

MAJOR CAPITAL PROJECTS WORKING GROUP

2017 AUG 29 PM 1:28

Meeting Minutes
July 21, 2017

Members Present:

Floyd Carman, Phyllis Marshall, Pat Bruschi, Mark Paolillo, Roy Epstein

Members Absent:

Jenny Fallon

Audience:

Sarah Masucci, Ellen Schreiber

Mrs. Mahoney called the meeting to order at 9:05 am.

Long-Term vs. Short-Term Solutions

The discussion among the members at the meeting was wide ranging and attempted to touch on both the long and short-term issues for the DPW, Police station and Library that need to be addressed in recommendations for a fall Special Town Meeting. In particular, the group attempted to define short-term solution timing and costs for these three facilities.

It was noted that the classroom modular units to be installed at the Burbank School for September of 2018 will cost in the ballpark of \$2.2 m. This includes set up and site work.

It was further noted that the idea put forth by the Planning Board for a library in Waverley Sq. would be a long-term solution for the library.

The group reviewed drawing of the DPW site prepared by SMMA. The drawings were generated to show that a short-term solution of locating locker, meeting, and lunch room facilities for employees could be located in the center of the existing main building. To do this the truck washing function would have to be moved outside.

The members raised the following questions:

- Is this solution more favorable than having modular units for these functions?
- Would this renovation trigger the ADA percentage of renovation cost?
- Is having staff in the building better than in modular units on site?
- Does this plan include making the welding area more safe?
- Is there adequate drainage elsewhere on the site to move the truck washing function?

The group struggled with the definition of "short-term." Members noted that we need immediate fixes to serious issues in both the DPW and Police station. How long should those fixes be expected to last? The members offered that "short-term" could be anywhere between several years and 25 years. At Floyd's suggestion, the group coalesced around 8 to 10 years as being the best definition of "short-term" because any necessary bonding would be for not more than 10 years.

The group discussed the goals of the MCPWG regarding the DPW and Police station. In particular, when did we expect to accomplish the proposed short-term fixes. It was agreed that we had to define what

the design and cost of any short-term fixes at the DPW would be; what library repairs before a new building could be built would cost. Also, for all three of these facilities, what does “long-term” look like?

For the fall Special Town Meeting, the goal of the group is to present recommendations for:

- Interim solutions for Police and DPW
- Ultimate plan for Police, DPW and Library

Ultimate plan is understood to be an on-going process and require work beyond the STM. Roy and Mark voiced that they do not believe that a new DPW and Police station can happen soon because the financing is overwhelmingly against being able to do them with the Library and BHS. Anne Marie expressed a strong desire to determine an ultimate solution for DPW and Police that could be presented to the STM and pursued by the Town.

Phyllis suggested that Anne Marie meet with her and the consultant from SMMA the following week to discuss their suggestions for the DPW.

Planning Board Library Idea

The group turned the discussion to the idea that the Planning Board publicly rolled out on July 11 and Raffi Manjikian had presented to the MCPWG on June 22. The group’s interest is in the piece of the idea that places a library on the site of the existing car wash in Waverley Sq. The group reviewed the immediate reaction of the Library Trustees, the suitability of the site, the impact on traffic and parking in the square, the broader south Pleasant St. development plans and opportunities.

In particular, the group questioned the cost to the Town and control by the Town of the library idea.

After some discussion, it was agreed that it had been the expressed intention of the Board of Library Trustees to not seek the next round of state grant money. Also, it was their intention to aggressively pursue private fundraising. Thus, the MCPWG needs to consider the potential construction timing, short-term fixes, and final construction plan, as well as siting of a new library.

Special Town Meeting

The group reviewed their messaging to Town Meeting which should include:

- Short-term solutions for both the DPW and the Police station
- When a debt exclusion for the BHS project will take place
- When and how much a debt exclusion for a new library will take place
- When the final solution for the DPW and Police will take place

Community Path

Roy gave the members an update of his communication with the Community Path Implementation Advisory Committee and reviewed with the members various options for routes for the Community Path and the impact of those options on the future of the DPW, Police station and BHS as well as potential development of the Concord Ave. site presently occupied by the Police station the BMLB.

The members unanimously approved the minutes of June 2, 2017 and June 22, 2017 without amendments or corrections. Members not present for a particular meeting abstained.

Future Meetings: August 11 and August 25 at 9:00 am in Room 4 of the Town Hall.

Meeting adjourned at 11:10 am.

Respectfully submitted,

Anne Marie Mahoney