we can use TAR (Town Aid Road) funds for this. – we currently have approx.. \$600,000 in TAR.

Replacing pads at the BHS that are bubbling up? Per J. Butrymovich this is already in the current CAPA budget.

J. Rupert stated that the projects we're discussing here are ones that we keep pushing off and we're not likely to fund anytime soon. Town attorney will not likely review Fuller Paving contract as we have worked with them many times. Certainly, will have him review the Stamford Wrecking contract. We have estimate from Tower Generator but contract would come from Cummings and we have not sent those contracts over in the past. Cummings has already been awarded the contract through Sourcewell.

Per J. Rupert after we hit the magic number of \$1,000,000 dollars on any project we have to give written justification. We took the one-time exception of up to \$10 million dollars in lost revenue. – this allowed us a lot of flexibility in how these funds got spent.

**Motion:**

R. Morra made a motion to spend \$444,103.66 on the following:

\$94,207 for a generator for the water system at the school,  
\$48,960 for the town generator replacement,  
\$85,300 Refurbishing and replacing (3) basketball courts  
(1 at HP, 1 at INP and 1 at Memorial Field, and  
\$46,425 for the replacement of the all-terrain vehicle at the fire  
department.

Up to \$39,211.66 for removal of the old manure pit and associated  
grading at Heritage Farm and \$130,000 added to the original Stamford  
Wrecking contract plus any funds not utilized or left over from the pit  
removal and associated grading Heritage Farm for improvements to the  
Notch Road building.

By: R. Morra

2<sup>nd</sup>: R. Fournier

Vote:

Yes: G. Marrion, R. Morra, M. Clarke, R. Fournier

Absent: P. Sawyer, A. Gordon, T. Sadler

**4. Consider and Act on Authorizing Waiving the Bid Process(es) for the ARPA Expenses.**

**Motion:**

R. Morra made a motion to waive the bids for the expenditures of the generator for the water system at the school, the generator at the town hall, the work for the replacements of the basketball courts, the

fire department utv, and the removal and associated grading for Heritage Farm due to the time constraints for approvals of these items to meet the contract deadline.

First: R. Morra

2<sup>nd</sup>: M. Clarke

Vote:

Yes: R. Morra, M. Clarke, G. Marrion, R. Fournier

Absent: P. Sawyer, A. Gordon, T. Sadler

**5. Consider and Act on Authorizing Town Administrator to Sign Contracts for ARPA Funding Expenditures.**

**Motion:**

R. Morra made a motion to approve the Town Administrator to sign contracts for ARPA funding expenditures; the said expenditures for generators, paving for basketball courts, UTV and Heritage Farm work.

1<sup>st</sup>. R. Morra

2<sup>nd</sup>: R. Fournier

Vote:

Yes: R. Morra, R. Fournier, M. Clarke, G. Marrion

Absent: P. Sawyer, A. Gordon, T. Sadler

**6. Adjourn.**

R. Fournier adjourned the meeting at 10:03 a.m. R. Morra seconded.

Respectfully submitted,

Kathy McCavanagh

*Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.*