



Plympton Public Safety
Building Committee

Meeting Summary - 11/18/15

- Meeting called to order at 6:04pm. Members present Jake Jacobson, Bob Karling, Art Morin, Colleen Thompson, Harry Weikel, and Jon Wilhelmsen. Absent: Nancy Butler. Advisors present: Pat Dillon, and Dale Pleau. Residents present: Mark Russo, Paul McDermott, John Henry, and Dave Batchelder. Fincom members present: Susan Ossof, Marilyn Browne, Nate Sides; Also present: Treasurer - Colleen Morin and Town Accountant - Barbara Gomez
- Minutes for 11/4 will be reviewed at the next meeting.
- Barbara Gomez reviewed financial information (attached). If we did police station alone - assumed \$1.5m cost, equal principal payment of 75k would result in 60k interest (which will decrease over the life of the bond) for a total annual payment of \$135k that would trail down as the bond payments went on. A \$3m bond would be \$150k principal, \$127.5m interest with a payment of \$277.5m. A \$5m bond would be \$250k principal, \$200k interest for a \$450k payment. (see attached for illustrations). BK asked Barbara what her thoughts were and she suggested paying down some existing obligations and funding the Police station at the next town meeting. Then consider the Fire station in a couple years.
- JW questioned issues of prevailing wage; DP explained that while there are some out there that would like the loophole eliminated, there is nothing pending on this front. JW noted that he understood this differently from past meetings - but regardless - he wanted it noted that the risk we assume by not doing the Fire station with the Police is that the loophole is closed and then we are faced with a building cost that is much higher. That said, if there is concern that we cannot afford it now even at the reduced price, then potential future costs are not something that has much weight.
- AM questioned the committee as to why the existing Fire station is "so awful" and contended it is easily fixable as it is only ventilation and electrical issues and that a second story could be added to accommodate sleeping quarters. The ventilation was something that could be sorted out with grants and could be moved to the new station if that were built. Susan Ossoff noted that she was on the prior committee that produced the Reinhart report and that there was more than ventilation and electrical; need to bring up to codes (seismic codes and other building codes). This was not mere opinions of the prior committee, but was based on the work that was done by the committee. JW also questioned how AM can be certain that a second floor can be added to the existing building without understanding if the existing building can structurally accommodate it.
- Susan Ossoff - noted that we will have other needs that will come up from a capital plan perspective (school; library roof, highway vehicles, etc.). It is of concern to her as to how we could spend \$450k of \$500k coming in without accounting for further expenditures.
- Motion: To isolate the police and fire station as two separate projects and consider them in phases. BK, second JJ. 6-0-0
- John Henry offered comment that the Committee needed longterm revenue projections as Sysco personal property taxes are going to drop dramatically. Perhaps we can get depreciation schedules from Sysco to better understand what will happen in the future. We all need these to better understand what is going to happen. He has been doing some of this work and suggested that we don't have the money we think we do. He has spent time with the assessor

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and town accountant to review this information. He also expressed concern about where the tax rate will go - need to look at tax rate projections. If we keep going unchecked, the 2019 tax rate could be as high as \$20. Should also be looking at capital planning for 5 years out. The Capital Planning Committee should be providing these numbers. He also suggested adding acreage to the campus area. Noted that the assessed value of the land is \$5600/acre and if the Town purchased and additional 5 acres, it would provide more options and also possibly provide for additional cemetery land.

- Mark Russo suggested that maybe we could also consider doing some of the parking lot/campus improvements. JW noted that some of the improvements could be done with the existing Fire station still where it is and suggested this was something that should be discussed at a later date. Some committee members said that we weren't going to do this - that it belonged in a second phase, though no discussion was had or a decision made.
- DP noted that the engineer gave a ballpark figure of \$40-50k to do a definitive engineering plan for Police station and that doing the plan for the whole thing would be more cost effective, though a whole plan cost estimate was not known. JJ suggested a whole drawing is needed for siting of the gas and sewer lines. JW wanted to know the various numbers before committing to a direction as it may be significantly more cost effective to do the whole site - but until there are numbers, we don't know.
- Discussion on what type of numbers we could bring to town meeting. DP noted that the article would be based on estimates. JW noted that while it may be estimates, that would be the budget and we could not go back and ask for additional funds later. So the estimates need to be solid.
- A fair amount of discussion regarding the timeline: need schematics to get firmer numbers for site work and definitive engineering plan; have estimate for police building already, but need firm costs of equipping the building including furniture, security, septic tank, generator, etc.
- For the next meeting DP will get additional costs estimates to do the schematics that can be used to estimate the site work, etc. DP and PD will work on costs for equipping the building. Suggested that ModSpace may have numbers that can help there. Also asked DP to build out a timeline that includes time for outside counsel and bond counsel to review. Need to know what our deliverable dates are as the year is fast coming to a close.
- Next meeting is scheduled for December 2, 2015 @ 6pm.
- Meeting adjourned at 7:38 pm on the motion of JJ second BK. Vote: 6-0-0