

DPW Facility Committee Meeting Minutes

March 28, 2017

Meeting Room- Fire House

Committee Members Present: Chris Cove, Peter Greenberg, Arlene Miller, Mary Beth Morris, Mary Pat O'Connor, David Appleman, Doug Jangraw and David Horowitz

Absent: Ryan Shanks

Other Attendees: Mike Richards and Jeff Alberti (Weston & Sampson); Stephen Crane (Town Manager); Richard Foster (Select Board);

Public Visitors: Doug Sarnelli

Public Comment:

1. Both Mario and Doug thanked the Committee for their continued hard work.

Old Business

1. **Approve Minutes:** Motion was made to accept the March 21, 2017 minutes, MPO/PG. The motion passed, David Horowitz and David Appleman abstaining.

New Business

1. **Grande Meadows Site Acquisition update:** Stephen Crane reported that the Town Counsel the project is 'good to go'. All three parcels, the full site, to be acquired. Mr. Shapiro reported he had a cash buyer for more than the appraised value.
2. **DPW Pre-Town Meeting Deliberative Forum April 11th Preparation:** Chris informed the group that he and Rebecca Townsend spoke about the fact that the April 11, 2017 Forum occurs on the first night of Passover, and there was a need for another night. After discussion, it was agreed that the first Forum will generate interest and the second meeting will be needed. The format will be...First hour dedicated to the DPW project. Weston and Sampson will provide a 15-20 minute presentation, then the whole group will break out into smaller, more intimate conversations, where we can address questions. Then other warrants on the Town Meeting agenda will be addressed. There was also a request to Mike to provide break-out costs within the major cost centers so we have a better understanding and ability to respond to questions about detailed costs such as the cost of the demolition of the Grande Meadows building.
3. **Exit Costs for Pond Side Road:** Arlene and Mary Beth met with Charlie Kline and Dan Hall, from the DEP, to discuss Pondsides Road Site and the exit requirements. First, we need to have detailed survey of Pondsides Road site. The building, concrete blocks, topography, etc...Where the Burn Dump was located, there are spots that will require some excavation and corrective action. Then an asphalt paved cap would be applied. Chris asked the question, "do we want to incur the cost to close down Pondsides, or deal with it down the road, saving taxpayers the cost." Arlene stressed that the site is a landfill that must be capped. Do we want to pay now, or later? The cost and requirements, at a later date could be more expensive. If we deal with it now, it could be used for storage of equipment, materials, or leased out.

It was agreed that we need to proceed with a Corrective Action Design. The \$21.6 million number attached to this project, already a this cost. By putting this off will the cost to the taxpayers more down the road, and the DEP could ask for more. At this juncture, the DEP will accept an asphalt cap.

Discussion was held about what is needed to be completed for the Corrective Action Design. Pondsides needs to be demolished, excavated, and asphalt capped. By doing this, some compensatory storage may be created. Utilities will need to be dealt with as well as asbestos abatement. Two options for companies to complete this are, Weston and Sampson or Tighe and Bond. Jeff will go back to the demo people and firm up Weston and Sampson's estimate of \$700,000.

4. Weston and Sampson presentation: Included Program Process and sketches. There are some comparisons between the proposed DPW and the current one. The difference in square footage is partially due to modern building codes as well as the following:

- Additional functions such as a wash bay & vehicle maintenance
- Break room for staff
- Male/Female bathroom facilities

We need to abide by these modern codes, so we need to make that clear in our Forum presentation. There was discussion over Canopy space, as well as heated space. Jeff will get a cost estimate of actual dollars saved by having a vehicle in a heated garage verses outside subjected to the elements.

Chris wants a breakdown of how the proposed square footage compares to what we have now. This will be a powerful tool when discussing with voters.

Peter suggested comparing 'apples to apples'. Don't call it administration... break it down to administration, locker room/ bathroom, and meeting room/ training/breakroom (multi-function space). Also show the increase in space is due primarily to code requirements... such as the bathroom that is currently at Pondsides was built for 10 employees over 50 years ago. Today we have more than 30 employees and there are regulations that dictate how much bathroom/ locker space they need.

5. Final Thoughts. Discussion about cost per square foot. This Longmeadow project is unique, as we have a demo cost at both the Pondsides Road site as well as the Grand Meadows site. Also, building codes could possibly change, currently we are in the 8th edition. Waiting too much longer, we could have a different set of codes in which to comply.

Arlene spoke to the fact that we need to communicate with voters why the cost of placing the new DPW at Grande Meadows costs what it does. The cost of acquisition is 2.6 million, and the demolition of Grand Meadows in order to build upon is \$600,000. These are costs that the Town of Longmeadow taxpayers would NOT have to incur if we had selected the Water Tower site, or the Wolf Swamp Fields site. This committee scrutinized over selection of a site that the taxpayers would actually approve.

It was also suggested that representatives of this committee attend a Conservation Committee meeting to inform them. Mike said that this was in his scope, and suggested he and Jeff make a similar presentation to the one they made to the Finance Committee.

Doug spoke to the point that the cost per household still hasn't been defined. He has spoken to Paul Pasterczyk, and if Paul programs the DPW project a certain way, than the cost per household could be

partially offset at the time that both Blueberry Hill and Wolf Swamp School projects fall off the tax rolls. Therefore, the taxpayer won't be shocked by the cost to them.

6. Confirm Date and Time for Next Meeting: The next task force meeting has been scheduled for Tuesday, April 18, 2017, at 7PM. The location will be determined.

A motion was made (Horowitz/ O'Connor) to adjourn at 8:50PM. The motion passed unanimously.

Notes taken by Mary Pat O'Connor