

PLYMPTON TOWN PROPERTIES COMMITTEE

Minutes, January 11, 2024, 2023, 6:30 PM

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

GUESTS PRESENT: Fire Chief Cheryl Duddy (at 7:15)

NOTES:

- Participants are referred to by their initials. 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.
- Agenda items not discussed are not included in the minutes unless they were specifically mentioned.

JW opened the meeting at 6:34.

1. FIRE STATION PROJECT/TOWN COMPLEX INFRASTRUCTURE – Dan Pallotta should have a complete plan to give to LD by next week. He is waiting on Peter Dillon’s application to ConCom and the cost estimates for the wells.

LD reached out to Tom O’Brien regarding ARPA funds. We have the dates that we need to hit to get our funding. The first and best deadline is in June. The final deadline is in September.

This week’s extreme rainstorm caused some issues in the fire station. Water came in at the back wall and the roof leaked at the old/defunct exhaust pipe. The biggest problem is that the water collected in the floor heating ducts. This system is no longer used for heat but is used to circulate air. ServePro was called. Someone in the Town House suggested that we put gutters on the building to prevent the wall issue. The problem is that the building was built into a hill and there is no place to dump the water that would collect and goes through the downspouts. We can’t dump it into the parking lot and there is no other solution at this time. We will need to do something in the future since the building will continue to be used. This has been an unusually wet year – the 4th wettest year on record.

MW asked about the steps necessary for the new water system. There are four parts to the project: digging the wells, piping the water up to the town house, treatment system, hooking up the buildings (fire station, library and highway barn) with new lines.

NB spoke of her concern that the project is not moving fast enough to get the contracts and signatures done to meet the ARPA deadlines. JW said that things will be picking up soon and we will meet the June deadline. JW will be meeting with DP weekly.

2. ACTIVE PROJECTS

- a. Town House Roof #1 – JW and Tom Millias met with Habibe to go over the plans for the roof. JW and TM are pleased with the plans. Older details, including copper, will be kept, and refurbished. The access hatch will be removed since it is no longer necessary for accessing the roof. The project will go out to bid early next month. Town Meeting has already appropriated \$240k for this project. The project will go out to bid early next month so we will know if we

need to ask TM for more funds.

JW noted that at some point we will have to look closely at the brick walls to see if there is any maintenance needed – repointing, etc.

3. FUTURE PROJECTS

a. Town House Front Entry (CPA) – Moving forward in CPC

4. CHIEF DUDDY – EXISTING FIRE STATION UPDATE/BUILDING NEEDS – CD said that they removed 9” of water from the heating ducts. ServePro cleaned and dried the system. The ducts have had some water in them in the past but not as much so nothing was done about it. The system has been used to keep air moving in the building to improve air quality and for heat on sub-zero days. The splits are the main heat source. The bunk rooms have baseboard heat and the bays have large gas heaters which work well.

Fire Station Concerns and Comments:

- a. Windows – the bay window and the kitchen windows are in rough shape. The sills are rotted. These seem to be original to the building and will need to be replaced to keep the building useful into the future.
- b. Roof and Fascia Boards – The roof leaks around the old exhaust pipe as previously noted. The fascia boards were painted a few years ago but are peeling again. JW noted that the review of the roof included the fascia boards.
- c. The exterior doors – All in good condition. The motors for the garage doors were recently replaced. The old ones were not functioning fully and were so old that parts are no longer available.
- d. Water for Trucks – CD asked if there is a way to provide water to fill the trucks currently and in the new station. Using pond water has worked in the past but tends to gum up the works. MW suggested installing a 2000-gallon poly-tank in the new building. JW said that we will likely dig a non-potable well for the purpose, but maybe a tank would also help. For the current building, once the new water system is in place the library well will be decommissioned as a potable water source but will remain in place to serve landscaping needs. It can also be used for the fire trucks.
- e. Other Discussion – JW asked CD to get updated numbers on the PFD response times (911 call to help on scene). There was some discussion about the size of today’s fire and EMS vehicles and the cost differences between ordering stock versus custom. With the limited size of the current station, we must order custom vehicles which cost more. CD said that she could also get WATD to do a video if that will help when it comes to presenting the project.

5. TPC FAQs – Discussion moved to a future meeting.

6. PRESENTATION DRAFT DISCUSSION – Discussion moved to a future meeting.

7. ANNUAL MTGS ON TOWN BUILDING NEEDS – JW will continue to schedule meetings with department/building heads. We will also meet with FinCom to review the town’s financial outlook for the coming year.

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8. MINUTES FOR APPROVAL – NB moved that the minutes for 12-21-23 be approved as written. RM seconded. All aye.
9. OTHER DISCUSSION
- a. JT shared an “ARPA Projects Listing” chart (see Page 5) which had been reviewed by the BOS. The County funds will all be allocated by the end of 2024 and must be spent by the end of 2025.
 - b. The State has taken back part of the earmarked funds that had been allocated to the town. The \$50k for the police station water treatment has been reduced to \$25k. We will not move forward with a treatment system for just the police station but will apply the funds to the new system for the Town Complex. Funding for a library project was also reduced. Mike Slawson will speak to this when he comes to present the library update/building needs.
 - c. Town Meeting – There was some discussion about what we may want to put forward at TM. This is yet to be determined. Some things may only be put on as place holders. We may need to put the library roof and furnace on the warrant, but we will go over this with Mike Slawson. We may find that it makes sense to put the library roof and the fire station roof together as one project.
10. The next meeting will be posted for January 18, 2024

The meeting adjourned at 7:50

Notice of Meeting

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

Town Properties Committee			
Date:	01/11/24	Day of Week:	Thursday
Time:	6:30 PM	Place:	Dillon Training Room - PPD, 7 Palmer Road
AGENDA			
EXPECTED GUEST(S):		Chief Duddy - 7:15pm	
DISCUSSION - Votes may be taken on one or more of the following:		<ol style="list-style-type: none">1. Fire Station Project/Town Complex Infrastructure2. Active Projects<ol style="list-style-type: none">a. Town House Roof #1b. Town House Entrance/Rampc. Silver Lake HVAC - ARPA Funds3. Future Projects<ol style="list-style-type: none">a. Town House - Front Entry (CPA)b. Storage Building4. Chief Duddy - Existing Fire Station Update/Building Needs5. TPC FAQs6. Presentation Draft Discussion7. Annual Mtgs on Town Building Needs8. Tracking Spreadsheet Review<ol style="list-style-type: none">a. Existing Item Reviewb. New Items	
OTHER		<ol style="list-style-type: none">1. Any other business that might legally come before this committee	
MINUTES FOR APPROVAL		12/21/23	
UPCOMING MEETING DATES		01/18/24	

Signature: _____ Jon Wilhelmsen

Date 01/09/24

