

EMERGENCY SERVICES & TOWN GARAGE BUILDING COMMITTEE MEETING

Committee Members in Attendance: Lee Gustafson, Graham Kennedy, Dan Cook, Matt Wilson, David Pisha

Guests: Claudio Veliz

Date: Monday, May 14, 2018

Start Time: 3:30 PM

Lee: Let's start by approving the agenda.

Dan: Motion to Approve.

Seconded ??

David: Claudio said his name was omitted from the last minutes attending as a guest

David: Police Chief gave me a document that outlines the department's additional needs if they take over the O'Neil space. Included with these minutes.

Lee: Citizen comments? None.

Lee: For ambulance the focus will be on the existing Town Garage, is that correct?

Dan: For now, yes.

Lee: Do we need two means of egress?

Graham: It may not be a requirement but it is better to have it when there is a gray area.

Matt: We got two different interpretations what needed to be done at the Garage from two different people even though they worked in the same office.

David: Code guy got the letter from Bruce Martin.

Lee: Did anything jump out from the code visit?

Graham: Nothing that was not expected.

Lee: Let's go back to needs and wants.

Dan: It would be good to have a shower in any updated facility.

Matt: That is a requirement for Fire to have a shower but we don't have one.

Graham: Insulation needs to go. Regrading and paving around the garage needs to happen as well.

David: If the M&M property were to be bought by the Town, a dedicated welding spot could be set up in one of their buildings.

Lee: Would it be a problem to separate the welding from the main garage?

Graham: No.

Lee: What about the regrading? How much would that cost?

Graham: \$4,000-5,000 in gravel.

Lee: Is the Town Garage site a Brownfield?

Graham: It used to be a sawmill but we have not found anything ecologically bad.

David: Remodeling the O'Neil office for police would not be a problem. They need the space as outlined in the paper the Chief submitted.

Matt: What is the price of the O'Neil site?

David: It is subdivided into two parts. Totally they both cost \$800,000. The ore shed alone is a very valuable asset that could cost hundreds of thousands to build today. If Graham were to move welding to the new parcel, he would be able to bring more of his equipment under cover.

Lee: Get more information on code requirements at Town Garage up to date.

Matt: The insulation has to be pulled out.

Graham: Our wish list and need list is made part of the minutes.

David: Brought out two papers that showed the effects of inflation on the cost of construction over eight years. The second paper showed the effect of rising interest rates on the amount of money needed to be paid back on an annual basis. These two papers are part of the minutes.

David: This committee needs to be committed to moving forward.

Lee: I agree, we need to keep focused.

Lee: What permits are needed to be considered?

Claudio: There are various triggers.

Graham: Staircase in the Garage was fine; at least for now.

Matt: We had to say the second floor would not be routinely open to the public and then no need for elevator or second exit.

Graham: Bruce Martin said it was not necessary but was highly recommended.

Lee: We don't want to do just the bare minimum.

Lee: Will Craig be able to help us with the cost of these ideas.

David: Yes, but at some point he will want to get paid.

Lee: Right. But at some point we will need him. We need some costs and not just shoot in the dark.

David: I can call Craig and see what he says. Where does free stop and pay begin?

Lee: Have him put together a proposal.

David: I have already talked to him about putting his thoughts in writing.

Lee: Claudio said the railroad has a 66 foot right-of-way; 33 feet from the center of the middle track. That gives Graham more space than originally thought. That gives us a little more leeway on that site. (A map was submitted and is part of the minutes)

Lee: Let's move to the Pleasant Street site? What will be saved by moving the police out of the bottom of the building? What if we don't have to build a bi-level facility?

David: I thought John DeBenedetti said we could save \$400,000. Craig said downsizing would save a considerable amount but did not give a figure.

Lee: Can the Town do most of the site work?

Graham: Yes, but we need to know about the building itself.

Matt: The latest plan already took the Emergency Shelter out of the equation.

Graham: Yes, but the building itself could now be repositioned on the site. Moving it forward would also be a help.

Matt: We can now do a 40 foot apron instead of an 80 foot apron.

Lee: Finding out more about the flood zone is very important.

Matt: A single level design would enable some interior changes. But be careful about getting rid of too much storage space. That is important to the daily operations.

Lee: Building is now thought to be 90 feet wide and 120 feet long. If we do police they may need to go below as in the original plans.

Matt: What is better; to build one level or bi-level? We could use a lower level even if police did not use the space. We can keep coming up with ideas, we need to start to focus on a plan.

Lee: We may not have to buy the Gold River Property. But that is only one option to consider. Options eventually come down to cost.

Matt: What about the option of letting the police stay at Town Hall.

David: We have not talked about that.

Lee: I'm trying to figure out the various option costs.

Matt: It is better to get everything done now but we still have to get the voters to accept our ideas. Fire is running out of options.

David: It sounds like I need to talk with Craig Jennings again.

Lee: I will try to come up with all the options outside of this meeting and send them to the group to study and comment on.

Claudio: Tropical Storm Irene caused the State to reconsider all the flood plain lines. They are being modified. Robert has the name of the person at the State he talked to about this topic.

Lee: Let's see what our options are regarding flood lines before we spend a lot of time talking. Can we even build on this property?

Matt: I would like to know more about Claudio's idea of building out the back of Town Hall to allow for more police space.

David: I think you would quickly hear from the historic oriented people in Town about changing the character of the building.

Matt: If it saves money, we should still consider it.

Graham: The plan we are looking at today is three times bigger than the space Fire has today. I would like to see Police become part of the new building. As much as I would like to think about PW, I think helping the other three departments is most important.

Dan: The idea of staying at the garage was just a way to save money. Of course I would like to move to a new building.

Matt: The Watch Room does not need to protrude from the building. That minor change is a huge cost.

David: I thought John said there was no need for a Watch Room and you agreed.

Matt: No; what I said was there was no need for it to jut out from the rest of the building but we still need it.

Lee: If police are not included in the new building, there is money that has to be paid back.

Claudio: Just make a secondary police office and that should be sufficient.

Matt: It is \$50,000 and you are paying it back to yourself by giving it back to the Forfeiture Fund. Of course only the police can use it but it does stay in Chester.

Lee: I am trying to get a sense of what each property has to offer. It sounds like Graham is saying we might not need the Gold River property.

David: Before we can talk about Gold River we need costs and flood plain information.

Graham: We could get bumped right off the Pleasant Street property and will need to look at Gold River.

Matt: Adding more property at this point in the discussion may be premature.

Lee: We should keep our options available.

Graham: It will depend on what the ultimate cost of positioning all the departments will be. Gold River could still be a viable option depending on the costs we find out about the other properties. What if adding PD to Pleasant Street is too expensive and moving them to Gold River makes better financial sense?

Matt: I agree. If saving money occurs by changing our plans within the options, we should do it.

Lee: We first need to find out if we can build on the Pleasant Street property.

David: Motion to Adjourn

Graham: Seconded

Approved Unanimously

Meeting Ended at 4:58 PM

