MOODUS FIREHOUSE BUILDING COMMITTEE
MUNICIPAL OFFICE COMPLEX
MEETING ROOM 2
August 13, 2026
6:00 P.M.
SPECIAL MEETING MINUTES

1. CALL TO ORDER

Craig Mansfield, Chairman, called the meeting to order at 6:34 PM. A quorum was present.

2. ATTENDANCE

Regular Members Present: Craig Mansfield, Edward Blaschik. Kevin Rutty, Walter Parkus, Irene Haines (Zoom)
Absent: Brad Park
Guests: Don Angersola, Eric Cantar (S & P), Nicole DeMaio, Scott Scholl, Ben Stoner (Downes Construction on Zoom).
Audience – Jeff Miller

3. APPROVAL OF MEETING MINUTES - Postponed

4. GENERAL DISCUSSION

Craig Mansfield reported that the presentation to the Board of Finance went well and the bond council is working on financing. The total project cost, which is what the town will vote on, needs to be updated on the flyer. The flyer will be included in the August 27 issue of the East Haddam News. The cost for printing and delivering 5,000 copies of the flyer is $735.

Motion: Edward Blaschik moved, seconded by Kevin Rutty, to approve the cost of $735 for the flyer. Discussion: none. In favor: E. Blaschik, I. Haines, C. Mansfield, K. Rutty, W. Parkus. Motion passed.

The project will go before the Board of Selectmen on September 2; after that committee members may discuss facts but cannot advocate for the project.
Edward Blaschik said that many people have questioned why the old building cannot be fixed and suggested including the fact that it is cost prohibitive to bring it up to code in the project information. Nicole DeMaio will add that to the FAQs on the project website.

5. OLD BUSINESS

A. Continued review of DD Estimate

B. Silver Petrucelli & Associates: Eric Cantar said that the results of the water testing show that a water softener will be needed due to the presence of minerals and manganese. Craig Mansfield said that we will get quotes for the water softener. We need the final project renderings for the presentations to the Board of Selectmen, the Board of Finance, and the town meeting on September 29.

C. Bills and Invoices –

Invoice from Silver Petrucelli & Associates
Invoice# 26928 dated 7-1-26 for $1,647
Motion: Edward Blaschik moved, seconded by Kevin Rutty, to approve the invoice as presented.

Discussion: None.
In favor: E. Blaschik, I. Haines, C. Mansfield, W. Parkus, K. Rutty
Opposed: None
Abstained: None
Motion passed.

Invoice from Silver Petrucelli & Associates
Invoice# 26946 dated 8-1-26 for $1,647
Motion: Edward Blaschik moved, seconded by Kevin Rutty, to approve the invoice as presented.
Discussion: None.
In favor: E. Blaschik, I. Haines, C. Mansfield, W. Parkus, K. Rutty
Opposed: None
Abstained: None
Motion passed.

6. AUDIENCE OF CITIZENS

Public Comment – Jeff Miller asked about the affordability of the project, and referred to the recent East Haddam News article. He mentioned the firehouse recently built in Norfolk, CT, which cost about $10 million and has 6 bays for 7 trucks, plus cleaning areas and training rooms. He asked why ours is bigger and more expensive.
Craig Mansfield replied that this project is not an entire add to the bonding because we have some projects coming off in 2029, and that will mitigate some of the impact.
Eric Cantar said that the Norfolk station is smaller and they have an all-volunteer department so sleeping quarters are not needed. Norfolk's population is about 1,800 people.
Craig Mansfield said East Haddam has about 9,000 people. The new firehouse will hold 10 trucks plus other equipment. The square footage is the bare minimum to meet the current and future needs of the town. Kevin Rutty commented that we also have a marine section because of the lakes.
Irene Haines asked how Norfolk's square miles and call volume compares to East Haddam. We can look at cost per capita and cost per square mile, and the new firehouse will meet all the OSHA requirements that will soon come into effect. We anticipated that for the future. It is hard to compare one fire house to another one in a different town without having all the details.
Jeff Miller – well you have another fire house too.
Craig Mansfield – yes and we need one in Moodus due to call volume here and the cost of homeowners insurance. Insurance rates for Moodus would go way up if we didn't have a firehouse there. We maintain a firehouse near Lake Hayward too, for the same reason.
Kevin Rutty said that we are building a firehouse to fit the needs of our town, which includes the lakes, medical responses, and housing for the equipment that we have.
Craig Mansfield – according to Norfolk's website they are looking at adding a 3-bay garage to the new firehouse already because they are finding that they need the extra room. And construction costs are going up by about 8% a year. Our costs have already gone up by $300,000 just by having to delay the construction by a few months. The charge of this group is to bring a project to the town, the Board of Finance, and Board of Selectmen. I appreciate that you came tonight and asked questions.
Jeff Miller - I can see a problem with the referendum because people are going to question the cost. And we don't have industry in this town to help with the taxes. Do we spend the money on the firehouse and drop everything else?
Craig Mansfield - 13 years ago we went through that and renovated this building (the MOC) for $20

million. Some of that money went to the library and some went to the schools, and now here we are again needing more. This facility is in use all the time. It's hard to schedule a meeting because all the rooms are being used.
Jeff Miller - some buildings have burned to the ground not that far from here, why is that?
Kevin Rutty – there are a lot of different factors. There are no hydrants in town, and it depends on what you find when you get there. Each fire is different.
Craig Mansfield – we appreciate your comments, and our job is to get all the facts to you so you can decide on how to vote.
Jeff Miller - couldn't you have presented different building designs and let people choose what they can afford?
Edward Blaschik – we must consider the safety of the community, and the call volume, which is increasing. The firehouse is not just a garage for the trucks.
Kevin Rutty - we have firefighters on the committee, and we have consulted the fire department on what they need. That's where we started. And we cut the cost and size as much as we could. That's why we have a referendum.

B. Next Meeting date TBD.

7. ADJOURNMENT
Motion: Edward Blaschik moved, seconded by Kevin Rutty, to adjourn the meeting at 6:56 PM. Motion passed unanimously.

Respectfully submitted
Martha Hansen,
Recording Secretary