



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

July 9, 2026, at 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, Stephen Scalzo, Ed Tyrrell

Committee Members Absent: Adam Safir

Presenters in Attendance: None

Wally Martinez called the meeting to order at 7 pm.

1. **Public Comment** – None
2. **July 15 Report to BOS** – Chair Martinez will draft and circulate among this group a status report for the Board of Selectpersons and request the BOS discuss in executive session due to the identification of privately owned real property.
3. **Assessment Matrix for Potential Sites and Facilities** – Pamela Dunaway circulated a draft of the assessment criteria matrix. Wally Martinez and Pamela Dunaway requested committee edits. Once it is finalized, it will be adopted and no changes will be permitted afterwards. The operational standards category will be modified with plain language. The land criteria will include an element of expansion potentiality. The operations standard is clarified to mean that if satisfied, the department believes that the scenario satisfies current operational needs. Pamela Dunaway will create a document to show this information. Pamela Dunaway asked the committee to add a legend to delineate the scoring levels of one through five with an explanation for each level. She also asked that each option show cost, tax bracket, and assessed value so that each citizen can see total cost and tax implications to citizens.
Rob Camera, Eagle Lane, commented that the tax question is more complicated because the mil rate changes yearly, and he cautioned against data overload.

Ed Tyrrell asked for discussion regarding the category of ALL IN COST versus TARGET COST because no target has been set yet. Wally Martinez responded that the target will be informed by the work of the tiger teams. Denis Graves added that the ALL IN COST will change for each scenario and might be difficult to score against a target that could be a wide range. Wally Martinez suggested deleting the comparison to a target. The committee agreed that the criteria be simply All-in Costs and reflect all known costs including indirect costs.

Ed Tyrrell motioned to approve the substance of this preliminary draft of a scoring worksheet with Pamela Dunaway agreeing to create the interactive document understandable by a lay person and providing for the operational standard clarifications and the ability to maintain optionality within the scoring criteria. David Brickley seconded. Motion carried 6-0 (Safir absent).

4. **Progress Update from Tiger Teams** – Wally Martinez stated that the three teams: Combined facilities regardless of if on private or public parcel; Renovation or repurposing of existing structure; New construction on town-own land or building.

Ed Tyrrell reported for the third tiger team. He stated that their parameter was guided by the failed referendums and should not exceed \$50 million; \$25 million per department. They considered renovating the Venus Building and determined it doesn't make economic sense due to the lost rents. Renovating the existing fire department building isn't feasible because the renovations would have to be completed without interrupting normal operations in the structure. Renovating the existing Police Department building isn't feasible because they would have to temporarily relocate and there are no temporary buildings available and leasing temporary trailers might cost \$3 million. Another option considered was building a new structure on Governor's Field, but the Playhouse and the sports community would oppose, and a replacement field would cost \$3 million, if space could be located. The next option explored was building separate structures; The best option identified was building a new Police Department building only on the top of the mountain at Schlumberger. This is the recommended location for this Tiger Team. At this time, there is no town-owned land or existing structure that could accommodate the new fire station.

Steve Scalzo reported that he and Wally Martinez came up with two potential options. Both are on privately owned land. One option is a combined facilities structure on one private lot. The other option is two separate structures, one on private land and one on the Schlumberger property. Parameters they considered were control of the land, buildability of the land, and cost. They believe all the parameters can be met. They also

explored other alternatives and spoke to Route 35 property owners, but none were interested. They considered the Post Office, but it is not available.

Pamela Dunaway reported for the combination facilities tiger team. Four options were studied. Two options were on commercial land, but the cost would be high. They also explored reducing the footprint to build on 36 Quarry Road which is town-owned. There are very limited options of where to place a combined structure.

David Brickley shared a cost data spreadsheet to use as a starting point for the tiger teams to plug in their own scenario details to get rough estimates for each option.

5. **Executive Session to discuss privately owned real property – *Ed Tyrrell motioned to move to an executive session at 7:52 pm to discuss privately owned real property. Pamela Dunaway seconded. Motion carried 6-0 (Safir absent).***
6. **Return from Executive Session and possible vote – *Wally Martinez motioned to return to the regular meeting at 8:35 pm. Ed Tyrrell seconded. Motion carried 6-0 (Safir absent). Ed Tyrrell motioned to allocate \$20,000 to ask the town's consultant to create a design fit for options A and B discussed in the executive session. David Brickley seconded. Motion carried 6-0 (Safir absent).***
7. **General Discussion – None**
8. **Next Agenda Items – Pamela Dunaway will share Assessment Criteria Matrix in advance of the next meeting for committee review.**
9. **Adoption of meeting minutes – *Ed Tyrrell motioned to approve the June 25, 2026 meeting minutes as presented. David Brickley seconded. The motion carried 6-0 (Safir absent).***

Steve Scalzo motioned to adjourn the Public Safety Facilities Commission meeting at 8:39 PM. Denis Graves seconded. Motion carried 6-0 (Safir absent).

Respectfully submitted by,
Etna Monsalve