**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes, February 1, 2024, 2023, 6:30 PM in the Dillon Training Room

MEMBERS PRESENT: Nancy Butler, Colleen Thompson, John Traynor, Mark Wallis,
Jon Wilhelmsen (Chair) GUESTS PRESENT: Highway Supervisor Rob Firlotte

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.

JW opened the meeting at 6:34.

1. FIRE STATION PROJECT / TOWN COMPLEX INFRASTRUCTURE – Dan Pallotta has signed the contract with Grady Engineering to do the well plans, and work with ConCom for permission to work within the wetland buffer zone. The project will also need cost estimates for the well, the permitting and the DEP testing. DP has created a list of town complex projects for ARPA funding. This will be reviewed with LD so that a complete listed can be submitted to County Treasurer Tom O’Brien.
2. UPDATE/BUILDING NEEDS – HIGHWAY DEPARTMENT
3. Barn – The town barn was built in 1995 at a cost of $250k, all outfitted (floors, doors, wiring).1) Front Wall – is rusty and rotting from the same ice damage/salt usage that caused the roof issue. The siding is made of metal panels. The materials cost is not expensive, but the labor will be. This needs to be replaced very soon. The frame is metal and is fine.

2) Pass Door – needs to be replaced. RF said that he probably has money in his budget to get this done this year.

3) Heating System – needs to be updated. We will look at the Green Community grant program to put in the same type of system that is in the current fire station. The barn does have some insulation on the walls, but it isn’t very thick.

1. Storage Building – Would like to have an on-site 30’ x 60-70’ storage building soon. The building will need electricity, but no heat. The location has been cleared for this purpose.
2. Transfer Station – Nothing needed. RF said that he has another grant through the Pay-As-You-Throw program.

*Additional Discussion* – RF has noticed an easing of the heat bill with the increased insulation installed with the roof project. There is a moisture issue on the beams because the cold metal meeting the warmer air causes condensation to collect in the concave area of the beam. This needs to be attended to before the beams begin to rust. The problem didn’t happen with the previous thinner roof insulation. They use ceiling fans at a low setting to move the air to help alleviate the problem. The doors are open frequently, which allows cold air in. The trucks and sanders come in wet which brings more moisture into the building. **JW will talk with the architect to have an engineer look at the problem.** The TPC has a consultant budget to help find good solutions to problems, estimate costs, and the prioritize the most urgent.

RF was asked about water usage. The barn has two wells (dug and artesian) that currently meet their needs. When the new town complex public water supply is in place, these wells will be decommissioned to become a non-potable source for landscaping, truck cleaning, etc.

RF said that he was able to fix a dented box on the bottom of Fire Engine #2.

RF left the meeting at 7:00

1. MINUTES FOR APPROVAL – NB moved that the minutes for 1-25-24 be approved as written. JT seconded. All aye.
2. OTHER DISCUSSION
3. NB asked how we prioritize all of the projects talled to be done in the town. JW said that LD is working to put together a financial team (LD, Town Accountant Lisa Hart, and Treasurer/Collector Christine Kelly) meeting to help determine the funding and timing of the projects. Some, like the library roof, may be better funded through bonding. The entire financial picture includes what revenue is expected, what debt is falling off, what free cash will be available, and what is in the capital account.
4. It was noted that the fire department voted to unionize, the police contracts will be coming up, and the change in how pre-K is done will all affect the budget.
5. Regarding grants – we need a list of all the grants that the town has received in recent years. Residents should be made aware of how much LD and the department heads work to find funding that saves the town money.
6. LD put in a request for an earmark for another rooftop unit for the Dennett.
7. What do we need from Context for the FS/TC project to move forward at the Town Meeting? We MUST redo the cost estimates necessary to ask TM for funding. If we are not ready to go for the full project, we will ask for funding to prepare the final plans for the bid. We WANT revised drawings of the complex to show residents when we do our talks.
8. There is an issue with proposed projects at the SLRHS that would use county ARPA funding. They have not even gone out for bid yet. They think they will have this done by June or early July, but that’s too late. If there is any question about the ARPA funding for the projects, Plympton will be prepared to go after any unused ARPA money for the Dennett roof units. We should not risk losing the ARPA funding.
9. NEXT MEETING – Wednesday, February 7, 2024, with the Recreation Committee.

NOTE: NO OTHER AGENDA ITEMS WERE DISCUSSED.

The meeting adjourned at 7:55

