**PLYMPTON TOWN PROPERTIES COMMITTEE**Minutes, April 4, 2024, 2023, 6:30 PM

MEMBERS PRESENT: Nancy Butler, Colleen Thompson, John Traynor, Mark Wallis,
Jon Wilhelmsen (Chair) Absent: Ross MacPherson

NOTES:

* Participants, town committees, and other entities are referred to by their initials. LD refers to Town Administrator Liz Dennehy. TPC is this committee. DP is Dan Pallotta (P3), TM refers to the Town Meeting. ConCom is the Conservation Commission.
* When possible, action items will be noted in **BOLDED** letters.
* “We” may refer to this committee, but it may also refer more broadly to the Town as a whole.

JW opened the meeting at 6:36

1. FIRE STATION PROJECT / TOWN COMPLEX INFRASTRUCTURE
A. Revised drawing of Plympton Town Complex from Context (see Page 4). Still need two changes:
* **Mark this as a “Draft” design.**
* **Change the label from “Campus” to “Complex”.**

B. Finances – The town financial team met again. DP also attended. Additionally, JW and JT attended the regular meeting of the Finance Committee. Everyone agrees that a new fire station is needed, but the concern is how to best finance it. The school budgets are also calling for increased funding. It was determined that there are three funding options for the fire station (1) bring the entire project to TM for funding; (2) do the project in two phases – seek $1 million at the 2024 TM to finalize design to bid phase, seek construction costs at the 2025 TM; (3) put off the project for one or more years. There is a lot of concern about the need to educate people about the project and the finances. There will be further FinCom/LD/financial team discussion about how to best use the local ARPA funds.

C. The Plan – Number 2 is the option chosen. For Phase 1, it was noted that there is money left from the previous TM article appropriating funds for the fire station. This money will pay for the debt for a couple of years without additional appropriation. For Phase 2, a review of the finances in early 2025 will help determine whether we move forward with the bid process. The hope is to begin building by summer’s end in 2025.

D. Additional Discussion – Moving forward with the project, even in two phases, puts us in a better position in case something happens in the current station which involves the State or OSHA. We can show that we are in the process of building a new station that meets all codes and safety guidelines. Doing nothing is a huge financial risk. As with the police station, we are an accident away from a devastating lawsuit or shutdown of services.

E. Next Step – **JW will update the materials for a Town Properties Overview and New Fire Station presentation.** We plan to hold one Saturday (5/4) and one evening (5/9) presentation. We will tentatively schedule a second Saturday (5/11) presentation in case it is needed.

F. Wells – A Grady Consulting representative met with ConCom. They signed off on the project. The next step is to create access to the area. We need to make sure that the trees that are to be removed are marked. **JW will speak with Gary Thompson to get an estimate for taking down the trees.** JT reminded us that RM also knows of a good tree removal person. The estimate will determine whether the tree removal will require a full bid process.

1. Active Projects
A. Town House Roof #1 – The job was awarded to Cape Cod Builders ($177,000/$192,000) with the
 alternate insulation type.
2. OTHER BUSINESS
A. Invoices for Payment: Context – 2 invoices for $5,600 and $1,200, Grady – 1 at $400, Peter
 Dillon Hydrogeologist - $2,875.
B. A member of the public left a corrected page from the 2/7 minutes noting that Holt Field was
 mistakenly typed as “Hoyt”. **CT will make the correction and resubmit to the Clerk’s office.**
3. MINUTES FOR APPROVAL – JT moved that the minutes for 3/14 be approved as amended, MW seconded. Nancy Butler abstained. The motion passed 4/0/1
4. NEXT MEETING(S) – Tentatively 4/18 and 25.

NOTE: NO OTHER AGENDA ITEMS WERE DISCUSSED.

The meeting was adjourned at 7:30.



