**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes February 17, 2021, 6:00 PM

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

Jon Wilhelmsen (Chair)

GUESTS PRESENT: Fire Chief Stephen Silva, Liz Dennehy, Mark Russo,

NOTES: This meeting was conducted on a Zoom meeting platform with members participating from their homes. Members and guest will be referred to by their initials in the minutes.

ACTION ITEMS: **In bold print**

1. OPENING – JW opened the meeting at 6:00 p.m. by reading the Governor’s orders of 3/12 & 15/20 which allow this Zoom meeting as a temporary change to Open Meeting Law during the COVID-19 shut-down. The meeting will be recorded to provide public access.
2. CENTER STREET TOWN BUILDING – Presented by Chief Silva

The building is on two acres. It is in disrepair but fixable. The FCS was approached by Police Chief Matthew Clancy who believes that the police need more storage space, particularly for speed limit sign machine, ATV, and any impounded vehicle. The Chiefs visited the Center Street location and believe that it could work for extra storage. The building has a cement block foundation and electricity, but no heat (not needed).

FCS visited the building with a contractor. It needs a new roof, siding and a new door, but the structure is in good condition. FCS got an estimate for $29,800. to make it weather-tight and serviceable. The two chiefs are considering putting a joint article on the Warrant. Repair of this building would not alleviate the space issues of the fire department. It would give them some extra storage, but most would serve the police dept.

Discussion: JT asked what the life of the building would be after repair. FCS said that it should last decades with new roofing and siding. JT thinks that it might be better to join the two Town-owned lots on Center Street to get 3± acres, sell them as a building lot, and use the funds to put a larger building at the Transfer Station. The focus right now is not on storage but on increasing the vehicle space for the fire department. The committee is also concerned about the police storage issue. The Public Safety Committee was told that the sally port would be sufficient for the ATV, motorcycle, and sign machine.

RM believes that $30k is on the low end for an estimate for the Center Street building. There will likely be other costs that will bump the cost up by building time in July. If this building is repaired, it will need to be in service for many years to make it a reasonable project. RM said that a connex box should be sufficient for temporary storage for the police. It would be best for us to have a conversation with Chief Clancy at a future meeting.

1. FIRE STATION – Vehicle Space Issue

Discussion: The new ambulance will be in-service next week. The space between vehicles is counted in inches. When the new brush truck arrives next autumn, one of the older vehicles will have to be moved outside. The committee again discussed options for building a small bay at the fire station; it can be attached to the fire station or be a stand-alone unit. A secondary consideration is whether to put it on the library or Town House side of the station. JT questioned whether the addition of a bay to the current station would necessitate the installation of a sprinkler system in the fire station. The expectation is that when/if the Town builds a new fire station in the future, the current building will become a senior/community center and the new bay will be used for COA vehicles and storage. We need to consider the aesthetics (there will be very different designs for a stand-alone vs an attached bay), the finances (amount of funds in the Capital Account, the debt-reduction schedule, the cost of this project, the cost of a new station, etc.), how this will fit in the planned center campus, and how things can be phased to suit need and funding. NB wondered about putting the new bay at the Transfer Station rather than on the center campus. FCS said this would work for storage but not for fire equipment that would be needed quickly and efficiently. **FCS will find out about the sprinkler question, design and engineering options for attached and stand-alone, and location options.**

There was some discussion about just moving forward with a new fire station. Aside from getting good cost estimates, understanding the programmatic needs of the fire department would be the biggest help. What is needed now, in the near future, and is the current building usable as a rebuild? JW shared a picture of Harwich’s new fire station. This is similar to what we would need, though slightly small. A big consideration is that Massachusetts is now an OSHA state. The cost of the building is not the building itself – even considering prevailing wage – the expense is the special needs of decontamination, water and air filtrations, etc. FCS expects the cost for a reasonable station in Plympton would be $8-10 million.

JT said that the cost of the fire station is just the start. The fire station triggers all of the other plans for the campus. JW said that’s why we need to plan for phasing the campus, and figuring the financing based on that. If we can’t afford a fire station for four years, then we need to do something now to alleviate the vehicle space issue. FCS suggested that even if the decision is made to build ASAP, the reality of timing would be three to five years. RM said that based on our experience with the police station, four years seems likely.

JW said that we are hoping to do is ask Town Meeting for money for the next phase of the campus plan – breaking that into a plan for specific projects, including cost estimates, and a way to move the whole campus project forward. The second piece of that is doing the preliminary work for a fire station, including the program needs, cost per square foot, location, soil testing, etc. All of this information will be needed by the architect to design the new station. Doing these things will speed up the process of creating the building in the future but does not solve the current space issue.

**JT will research the current and future financial position.** It seems that the Finance Committee has no interest in sending a member to these meetings. It may be that this committee will also become the Capital Planning Committee. It makes no sense for FinCom to continue as the CPC if they don’t know what capital planning is going on.

FCS said that based on projections, with the arrival of the brush truck next fall, the apparatus of the fire department will be complete and stable for 15-20 years. There are possibilities of adding a bay, pushing out the front or the back of the building. All would cost roughly $200k. **RM will meet with FCS at the station to review the building and the options.**

JW, circling back to the Center Street building, suggested that this needs to go back to the BOS. Decide whether this property is to be used or sold, whether the storage should be here or at the Transfer Station. FCS asked if this project could be less expensive if it was done by the Silver Lake carpentry department. This is a good suggestion. Some committee members spoke concern about selling land. There was also a brief discussion about senior housing. **FCS will contact Silver Lake to see if they have any interest in this project for the fall.**

THE CHIEF EXITED THE MEETING AT 7:06

1. TOWN HOUSE RAMP – BETA is working on the next phase of their work. The sliding door is not part of the current project. **JT and CT will look for grant help for the door.**
2. OTHER BETA WORK – LD and JW met with BETA today. They will refine the campus plan and work on phasing. After they provide us with the additional information about water and sewer this committee will pick the things we like from the various plans to create the final master plan and phasing. BETA will give us a number to take to Town Meeting for this next portion.
3. TOWN BARN ROOF UPDATE – Leaks occurred in new places. There is damage and an insurance claim has been filed. Once the new roof is installed in the spring the insurance funds will be used to fix the damaged areas.
4. TOWN HOUSE ROOF ASSESSMENT – RM said that the good news is that the 2014 roof on the middle section is in good shape aside from some of the gutters and soffits. It creates a natural division of the other two sections - the old building and the rear portion. There are still ice dam and insulation issues to be considered. LD said that the consultant does not recommend phasing but did provide a two-phase possibility. Phasing will make the project more expensive. The estimated cost of the entire project is $500K. **MR will look into whether CPA funds can be used for the old building roof.** Could Green Community grant monies be used for the weatherization improvements by updating the venting and insulation? **JW and RM will go into the attic to look at the venting and insulation.**
5. TOWN HOUSE WASTE PIPES, SEPTIC, DRAINAGE – This will be an extensive project with an expected cost of $20K, plus disposal of debris costs. Briggette Martins (BOS Admin.) can act as the general contractor, but we will need to be careful to follow procurement laws. This plan will fix the clogging issues but may not fix the sewer gas and other septic system issues. This is to fix/replace the pipes under the Accountant, COA and Town Administrator offices. The cost of cleaning the drains annually is $700. We may want to consider postpone this project until any other building work, such as reconfiguring the offices, is planned. Additionally, whatever is done should fix all of the problems**.** We may want to consider updating thetoilets and sinks. **LD will ask the plumber to review the sewer gas issue.** It could be as simple as making sure that there is water in the traps. It may also be related to rainfall and failing gutters. **LD will as Steve Sarro to flush all toilets and run water in all sinks weekly.** It seems best that we do not proceed with this project this year. We will continue with annual maintenance for now.
6. DENNETT SCHOOL
7. Solar and Power Options – moving forward. Need to get agreements to Town Counsel for review.
8. Other Dennett Discussion – Wondering about using Green Community grant for the boiler replacement. We may just need to do this by procurement. There are other projects that are supposed to be under the GC grants, but LD is not getting much response from the state. **LD will look into the GC grants again.**
9. Town Meeting Articles, as presented last meeting were reviewed. Including:
10. Roof Assessments – Library this year ($4k), Fire Station next year
11. Flag Poles – Leave as placeholder. Need estimate for the Rte. 106. May use fund raising or grants.
12. Design Services (Town Campus Planning - Phase 2) – TBD
13. Town Green Cistern – not this year unless we get a grant.
14. Consultant Services Fund - $15K
15. Town House Plumbing – not this year
16. Center Street – waiting for info from FCS
17. OTHER
18. The Town House boiler, well, and other systems will need to be reviewed and slotted into the master plan.
19. Need to keep on top of gutter cleaning for the various buildings, particularly the Town House.
20. Library Heating System had an issue recently. Library Director Debbie Batson had a heating contractor in to repair the problem. This again highlights our need to have an overview of all of our town systems. We need to develop a list of who to call. We may be able to join preferred users lists to get discounted service is the supplier has the promise of servicing all of the town systems.
21. MINUTES: NB moved that the minutes for January 27, 2021 be approved as written. JT seconded. Roll Call Vote: NB aye, JT aye, JW aye, CT aye, RM aye.
22. NEXT MEETING: Wednesday3/03/21, 6:00.
23. ADJOURNMENT: 7:45, CT moved; RM seconded