

Approved

w/ changes 2/20/24

*Future Facilities Committee*

MINUTES ~ Jan 24, 2024

The meeting was called to order at 6:30 pm by Pat Christian, Chair. Attending the meeting were the following: Pat Christian, Jesse Peters, John Libby, Matt Nielsen, Susan Briggs Peters, Mike Pascarella, Paul Schumann, Bo Chesney (notetaker), Andy O'Brien, and Andy Hyland of Port City Architecture. Dick Hogue and Pat Fairbanks were unable to attend. Matt Nielsen wasn't at the meeting at the beginning due to the ice storm but joined us later. Public Attending: Sandy Schumann.

The minutes for December 12th, 2023, were approved.

At the start of the meeting Jon Morris of the Select Board wanted committee members to know that the Board did not see this committee as a lifetime commitment and would hope that if anyone needed to step away, they felt that they could. Pat C. Noted that the committee was anxious to get the project done and completed and to come back with a report from PCA and options for the Select Board to consider. Jon left the meeting at that point.

Andy Hyland then presented this latest iteration of the site plan & building design. He walked through the process as to how PCA had reached their conclusions and felt that the approach was a reasonable one. This current plan has not changed significantly from the last one. PCA felt strongly that the best approach was for the living/office space to be at either end of the building, which would allow for better lighting in the building those spending time there. The scale of the building still allows for the use of shared systems such as heating, cooling, water, fire protection, septic, etc. He noted that there is also a safety issue to consider when looking at where people would be coming into the building versus where the trucks would be exiting. He noted that the floor plan could still be tweaked overall since it's a preliminary space design, but the square footage is roughly correct.

The discussion then turned to how the overall project priced it \$5.7 million could be broken down into phases with one being Fire and Safety, another being Salt Shed and Wash Bay, and the third being Public Works. It was noted this would ultimately cost more but could prove more palatable to the town. In any event much of the major work would have to be done in phase one.

Matt Nielsen join the meeting at this point at 7:00 And Andy Hyland took some time to bring him up to speed did the conversation.

There was talk about how to pay for the project. Ryan offered some figures regarding debt service if it was financed. It was also noted that there are a number of other possible funding sources other than taxation for debt service and or the project itself. Bo C. noted the difficulty with timing of grant requests, town votes, etc.

Paul Schumann brought up the issue of the town's well potentially becoming a public water source at some point in the future. There's a need to keep this in mind when looking at the project to ensure

it does not impede the ability to make the well a public water source due to potential point source pollution. This was discussed in the context of the potential expansion of the State Park camping area and the impact that that may have on the need for increased town services. Andy O'Brien noted that the Select Board is talking with the state and looking at the best to position the town vis-a-vis the expansion.

The committee then voted to give PCA the go-ahead to complete their preliminary report. The committee members generally agreed that the overall approach and design was responsive to the RFP. The next step for PCA is to complete their due diligence by having construction firm PATCO and site engineers review the plans and visit the site and make sure that basic assumptions were OK. They will then complete their draft report for the committee's consideration. The report will include potential phases and associated costs as well as estimated operating costs for similar facilities.

Andy O'Brien presented a map that the town planner had prepared showing also scoring radii marked at 3 1/2 and 4 mile radiuses. It was noted by Paul Schumann and Jesse Peters that the ISO requirement is a five mile over the road test. Jesse reported having looked at that using the existing fire station's location and found that the extreme ends of Allen Road, Poland Range Rd. and Brown Rd. fell just outside of the five-mile distance. He indicated that only a few houses might be affected and may very well be within 5 miles of neighboring towns fire stations.

Susan Peter asked what dates the committee needs to have on the radar with respect to potential motions to be made for the warrant for regular town meeting. Pat Christian noted that we needed to develop a game plan for moving process forward and Paul Schumann noted that we need to be able to lay out options for the Select Board to consider. Bo Chesney noted that we would need to get a handle on operating costs. These costs include operating cost for the Fire and Safety going forward and any transitional costs that can be anticipated. This includes possible demolition of the existing fire station and ongoing costs of maintaining the north station fire barn in some capacity. The same information is needed for Public Works.

There was discussion of how the average taxpayer will view the project and the value that it brings to the town. It was agreed that the intangibles are always difficult to demonstrate but will need to be articulated as part of the presentations. Matt Nielsen noted that many of the costs of not doing anything are not obvious, including having to work on broken equipment during storms etc. There was agreement that there is value in being able to do things properly, but it will be a challenge to quantify this.

At 8:20 there was a motion to adjourn.