**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes, August 10, 2023, 6:30 PM

ALL MEMBERS PRESENT: Nancy Butler, Ross MacPherson, Colleen Thompson, John Traynor,
Jon Wilhelmsen (Chair) GUESTS PRESENT: Mark Wallis prospective member

NOTES:

* Committee members and guests 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** 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 6:35 and introduced Mark Wallis. MW, a resident of Plympton for 45 years, shared his work experience which includes construction supervision, and fire service.

1. FIRE STATION PROJECT/TOWN COMPLEX INFRASTRUCTURE – JW caught up with Dan Pallotta. The survey for the well should be completed as early as tomorrow. Peter Dillon will then engage with DEP to get the process moving forward. The well is the smallest piece of the project. The treatment and pumping plants will be more involved. If the prospective site works, it will make it easier to include the town barn in the public water supply system and will leave the campus space free for the new fire station. There should be plenty of room for the no-touch zone and having only one treatment and testing site will keep those expenses lower.

Good news! LD confirmed that we received a $50k Earmark from the state, through Senator Susan Moran, for the water treatment system. About $15k of that will go to the Police Station system with the rest going to the new central well. The remainder of well expenses may be funded through Plymouth County ARPA monies.

We are hoping that we will have more bidders when we get to build the new fire station. We should expect to start the project and then refinance it when the interest rates go down. The Town should also consider having a portion of future solar revenue directed to this and other capital projects.

MW asked about the projected timing. JW responded that we don’t know yet. A lot depends on the well and septic systems. We have a design and layout program, but we are not ready to do an RFP yet. We could conceivably go to 2024 TM but may wait until 2025.

1. LIBRARY/FIRE STATION SEPTIC ISSUES – We have not yet received a clear answer as to whether or not the Fire Station can be added to the new leaching field for the Library. Spending a little more to make this happen will solve the Library and current FS issues and allow room for the new fire station to be part of the central campus system. **LD will focus on getting an answer.** It may make sense for this committee to have control of this project.
2. LANDSCAPE PLAN TOWN HOUSE RAMP AND POLICE STATION TREES – JW received estimates from Michael Jardin. The TH ramp area garden will cost $21,000 for labor and materials. The PS front area – three trees with regular hydroseeded grass – will be $8k. Sod grass or sedge were considered but rejected due to the higher upfront cost. Both locations will have a sprinkler system installed for easier maintenance. It is hoped that we will be able to repurpose the “old” wells for the sprinkler system rather than the new treated/tested water. Once the gardens are established, they won’t need much watering. **MW suggested that we include a water sensor in the system. JW will pursue this. JW will also ask MJ to price out a seasonal maintenance contract.**
3. OTHER ACTIVE PROJECTS
4. Old Town House – All of the old insulation has been removed. New insulation and vapor barrier have been installed. The junction boxes now have covers in place. The plastering work was a little more extensive than expected, but it is now done. They are matching the paint colors and a new back door will be installed. A heat pump system will be put on the to-do list. This will do a better job at regulating temperature and humidity. Additional discussion included the possibility of renting the building to a professional business (think law or accounting office?). We also discussed the possibility of digitizing the historic records for easier use and protection of the originals, and putting the historic artifacts where they can be more easily seen by residents.
5. Town House Roof #1 – Habib is working on this project.
6. Dennett Solar – JW met with the Dennett solar people yesterday. Everything is up and working. The usage and savings will be monitored. The system should provide 70% of the school’s electricity at a reduced cost. It is locked in for 20 years at $6.70/kilowatt hour (as opposed to the current $13.15) with no transmission fees. There will be a public link which will allow people to see the production and usage, the effects of cloudy vs sunny days, etc.
7. Town House Entrance Ramp – Not discussed.
8. Silver Lake HVAC – The work is completed. Plymouth County ARPA funds were used.
9. Dennett School Ballistic Film – contract has been signed.
10. NEW COMMITTEE MEMBER – Members are happy to recommend that the BOS appoint MW to this committee.
11. POLICE STATION UPDATE – Not discussed.
12. FUTURE PROJECTS –
13. Town House Front Entry – This entrance is currently non-functional and not weather tight. **LD will meet with Scott Bancroft and Habib** to look at what needs to be done. A quick review suggests replacing the door and side lights, replacing rotting windows, fixing and painting trim, and adding new lighting. The timing won’t work for CPC funds for this project on the autumn Special Town Meeting warrant. We will likely aim for the 2024 Annual TM, with the work to be done in the summer.
14. Storage Building – Not discussed
15. TRACKING SPREADSHEET REVIEW – Not discussed. JT asked for a spreadsheet to show how ARPA funds were/will be used. **JW will talk to LD about this.**
16. MINUTES – NB moved that the minutes for July 20, 2023, be accepted as written. JT seconded. All aye. Motion carried.
17. NEXT MEETING – Possibly 8/31 or 9/7

The meeting adjourned at 7:53

