

Building and Facilities Committee

Minutes of 8-15-19

Syd Crook Room, Academy Building; 6:30 p.m.

Members Present: Bowers, Cannon, Lewis, Williams, Bianchi, Sherman, Beasley, Cross, Hogle, Cardillo

In attendance: Selectman Janet Kidder

The meeting was called to order at 6:30 p.m.

1. *Approval of Minutes*

The minutes of the previous meeting of August 8, 2019 were reviewed by the Committee, and were then approved unanimously.

2. *Reports*

The Chair reported that he had not yet begun a draft preliminary report for the Committee to review.

Mr. Cross reported that there had been a final run-through of the work at the Buker building on August 14, with substantial completion accomplished and only minor issues to attend to, including related to the boiler. The completion price should be in the neighborhood of \$585,000 - \$595,000. There are two pending change orders: in the gun cleaning room, the sump pump will be replaced; and a ventilation valve needs to be fixed. Both Kim Hallquist and Chief Andersen have reported that they are happy with the work. The air conditioning got a good test during this past heat wave, and everything worked well, and the building was comfortable. He also reported that there are no leaks that he has been made aware of, including related to roofs. He noted that North Branch installed a downspout from the upper roof to the roof of the sally port, which has a slight slope for drain-off, and that the rotted wood at the corner of the roof over the sally port roof is being repaired. The downspout was installed to alleviate the water, and ice, buildup near the personnel entry door to the sally port.

3. *Discussion of Buker building issues and Police Dept. space needs.*

The Committee continued its discussion of the issues and concerns raised in Chief Andersen's report, and the Committee's tour of the Police Dept. The Chair ran through a list of possible resolutions of the issues raised by the Police Dept., as had been requested by the Committee. He also noted that he had provided a list of what appeared to be the issues raised by Chief Andersen which would not be resolvable if the current space, with the court space, was used. He also noted that he had included a list of possible questions the Committee might want to pursue. There was a general discussion of possibilities that might be feasible to utilize the current Police Dept. space, in conjunction with the court space so that it would meet many the Department's needs within the "four walls" of the existing structure. Mr. Sherman suggested that one possibility to deal with some of the issues of storage in the sally port would be to build a fenced off area not accessible to the remainder of the sally port, which could be used for some storage.

After reviewing and discussing the situation noted by Chief Andersen related to safety and security issues in the sally port and at the communications tower, in was the consensus of the Committee that a recommendation be made to the Selectmen to secure the tower and remove dangerous articles from the sally port. [A Motion will be in order at the meeting on 8-22-19.]

After discussion of the general issues resumed, Mr. Sherman also pointed out that the Harriman report had prepared an Option 5-1, which set forth a possible layout of the existing space, including utilizing the court space, along with its statement of the deficiencies of that layout. Mr. Williams offered to follow up on this to obtain appropriate and readable copies for the Committee's review.

At this point, it was the consensus of the Committee that the Committee was only attempting to gather the data and information necessary to make appropriate comparisons for the decision-making

process. The consensus of the Committee was that there should be a thorough vetting of a cost-benefit analysis, including not only monetary costs, but opportunity and lost opportunity costs, and all other manner of considerations that would be involved in a thorough analysis of the alternatives. At some point these comparisons would include: using the current Police Dept. space, including with the court space; construction of a new Police station on separate land; utilizing only the current space used by the Police Dept. and leaving the Rec. Dept. in the court space; and, perhaps, making no changes to the use of the space. In the first scenario, it would also necessarily include an analysis of the costs/benefits of moving the Rec. Dept. to another location; and, in the second scenario, if a new Police station were to be built, an analysis of the costs related to keeping and maintaining the Buker building for other purposes. There was also some discussion of possibly including an option which would entail some minor addition to the building. At some future meeting, the Committee would like to invite the Chief to have a conversation about some of these issues, and to obtain a fuller explanation of some of the issues the Committee does not fully comprehend.

Selectman Kidder suggested that the Committee members review the minutes of the Selectmen's meetings with Harriman, and that in doing so some of the questions Committee members have might be answered. The Committee agreed that this was a good proposal, and that they would review those minutes. Selectman Kidder was asked if the Selectmen had reached any conclusion on the course they would recommend. She responded that she, personally, and not speaking on behalf of the Selectmen, thought the information showed that the proper course of action was to build a new police station. She also stated that she thought that a small site review committee of, say, three individuals, should be appointed to look at what sites were available in Town. Mr. Cross inquired whether there shouldn't first be a decision on what would be proposed, and then to look for a site consistent with that proposal. Selectman Kidder responded that she understood that Harriman had made recommendations on the issue.

4. *Discussion and determination of next steps and information to seek*

The Committee will continue its Police Dept. analysis at the next meeting of the Committee on August 22, to include a review of Option 5-1 as proposed by Harriman. There will be no meeting on August 29.

5. *Action Items.*

- a. Chair to prepare a draft preliminary report for the Committee's review and discussion, with the intention that the Committee would forward to the Selectmen a preliminary report by the end of September. [Action item from prior meeting, not yet accomplished.]
- b. Committee members to review the minutes of the Selectmen's meetings with Harriman.

The next meeting is scheduled to be held in the Syd Crook room on Thursday, August 22, at 6:30 p.m.

The meeting adjourned by unanimous consent at 9:00 p.m.

Respectfully submitted,
Robert Bowers, Chair