



**Town of Ridgefield
Public Safety Facilities Committee
Minutes
UNAPPROVED**

August 27, 2026 7PM

ANNEX, Large conference room, 66 Prospect Street, Ridgefield, CT

Please note – these minutes are not verbatim.

Committee Members Present: David Brickley, Pamela Dunaway, Denis Graves, Wally Martinez, Adam Safir, Stephen Scalzo, Ed Tyrrell

Committee Members Absent: None

Presenters in Attendance: None

Wally Martinez called the meeting to order at 7:04 pm.

Ed Tyrrell motioned to add to the agenda a new item between existing item 2 and 3; David Brickley update on course of various options. Adam Safir seconded. The motion carried 7-0.

1. **Public Comment** – Chuck Hancock, 480 North Street, requested a public comment opportunity at the end of the meeting.
2. **Discuss Building New Police HQ on site of existing Police HQ** – Steve Scalzo researched this alternative. It is possible but not feasible. The current structure is such an old building that per the Historic District requirements, will have to be at least partially maintained. Mr. O'Brien, Historic District Commission Chair, said he would be supportive with the project but will likely not approve demolishing the building. Therefore, bringing it up to CAT 4 requirements while maintaining a portion of the old structure will have additional costs. The lot is also too small for current needs and would require more square footage. The neighbor was approached about possibly selling the back of his lot for parking for the police department. The acquisition price suggested is high. Several assessments have been completed to estimate the cost at \$1100 to \$1400 per square foot. He believes other options are financial more appropriate.
3. **David Brickley Update on Course of Various Options** – David Brickley reported that the combined building option at Quarry Ridge is 46,500 square feet, with 6 bays, \$63 million.

Option A, building on a private site, two separate buildings; 22,000 square feet for Fire Department, 6 bays, not including 3000 square feet for the Volunteer Fire Department, and 24,500 square feet for the Police Department is estimated at \$58 million. Wally Martinez asked for an explanation of David Brickley's term, equalizer. David Brickley responded that when each tiger team looked at their own sites, renovations, and aspects of each scenario, each team had the latitude to craft the structure/s as they wanted. He kept each team's thoughts and once they knew they were going to be decreasing the square footage, he asked KBA and the chiefs to come up with a square footage equalizer that incorporated the minimum requirements including 5 full size pull-through bays. Option B is two buildings with the Volunteer and Career Firefighters with 6 bays, at the private site and Police HQ at Quarry Ridge, \$61 million. Option C is a consolidated building with no shared core, 25,000 square feet and 24,500 square feet, added costs of \$3.22 million for environmental impacts (drainage) and minimal future-proofing of building a shell but not fitting it out. Option D is a consolidated building with shared core space, 6 apparatus bays, plus an out-building and the same added costs of \$3.22 million. The total is 46,500 square feet. Wally Martinez suggested that instead of \$800,000 for future-proofing the core shell, there are several other ideas to consider, which the BOS will balance. This option with or without the core shell will be about \$54 million to \$55 million. Option 3-A is the idea suggested by Chuck; fire station at private site, police at the existing site. Fire is all the same as Option B, \$31 million. The police station is on a site that isn't large enough so adding an acquisition estimate for a neighboring 2.2 acre property of \$2 million, brings total costs to \$35 million to bring the historic police station up to operational. Option B to build the police station at Quarry Ridge is \$30 million; no land acquisition costs, no temporary structures cost, no Historic District costs.

4. **Final Vote on Recommendations to the BOS** – The committee discussed whether they would be making one or several recommendations. They are reviewing a draft majority report drafted by Wally Martinez. Adam Safir motioned to approve the majority report to present one recommended majority option and discuss other viable options to advise the BOS. Wally Martinez explained the work that went into the majority report.

Ed Tyrrell motioned to approve Option D as the recommended option to the BOS. Denis Graves seconded. Then David Brickley added a modification to Option D to remove the future proofing cost of \$800,000 and add in the seventh bay bringing the total estimated cost to \$55 million. Ed Tyrrell amended his motion to approve Option D with the new modifications bringing the total estimated cost up to \$55 million. Denis Graves seconded. Ed Tyrrell commented that he believes 50% of the voters will deny this option. Pamela Dunaway expressed concerns that the chiefs haven't bought into Option D. Wally Martinez, Ed Tyrrell, and Adam Safir stated that the chiefs have been consulted.

Ed Tyrrell restated his motion to approve Option D, \$55 million, as the committee's recommendation to the Board of Selectpersons. Denis Graves seconded. Motion carried 6-0 (Dunaway no).

Ed Tyrrell motioned to accept the Majority Report as presented and send to the Board of Selectpersons and the Board of Police Commissioners. The motion died for lack of a second. Wally Martinez asked that the Vice Chair, Adam Safir, take over editing, finalizing, and submitting the majority report.

Pamela Dunaway asked if there would be voting on the other options. She was asked to make a motion. Pamela Dunaway motioned to vote on the Quarry Ridge combo at \$63 million. Ed Tyrrell seconded. After discussion, Pamela Dunaway stated that she would include the option in a minority report. David Brickley added that his cost comparison table could also be included in the majority report. Adam Safir shared that he had already requested and Wally Martinez agreed to add all the additional materials being discussed now as appendices. Then Pamela Dunaway stated that there would be no need for a committee vote, and Ed Tyrrell withdrew his second of her motion.

Next, the committee discussed the edits to the majority report. Ed Tyrrell has none. Denis Graves had no substantive edits, only minor spelling errors. Adam Safir already shared his edits. David Brickley had some corrections for square footage and costs he will send to Adam Safir. Pamela Dunaway will also send her corrections to Adam Safir.

Wally Martinez motioned to distribute the majority report to the Board of Selectpersons via First Selectperson Rudy Marconi and Board of Police Commissioners Chair Sharon Dornfeld. Steve Scalzo seconded. Motion carried 7-0.

5. **Discuss Special Meeting with BOS and Board of Police Commissioners** – The BOS is leading the meeting. The Board of Police Commissioners and this committee are invited presenters. This committee's representative will provide the background of the work done by the group and an overview of the report. The minority report will be presented by whomever writes it.
6. **General Discussion and Public Comment** – Wally Martinez resigned as chair but will remain an active member of the committee. He will speak to Option D at the BOS Special Meeting. The BOS will likely relieve the Ad Hoc Committee since the task has been completed. Ed Tyrrell explained that the chance of failure increases with every million dollars over \$50 million. David Brickley and Wally Martinez added that they believe the people of Ridgefield want operational police and fire departments. That is more important to them than an arbitrary cost that had no basis in data.

Chuck Hancock, 480 North Street, congratulated the committee for their phenomenal work. He believes this can be supported by the community and the price is sound. He supports the location. He will work to garner community support.

Sharon Dornfeld, Chair of the Board of Police Commissioners, appreciated the work of this committee and added that she would have liked to have seen more than one option recommended to the BOS. She is also happy to hear Chuck Hancock will support this option and will help educate the voters.

7. Adoption of meeting minutes – *Ed Tyrrell motioned to adopt the meeting minutes with corrections. Denis Graves seconded. Motion carried 7-0.*

8. Adjourn to Executive Session to discuss acquisition of privately owned real property – none.

9. Return from Executive Session – none.

10. New item: Ed Tyrrell motioned to add a financial analysis by Steve Scalzo. He presented a format to provide financial analysis to the BOS which compares the various options. He described all the sections of his analysis.

11. Adjournment -

Ed Tyrrell motioned to adjourn the Public Safety Facilities Commission meeting at 9:21 PM. Denis Graves seconded. Motion carried 7-0.

Respectfully submitted by,
Etna Monsalve