

# PLYMPTON TOWN PROPERTIES COMMITTEE

Minutes, Thursday, November 14, 2022, 6:30 PM

MEMBERS PRESENT: Nancy Butler, Colleen Thompson, John Traynor, Jon Wilhelmsen (Chair).

ABSENT: Ross McPherson

GUEST PRESENT: none

- Committee members and guest will be referred to by their initials in these minutes
- Agenda items were discussed out of order.

OPENING – This meeting was held in-person in the Dillon Training Room of the Plympton Police Station. JW opened the meeting at 6:39

1. Fire Station Project Update – JW, Fire Chief Silva, and Rebecca Ducharme (P3) met with Context Architecture again. Together we were able to drop the size of the proposed fire station from 21,000<sup>sq</sup> to 14,800<sup>sq</sup>. A two-story option would be 15,700<sup>sq</sup>. This option does not seem necessary - it only saves 15% on the footprint while adding space and costs for stairs. We are still debating whether or not this option would make the project more attractive to a contractor. The size of the proposed five bays was trimmed and we are leaning toward not having them be drive-through. The doors cost approximately \$30k each so the cost of five doors rather than ten would be a considerable savings. The estimated building-only construction cost remains around \$800 per square foot. Hopefully these costs will continue to trend downward.

It seems that the stations that our members have visited that have drive-through bays do not actually utilize the drive-through option. They still back the various vehicles in so that all of the vehicles have quick and easy “nose out” access.

The plan is to move a few more things around (for example, move the dayroom closer to the apparatus bays) and remove some walls to make the office/living space more in line with an open-space concept. This will increase flexibility of space use while lowering costs. We will also include the possibility of adding a mezzanine support system to the construction plans. That will allow for future storage space over the bays.

JT asked if we could take the water and sewer out of the fire station project to lower the overall cost. JW said that the \$800<sup>sq</sup> cost does not include the water and sewer. JT asked if we have information about the location of the wells and septic yet. JW said that he had expected that Rebecca Ducharme would have that tonight, but she is not here. We hope to get that from her at our next meeting.

JT suggested that we move our meetings to the Deborah Sampson room so that we can utilize a hybrid format (in-person, Zoom and live/recorded by Area 58) We will likely consider this when/if we begin the building phase of the fire station project.

## 2. Other Active Projects

### A. Old Town House

Roof – The estimate is \$150k. We have \$100k on the Special Town Meeting Warrant. It is hoped that with some adjustments to the plan, as we did with the Town House roof, we can get the cost down. Additional funding will likely come from ARPA.

We can't do a full repair until the weather changes again in the spring. Liz Dennehy will seek an inexpensive patch to get us through the winter.

Other – Steve Sarro has installed solar lights on the ramp and a motion-sensor light at the back door. There was an outlet fire upstairs on November 9<sup>th</sup>. The Fire Department was called, the situation was easily controlled and the power to the upstairs was turned off. An electrician will work on the wiring tomorrow. JW noted that the stair chair was not properly returned to its charging position. This happened previously and resulted in the need for a new battery. We will have to be more careful about checking on this and remind those that use the lift to make sure it is properly charging.

B. Town House Roof – completed

C. Town House Ramp Door and Main Entrance – JW has received a contract from BETA for an upgrade to the main entrance ramp and enhanced lighting for the new ramp and adjoining area. This is based on the previous redesign rather than the design that included the creation of an air-lock area.

3. Miscellaneous discussions

- At this point there was some general discussion about the Town tax level and valuations. JT said that we have been shown that it is best to keep the Town at an even debt level. As old debt drops off, it is prudent to add new debt. This is what the Massachusetts DOR recommends, and the Collins Center for Public Management study confirmed this for Plympton. JW said that we need to plan better for things to be paid through budgeted funds rather than out of capital.
- JW said that we need to start having the department heads meet with us again for the coming year projects. He will reach out to Mike Slawson (Library) to begin this process in December.
- CT mentioned a slight issue with the oversight of the flagpole at Main Street/Route 106. It was decided that this is not within the purview of this committee and should be discussed/handled by the Board of Selectmen.

4. Minutes – There were no minutes available for approval at this meeting.

5. Next Meeting is tentatively scheduled for December 8th.

The meeting adjourned at 7:50

# Notice of Meeting

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A, §§ 18-25

Town Properties Committee			
Date:	11/14/22	Day of Week:	<del>Tuesday</del> Monday <span style="float: right;">P&amp;D</span>
Time:	6:30 PM	Place:	Dillon Training Room - PPD, 7 Palmer Road
AGENDA			
EXPECTED GUEST(S):			
<p>DISCUSSION - Votes may be taken on one or more of the following:</p>		<ol style="list-style-type: none"> <li>1. Fire Station Project</li> <li>2. Other Active Projects                             <ol style="list-style-type: none"> <li>a. Town House Roof</li> <li>b. Dennett Solar</li> <li>c. Old Town House</li> </ol> </li> <li>3. Future Projects                             <ol style="list-style-type: none"> <li>a. Town Campus Landscaping Plan</li> <li>b. Town Campus Phase II</li> <li>c. Library/Fire Station Roof/Town House Roof 1</li> </ol> </li> <li>4. Budget Planning</li> <li>5. Town Meeting Planning</li> <li>6. Tracking Spreadsheet Review                             <ol style="list-style-type: none"> <li>a. Existing Item Review</li> <li>b. New Items</li> </ol> </li> <li>7. Other Items                             <ol style="list-style-type: none"> <li>a. Police Station Moisture Issues</li> </ol> </li> </ol>	
		<ol style="list-style-type: none"> <li>1. Any other business that might legally come before this committee</li> </ol>	
OTHER			
MINUTES FOR APPROVAL		TBD	
UPCOMING MEETING DATES		TBD	

Signature: Jon Wilhelmsen

Date 11/09/22

