**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes, February 23, 2023, 6:30 PM

MEMBERS PRESENT: Nancy Butler, Ross MacPherson, Colleen Thompson, John Traynor,

Jon Wilhelmsen (Chair). ABSENT: None  
GUESTS PRESENT: Plympton Fire Dept. – John Sjolstedt, Andrew Norton; P3 – Rebecca Ducharme;   
Context - Jeff Shaw and Mina Abdelmasih; SLRSD School Committee – Jason Fraser

NOTES:

* Committee members and guest will be referred to by their initials in these minutes. LD refers to Town Administrator Liz Dennehy.
* When possible, action items will be noted in **BOLDED CAPITAL** letters.
* “We” may refer to this committee, but it may also refer more broadly to the Town as a whole.
* This meeting was held in-person in the Dillon Training Room of the Plympton Police Station.

JW opened the meeting at 6:34

1. FIRE STATION PROJECT – Context distributed a hard copy of a first draft Schematic for the Plympton Fire Headquarters. The Grand Summary (page 1 of 33) is included in these minutes. This summary does not include the well, septic, and changes to the Palmer Road entrance. It does include restoring the ball fields after the septic work is completed. JS reviewed the Schematic with the committee. There is still hope that costs will continue to go down but certainly not to pre-Covid levels. The committee discussed areas to reduce costs and which alternates would best serve the town. Some examples of the discussion are:

* Agreeing to Alternate No. 5 – Shallow Foundation, changing the facing on the building to PVC vs masonry, reducing the height of the bays, and changing the epoxy on the bathroom floors would reduce the cost by ±$400,000.
* Removing the loft area could save some money (±$85k) but would reduce future flexibility and we’d have to find more ground floor space for the utilities.
* We could reduce the overall size of the building or even just the training room, but the cost savings would not be worth the stress this could place on future use.
* Could we remove an entire bay? It is possible, but again this creates a building that would barely meet our current needs (room for 6 vehicles when we have 7 that need to be stored in the bays), and would unlikely last long into the future without adding that bay back. Removing a bay now may save a million dollars but adding it back later would likely cost twice that or more.
* JohnSj said that the fire department reviewed the schematic and found very few issues.

Other FS-related discussion:

* JW asked JS to get projected costs to put the project off for another year.
* The Town Meeting warrant closes in five weeks. Without numbers for the well, septic and driveway entrance changes we going to Town Meeting may be challenging. We know that there will be other Town expenses that will call on the same monies.
* It seems that the best course would be to separate and execute the three things – particularly the water and septic – that affect the entire Town center complex. It comes down to deciding what are the most urgent things for TM this year. We may have some ARPA funds available to help with the water and septic. RM said that we clearly have problems with the water and septic for both the current fire station and the library. The Town House septic issue is primarily with waste pipes in the floor of the building, but the well location and quality (public water supply) is something that needs to be addressed too. RD said that Dan Pallotta spoke with Peter Dillon. Massachusetts DEP should be visiting the site in approximately three weeks. After the state does their work, we can move forward.
* JS agreed that we while we don’t want to overburden the town with expensive projects, we do want to keep the design up to date so that it is ready to execute when the time is right. JW agreed and noted that we need to determine what funds are needed to keep the design work moving and getting full drawings ready for the bid process. RM asked about the timing from what we have to the point of getting bids. JS said that it would be about ten months. We could have bids in hand for 2024 TM.
* At this point we will need some place holders on the warrant.
* JS said that we can’t make any realistic changes or savings until the engineering work is done.
* **Context will ask the estimator to escalate the schematic numbers to June 2024.**

Context, P3 and the PFD exited the meeting at 7:13

1. SILVER LAKE REGIONAL SCHOOL DISTRICT (SLRSD) – Jason Fraser is a Plympton representative on the SLRSD School Committee and Chair of the SL Property Committee (SLPC).

* The monies from the Pembroke exit from the SLRSD are going away.
* Any extra monies in the budget at year end go in the Excess and Deficiency account. The State allows that account to hold 5% of the budget. Anything over 5% goes back to the towns. That has only happened once.
* The SLPC has had a study done on the building envelope and found that there were water issues. Both the high and middle schools needed roofs. Work has already been done to repair the roofs and bring them back into warranty.
* The Capital Plan team looks at the needs every year. They will ask for $300k for HVAC work. That’s ±$36k for Plympton. That will be the only article on our TM warrant except for the funding of the resource officer.
* The debt for the school building projects will be fading off to $700k in 2027 then gone completely in 2028.
* SLRSD has three major projects that will require some of the capital monies, but they don’t expect to do all three immediately. Those projects are:
* Central office building for the SLRSD ($10-12 million) - The current building was built in the 1950s and added to in the 1970s. It is not ADA compliant. Rehab would cost a million dollars more than a new building.
* Athletic complex with artificial turf fields ($1-3.5 million) RM noted that many towns are fighting turf fields because of the PFAS issues.
* Wastewater treatment – don’t know the useful life of the current system. They are hoping this system won’t be an issue.
* JW asked if there are any concerns about classroom needs. JF said that there are fewer students at the high school but there has been an increase at the middle school. They are currently 15% under the highest level but there are more students coming along. Kingston and Halifax are increasing their housing levels dramatically. More housing development means more classrooms and bathrooms. Eventually this may require an increase in the size of the buildings/number of classrooms. This would also increase Plympton’s 10% cost. Kudos to Plympton for saving Turkey Swamp and other similar properties from development.
* **Massachusetts School** Building Authority (MSBA) funds have been cut so there will be less help with school projects such as roofing.

1. DENNETT SCHOOL – The solar contract is finally signed and done. JW spoke with Peter Veneto and Matt Durkee. There are no extra funds returned to the town by the Dennett for this year. SPEDS needs are increasing. The biggest building issues are:

* The roof - They need to do an infrared scan ($5k) to show where the problem areas are. The hope is to be able to do a sealer coating for ±$700k which will increase the life span of the roof dramatically. This type of coating was recently done on the main Boston post office. If the scan shows that this won’t work, then we will need to do a complete replacement which will cost ±$2.5 million.
* Classroom floors - There are two or three that will require attention before the new school year, at ±$10k each.
* HVAC units – Some of this work was done with earmarked monies from the state but we need to know which other units need repair or replacement.
* There is still siding that needs to be replaced, but not this year.

1. LIBRARY – Projects done or to be done. Some are already funded.

* One of the new doors has been installed. The second still needs to be done.
* New flooring for the entire building quoted at $16,500, including extra boxes of carpet tiles for future replacements, and
* Laminate flooring for the hall and bathrooms. Some of this may be paid through an insurance claim.

1. POLICE – JW will meet with Chief Ahl on Tuesday.
2. TOWN HOUSE – Roof one (front historic section) is the remaining roofing project.
3. RECREATION PLANNING – JT met with PAYS and the Recreation Committee. He asked them to create a wish list. Projects can be funded through the RecCom. These groups don’t know how to address the Town. JT said that he will be their advocate. One known project is the dugout roof. This can be replaced with metal roofing through the maintenance budget.
4. OTHER DISCUSSION –

* The door at the top of the ramp will finally be done by the same company doing the library doors.
* Matt Ahl and Mike Slawson are already planning the Plympton National Night Out event.
* JT asked if we can start meeting in the Deborah Sampson room to allow use of the projection system or get a similar system working in this room.

1. MINUTES – NB moved that the minutes for 1/26 be approved as written. RM seconded. Motion carried 5/0
2. NEXT MEETING – tentatively March 9th

Meeting adjourned at 7:56

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