**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes Wednesday, February 16, 2022, 6:00 PM

MEMBERS PRESENT: Colleen Thompson, John Traynor, Jon Wilhelmsen (Chair).

* This meeting was conducted on a Zoom meeting platform with members and guests

participating remotely. Members and guests will be referred to by their initials.

* Items listed on the agenda but not discussed in this meeting have been left out of these minutes. There is no new information or action on those items at this time. This has affected the outline numbering in the minutes.
* ACTION ITEMS: **In bold print**

OPENING – JW opened the meeting at 6:07 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.

1. DEPARTMENT HEAD BUILDING DISCUSSIONS: JW noted that we hope to have Fire Chief Silva and a representative of Kaestle Boos at our next meeting.
2. FINANCE MEETING UPDATES -JW and JT reviewed the meetings they attended with Liz Dennehy, the Town’s financial officers and Finance Committee Chair Nathaniel Sides. The discussions at those meetings included the TPC spreadsheet, general town finances, free cash (likely to be limited due to adjustments in accounting), TPC warrant articles, ARPA funds, Capital Stabilization Account, and other major building projects that are projected for the near future.
* ARPA (American Rescue Plan Act) rules have been changed to allow for greater flexibility in the use of the funds, including using the funds for revenue replacement. We should be allocated at least $800,000, between the State and County. It would be good to know the timing of these allocations. **JW will check with LD.** Some of this will depend on what the County approves. JW suggested that the SLRHS project would likely be fully funded. JT will sit with County Treasurer Tom O’Brien to determine what type of projects will be important to them. JT will also be attending an upcoming Plymouth County Chamber of Commerce luncheon and will glean information there.

The Town should develop a process to prioritize which projects will use ARPA funds. The TPC spreadsheet will help with this. JW noted that there are some additional things, such as the Town House generator, will need to be added to the list. We should be able to do some things on the TPC list as well as apply some of the funds to larger projects. It may be a good idea to put all of the roofing projects (Town House, Library, Fire Station repairs) together as one project and get them all sorted out. This will help the Town get control of a major issue that contributes to other problems.
* The Capital Stabilization discussion suggested that we need to think about how we use these funds. Things like police or fire vehicles should be funded through the regular budget with CS reserved for major projects.
1. ACTIVE PROJECTS

B. Dennett Solar – Contracts are back from solar company. They need review and amendment by the BOS and Town Counsel.

7. TOWN BUILDINGS

B. Dennett Elementary – JW met with Peter Veneto and Matt Durkee. He asked them to prepare a plan for the various building and system repairs that will need to be addressed. It is known that the HVAC units will need replacement. We need to stagger the replacements so that they don’t all hit the budget at the same time, now or in the future. They may consider replacing two units with ARPA funds and then replacing the remaining units through subsequent Town Meeting articles or leftover school funds. MD is getting another assessment done on the roof. It may be possible to restore rather than replace, which would greatly reduce the cost. JT asked if there are other sources of funding. JW responded that there is nothing right now, but that there is some legislation in the works. Another wrinkle is that the HVAC units will not be available for six months due to manufacturing slowdowns.

D. Library – Mike Slawson is working on getting estimates of the various projects on his list.

G. Town Barn – JT has asked Rob Firlotte to create a list in the style of the library list.

8. OTHER DISCUSSION

A. JT is working with Town Accountant Lisa Hart to develop monthly financial reports. We need to know what is available to cover regular business, general maintenance, and the various projects. JW will also speak with LD. There may be monies remaining in the FY22 budget to pay for some of the maintenance items. This will reduce the need to write warrant articles for everything.

B. After redistricting Plympton has a new State Senator, Susan Moran. She is interested in creating legislation that will help towns fund major municipal/public safety projects such as fire stations.

C. Regarding Town Meeting – FinCom is concerned about funding all of the TPC articles. Their next meeting is March 7. JW noted that the school budgets will not be much of a drag this year. The SLRHS tennis courts were funded last year but may need a little more due to the increase in actual costs. The Dennett does not need much.

9. MINUTES – JW moved that the minutes for February 2,, 2022, be approved as written JT seconded. Roll call vote: JT aye, CT aye, JW aye.

10. NEXT MEETING – TBD

11. ADJOURNMENT – 6:42 p.m.

