**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes Wednesday, October 20, 2021, 6:00 PM

MEMBERS PRESENT: Nancy Butler, Ross MacPherson, John Traynor, Jon Wilhelmsen (Chair).

MEMBERS ABSENT: Colleen Thompson

GUESTS PRESENT: Resident Harry Weikel

NOTES:

* This meeting was conducted on a Zoom meeting platform with members and guests participating remotely. Members and guest will be referred to by their initials in the minutes.
* When possible, documents and plans viewed during this meeting, and/or electronic links thereof, are included at the end of these minutes.
* ACTION ITEMS: **In bold print**

OPENING – JW opened the meeting at 6:00 p.m. by reading the Governor’s orders of 3/12 & 15/20 which allow this Zoom meeting as a temporary change to Open Meeting Law during the COVID-19 shut-down. The meeting will be recorded to provide public access.

1. TOWN HOUSE ADA RAMP – Project is moving ahead. LD will be meeting with the contractor on tomorrow. They will be installing protective fencing tomorrow or Friday and will begin the project next week to stay ahead of the cold weather. They pulled the building permits. JW/LD asked BETA for a quote for some limited construction services – to be on call to answer any questions from the contractor, to confirm any materials substitutions, to check/sign-off on the work if/when the contractor asks for any partial payment, and to sign off on the final project.   
     
   NB asked about the removal of the handicapped parking spaces. JW said that the spaces will be temporarily out of service but will be returned eventually. Short-term adjustments can be made if necessary.

HW asked if the contractor has been given a Notice To Proceed which will start the clock on the project. JW said that they have been awarded the bid, but the contract has not yet been signed. JW reviewed the procedure for the things that need to be done prior to the Notice. This is all expected to be accomplished tomorrow.

1. FIRE STATION – Nothing at this time. (See OTHER DISCUSSION below)
2. RECREATION PLANNING UPDATE – JW spoke with Dan Pallotta and got the name of Brad McKenzie for recreation planning. JW will also reach out to Habib and Associates (roof consultants) to see if this is work that they would do and if they can give us some rough ideas of pricing and what they could provide. This will give us an idea of how to proceed. JW will also speak with LD about what we need to do from a procurement prospective to get someone on board for recreation planning.
3. TOWN CAMPUS PHASE II – Nothing at this time. On hold pending recreation progress.
4. POLICE STATION MOISTURE ISSUES – There are still some issues with humidity, including rust on the lockers, mold on clothing in the lockers, and moisture in the evidence room. The police are planning on purchasing some dehumidifiers which shouldn’t have to happen if the system is set up properly. RM has not yet had an opportunity to pursue a discussion with the Chief. He would like the contractor to be present at the same time and is not confident that the contractor can address the problem on their own. The system is oversized but there should be something that can be adjusted to alleviate the problem without adding dehumidifiers. We should check with Dan Pallotta to see if the engineer for the project bears some responsibility for this problem, at least as a consultant to design a solution as part of the warranty process. Their design isn’t functioning properly, so they need to adjust the design or correct the problem. **JW will reach out to Dan Pallotta to see if we have any recourse with the engineer. RM will reach out to the Chief to arrange a meeting.** HW reminded the committee that the system had to be adjusted previously. RM said that the system is better adjusted for providing heat for the cold weather. In the hot weather, it cools too quickly without allowing time for dehumidification. **RM will also check to see if this is a documented issue.**

## TOWN HOUSE and TOWN HOUSE ROOF – Moving along. We hired a consultant to test for hazardous materials inside the building and on the roof. This information is needed to build out the specs for the project. This should be done in the next week or two. The report will be included in the bid documents and the consultant will be available to answer any questions the bidding contractors may have.

## LIBRARY AND FIRE STATION ROOF SURVEYS – Just got these in but JW has not yet opened them. He will get them to the committee soon for review.

## TOWN OWNED LAND – Nothing at this time.

## DENNETT SOLAR – It is not clearly understood yet, but it seems that we need to adjust the contracts due to changes in the law for solar pilot agreements. What was done at the 2021 Town Meeting was not sufficient to meet the new legal requirements. The project will not move forward until after the 2022 TM. This may affect the pricing because the agreements between the solar company and the utility will have expired by then.

1. OTHER DISCUSSION –
2. JW has been asked to join the next FinCom meeting to talk about the fire station and to review the different Town Properties projects and buildings. JW will also mention the change to the front entrance, the roofing issues, etc.
3. A planner from Old Colony Planning Council will attend our next meeting.
4. RM has been reviewing the size and location of the ball fields to see if we can leave them in place, if necessary, and still build the new fire station. It looks possible. This may cause adjustments to the location of the building and the entrances/exits. The septic should not cause much problem other than some temporary removal of fencing and some reseeding. We need the consultant to help us know the costs relocating the fields and building the fire station.

11. MINUTES – RM moved that the minutes from 9/29/21 meeting be accepted as written. JW seconded. Roll call vote: RM yes, JT yes, JW yes, NB abstain.

1. NEXT MEETINGS – T 11/3/21, 6 p.m.
2. ADJOURNMENT – 6:28 p.m.