

MAJOR CAPITAL PROJECTS WORKING GROUP
MINUTES
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Members Present:

Floyd Carman, Roy Epstein, Pat Brusch, Phyllis Marshall, Mark Paolillo, Anne Marie Mahoney

Members Absent:

Jenny Fallon

Also Present:

Police Chief Richard McLaughlin, Assistant Chief James MacIsaac, DPW Director Jay Marcotte, Assistant Mike Santoro, Senior Planner Jeffrey Wheeler

Meeting called to order at 10:30 am in Room 4 of Town Hall.

Chief McLaughlin and Asst. Chief MacIsaac responded to short term solutions for the police station suggested by the members:

- Lockers in the electric light substation is not a good set up.
- Any additional space needs visibility from the main building
- Need showers that are equitable for both genders. Can't move just female or just male locker room to another building.
- Expanded roll call room is needed
- Access to the second floor offices is crucial for both personnel and the public
- Booking and fingerprinting is not ideal

The Chief expressed that his number 1 concern, "what keeps me up at night," is prisoner management from the time the squad car pulls into the lot until the prisoner is safely secured.

Having appropriate facilities for female officers is a very high concern as well.

Member Paolillo made the following suggestion:

Use all or almost all of the FY19 Capital Budget for short term solutions for the police and DPW facilities. That would mean no other capital spending next year but it might be enough to fund short term solutions and get them done. Also, should we be looking for a debt exclusion for \$4.0 or \$5.0 million? What is debt service that Capital Budget would carry for that capital exclusion?

The group must address two questions:

- Where do we invest limited resources?
- What are our priorities?

It was noted that the disposition of the Electric Light Dept. substation across the street is still unresolved.

The members turned to the DPW facility for discussion including the question: Can storage go to the incinerator site?

General discussion ensued which included the following points:

- Can we do all four buildings at one time on a debt exclusion?
- Should we begin some public discussion on that question?
- What if we find no or few interim solutions for these buildings, should we “go for” a debt exclusion for full rebuilt/renovation of all four?
- It was noted that the police station is the only building to house people, apart from the employees, i.e. prisoners.
- Will the proposed routes for the Community Path interfere with the four projects?
- Will the proposed routes for the Community Path work within plans for commercial development on the police, light building strip?
- Is there room for the path on property currently used by the police department?
- We must include increased operating expenses in discussions and public presentations.

The members reviewed the four projects:

Does BHS have a workable site? Yes.

Does the DPW have a workable site? Yes.

Does the library have a workable site? Yes.

Does the police station have a workable site? NO. They must find a new home.

Floyd reviewed some economics of debt with the committee citing that an all-inclusive debt exclusion/s for the four buildings of \$240.0 million could add \$1800 to \$2000 on tax bills per year per average homeowner. Is there a radical plan whereby we do all four buildings over ten years with one debt exclusion for all four buildings? This roll out over ten years would negate repairs and interim solutions.

The finance question comes down to two approaches:

Do all four buildings all at once, or at least sequence them to overlap.

Do a short term plan and a long term plan.

Meeting adjourned at 12:05 pm

Respectfully submitted,

Anne Marie Mahoney, Chair