

MEETING OF THE EMERGENCY SERVICES AND TOWN GARAGE COMMITTEE

DATE: MAY 1, 2018

MEETING START TIME: 4:00 PM

COMMITTEE MEMBERS IN ATTENDANCE: Lee Gustafson, Graham Kennedy, Dan Cook, David Pisha

COMMITTEE MEMBERS ABSENT: Matt Wilson

GUESTS: John DeBenedetti, Jeff Holden, Arne Jonynas, Rick Cloud, Shaun Cunningham

Minutes approved from April 5, 2018 meeting.

There were no citizen comments per se however guests felt free to add to the discussion throughout the meeting

John DeBenedetti wanted to know by how many votes the last EMS initiative failed.

Lee sent an email earlier in the day regarding what he felt was important to discuss at this meeting.

There are three options he said; current site, Pleasant Brook site and the Gold River property.

Lee: Talked about what the State wanted to be finished at the current site. What else needs to be done?

David: Craig Jennings said code expert could not come to this meeting but would be available next week.

Graham and Dan both said they wanted to attend the code tour at the current facility.

David would set up this tour.

Graham said there was conflicting instructions. VOSHA wanted signs over pass doors and Fire Marshall said that was not necessary.

Arne: Where are all these different instructions coming from? Graham said different Fire Marshall gave different instructions.

Graham: Many conflicting instructions. If no one was sleeping in the building that meant different rules compared to if people were occupying it 24 hours per day; the other person said that did not matter.

David: If you are making progress toward a new building there was a grace period to get things done. Graham said he thought it was a five year grace period.

Graham: It would be good to get an expert to comment on the situation.

Arne: It depends what code the State has adopted. The electrical code is the 2017 version.

Lee: What about renovations to the Garage? Graham and Dan need to talk.

Graham: I saw that Matt said the roof is leaking. The roof does not leak said Graham; it is condensation during the winter.

Dan: One of the places Matt thinks is leaking is condensation. The insulation is too saturated with water.

Arne: You will have to address that situation.

Dan: No problems in training room that has been renovated last year.

Lee: Put a list together of needs and wants so the project can be costed out. Graham and Dan do not need to come up with prices, just what you want. Others will estimate the cost. Call Servpro and get a cleaning estimate.

Lee: Let's move to the Pleasant Street site. There are three options. Bi-level with Police and Fire, Single level with Police and Fire and Single level with just Fire. Russell Construction should be able to give us cost options.

Lee: Won't single level cost less Graham?

Graham: I don't know, I was not involved in the earlier planning.

Jeff Holden: We already talked about a single level to hold all three departments. But there was not enough room. We would have to change the whole design to go to a single level.

John D.: There were two flood areas to keep in mind.

Rick: Cost of facility goes way up if it is to be used as an Emergency Shelter.

Lee: Do we have a viable Emergency Shelter in Chester?

Rick: No such shelter in Chester. What we have are warming shelters, not Emergency Shelters.

Lee: Do we need such an upgraded shelter?

Arne: What is the difference?

Rick: You have to be able to cook meals, drive trucks around the building. There are more Red Cross requirements.

Lee: But if what we have works for us, do we need to go that far in the new facility?

Rick: We have shelters; we do not need to follow what the Red Cross outlines.

David: When I spoke to Craig he said if the building is shrunk, the cost will go down substantially.

The group reviewed the plans to see what space was originally planned to be used by Ambulance and what could be cut in the new building if they were not going to be there.

John D: I believe Matt needs four bays. Lee: I agree.

Claudio: You cannot just put fill in the back of the site; it will just wash away. There needs to be a retaining wall to hold it in place.

Rick: The floodplains have already been outlined

Lee: Even getting rid of Ambulance would not leave enough room for Fire and Police. Is that correct?

Rick: Correct.

Lee: How did the State decide where the floodplain boundaries are located.

Rick: The permits have already taken care of these things.

Michael Normyle entered the meeting.

Lee: What are the setbacks from a 100 year flood plain?

Michael: It is not necessarily setbacks, it involves the type of structure you are going to build.

Lee: Gold River property may be available.

David: Two parcels; 1-A and 1-B. Graham and I went over to look at the property. How Graham wants to organize the space would be up to him. New office space that could be the new Police Station. There would have to be some remodeling but still there is potential.

David: There is a stream that would need to be crossed to allow for access to the current Town Garage facility. The rail spur is owned by the O'Neil's that also has potential.

David: A photo of the current PW site was shown to the group with the stream buffer and rail right-of-way was drawn. Connecting the two properties would be very advantageous.

Lee: I can see the advantage of connecting properties.

Graham: What is the cost of adding Police to the new facility?

John D: Around \$400,000.

Graham: The Gold River property could have cost savings with the Ore Shed and a new Police Station.

John D: You would need to do a cost analysis but that is a good idea.

The discussion moved back to Pleasant Street. The group talked about building a bi-level facility and the type of stabilization that is required for any facility; one level or two levels.

Rick: Has the situation changed in the last ten years.

Claudio: After Irene, the State is reevaluating flood plain boundaries.

Lee: What needs to be done at Gold River for Police.

Rick: Sally port, holding cells and evidence storage.

Lee: Are all those add-ons?

Rick: Yes. The office itself would require almost no work, maybe just to remove a wall.

Lee: Need to cost out the additions.

Rick: The added space would be about the size of a 2 stall garage.

Lee: To the Chief, produce a wish list and a need list so we can cost it out.

Lee: Do the properties need to connect or can you drive around?

Arne: I think a connection would be a big thing.

Lee: We need to look into permitting regarding a bridge or culvert to connect the properties.

Graham: If you break PD out of the Fire Station and save money by going to Gold River, it just comes down to a money answer.

Claudio: The stream buffer does not affect the sand pile.

Graham: We have an order that says move it immediately. The railroad has a wide right-of-way we need to consider. Out salt shed is half way on their property.

Graham: The railroad has a 75 foot right-of-way.

Lee: What is the usable space we have on the current site.

John D: If PD does not go on the Pleasant St site, 1/3 of the purchase price has to go back to the Forfeiture Fund. And don't forget the annual cost of operating a building.

Graham: Fire will have to start paying more in operating costs for a new facility.

Lee: It will boil down to the most cost effective solution

Graham: We need to have one consolidated plan for all the departments that are involved.

Lee: What was the major issue that caused the first plan to fail?

Graham: Citizens believed the Town was going to build the Taj Mahal.

John D: Explained some of the elements of the first design. Graham: No one got over what was included.

John: Then the people were tired of hearing about the facility over and over with later votes. It became a perception thing.

Claudio: I simple picture may help send a message about what is being considered.

A number of items were given to David to research prior to the next meeting.

Next meeting is scheduled for May 14<sup>th</sup> at 3:30 PM.

David: Motion to adjourn

Graham: 2<sup>nd</sup> the motion

Meeting adjourned at 5:25 PM

