

TOWN of SOUTHBOROUGH

Public Safety Study Committee-Meeting Minutes

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SOUTHBOROUGH, MA

Date: Monday, February 6, 2017, 6:00PM

Location: Southborough Town Hall, 17 Common Street, Southborough, MA

Committee Members Present: Jason Malinowski-Chairman, John F. Lyons-Secretary, Brennan Barry, Alfred C. Hamilton, Peter Goodney, Michael Moorehead, John Wood

Ex-Officio Members Present: Police Chief Kenneth M. Paulhus, Fire Chief Joseph C. Mauro, Mark J. Purple-Town Administrator

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Meeting Called to Order

Meeting Called to order at 6:00PM

Item 1: Donham & Sweeney PowerPoint Presentation

- Jeff Shaw updated site plan for Public Safety Building to co-exist with the golf course as presented by the Citizen's "Save the Golf Course" group the week prior.
- Further site adjustments are outside the scope. Jason Malinowski thanked Jeff Shaw for his quick turn around on this site plan. A full redesign of the site could take up to 3 months and could add or reduce costs.
- Chief Mauro is concerned about Fire Trucks making turns and very concerned about apparatus exiting the rear of the station.
- John Wood stated that moving operations to the second floor over apparatus garage could affect operations. Michael Moorehead would be concerned about the height difference between the apparatus roof and the height of the second floor of the main building.
- Jason Malinowski stated that the Committee with our charge to build a Public Safety Building and will accommodate any further plans for the rest of the golf course as the Town decides.
- The Recreation Committee was invited to speak about Choate Field. The Recreation Committee will vote on Thursday night about Choate Field. Potential use of 35 to 36 feet into Choate Field. Would have to budget for fencing. Committee is looking for emergency access road for public safety use and could be a reduction in cost by not having to build culvert.

Item 2: Public Comments

- Dick Cruciani-Choate Field use would prevent another wetland crossing.
- Kate Burke-Presented a citizen's petition to keep the St. Mark's land conservation.
- Lisa Braccio-Speaking as a citizen wanted to know how sure we were of the Fire Department space. Jeff Shaw went over how we got to today.
- Committee will not put any access road to Latisquama Road.
- David Parry-An unmodified site plan will not work as presented. It doesn't take 3 months to "re-jigger" the building site. Jeff Shaw said that they have had 20-30 meetings with the Police Chief, Fire Chief, and the Town Administrator to get to this point. Would have to re-open design.

- Thomas Lescalleet-would like to work on site plan (St. Mark's Planning Committee Site Plan Drawing) that will make adjacencies work. Committee will support the will of the Town as long a Public Safety Building as programmed is not compromised.

Item 3: Donham & Sweeney Presents Updated Cost Estimate

- Jeff Shaw presented an updated budget.
- Al Hamilton asked about the proposed water line. Mark Purple said that an 8 inch line would be required for the new building. The existing line goes to the Woodward School and then to a 2 inch line to the Senior Center.
- Al Hamilton questioned the cost of the new traffic signal. Chief Joseph Mauro said that the signal light could be an add/alternate on the project cost.
- Frederica Gillespie-Can the building add solar panels? Jeff Shaw said that the designed roof would support solar panels if desired in the future.
- Paul Pisinski, Public Health Director, spoke about the possible soils on the St. Mark's Golf Course. Soils for the new septic system should be fine. When you get to the Latisquama Road side of the Golf Course the soils change to glacial ledge and it would be difficult to place a septic field in that area.

MOTION: A motion was made by Al Hamilton:

The current schematic design has been developed solely for developing an estimated program budget. Based on feedback from the community and a requirement to control the cost of construction, the Public Safety Building Study Committee recommends the following design modifications should be Adopted in the final building design:

1. The building should be a 2 story design throughout with space above equipment bays used to house program to the greatest extent practical.
2. The building's exterior walls shall be regular in shape with the avoidance of irregular protrusions and separate roof's.
3. Consolidation of duplicated services including small conference rooms, kitchens, and break areas should be consolidated.
4. Pitched roof's will be used where practical and flat roofs will be avoided.
5. The design should minimize the footprint of the building on the land to the greatest extent practical.
6. Any site modifications required to accommodate golf or other activities related to the use of the balance of the parcel should be funded separately.
7. Any provision of water along public ways to the vicinity of the facility should be funded by the water receipts.

Based on these and other design modifications we recommend that the Town appropriate the sum of \$21,000,000.00 for the construction of a Public Safety Facility on the golf course currently owned by St. Mark's School pending acquisition of said golf course by the Town of Southborough.

- John Wood seconded the above motion.
- Committee had lengthy discussion of the motion.

VOTE: Al Hamilton for the motion and 6 opposed. Motion failed.

MOTION: A motion was made by Peter Goodney to adopt number 5 and number 6 from Al Hamilton's motion:

5. The design should minimize the footprint of the building on the land to the greatest extent practical.
6. Any site modifications required to accommodate golf or other activities related to the use of the balance of the parcel should be funded separately.

- John Wood seconded the above motion. Committee had discussion.

VOTE: 6 Committee Members in favor of the motion and Al Hamilton abstained. Motion passed.

MOTION: Al Hamilton made a motion to raise and appropriate \$22,629,500.00 to construct the new Public Safety Building.

- John Wood seconded the motion. Committee had discussion.

VOTE: 6 Committee Members in favor of the motion and Al Hamilton abstained. Motion passed.

Add/Alternates to consider:

- | | |
|----------------------------|--------------|
| 1. Traffic Signal | \$400,000.00 |
| 2. Training Tower | \$350,000.00 |
| 3. Restore Apparatus Space | \$150,000.00 |

MOTION: Al Hamilton made a motion on add/alternates:

1. Training Tower
 2. Traffic Signal
 3. Apparatus Space
- Peter Goodney seconded the motion. Committee had discussion.
Al Hamilton withdrew the above motion.

MOTION: Al Hamilton made a motion to make the Traffic Signal as an add/alternate to the building Construction project.

- John Wood seconded the motion.

VOTE: 6 Committee Members in favor of the motion and Al Hamilton abstained. Motion passed.

MOTION: Al Hamilton made a motion to make the Fire Training Tower as an add/alternate to the building Construction project.

- Peter Goodney seconded the motion.
- Committee had extensive discussion on the uses of the Fire Training Tower with the Fire Chief and amongst other Committee Members.

VOTE: 6 Committee Members against the motion and Al Hamilton abstained. Motion failed. Therefore, Committee recommends that the Fire Training Tower remain in the Bid specs and not be an alternative.

MOTION: Michael Moorehead made a motion to restore the rear apparatus floor space as an add/alternate to the Building Construction Project.

- Brennan Barry seconded.

VOTE: 6 Committee Members in favor of the motion and Al Hamilton abstained. Motion passed.

ITEM 4: Jason Malinowski Presented PowerPoint for Board of Selectmen Meeting on 2/7/2017.

- Committee members reviewed the PowerPoint slides as presented.

MOTION: Peter Goodney made a motion to accept the PowerPoint presentation to be viewed at the

Board of Selectmen's meeting on 2/7/2017.

- John Wood seconded the motion.

VOTE: 6 Committee Members in favor of the motion and 1 member abstained. Motion passed.

- John Wood said that we should look to support groups in Town to get the Public Safety Building built.
- Peter Goodney would like to see a drawing of the Public Safety Building from Donham & Sweeney that accommodates the golf course.

MOTION: Jason Malinowski made a motion to site the Public Safety Building so the golf course and be Accommodated.

- John Wood seconded the motion. Committee discussion.

VOTE: 6 Committee Members in favor of the motion and Al Hamilton abstained. Motion passed.

ITEM 5: Plan "B"

- Kate Burke asked what "plan B" would be if the St. Mark's Golf Course fails.
- Peter Goodney stated that the current Police and Fire station site on Main Street does not work for a new Public Safety Building.
- Would have to look at acquiring land in the meadow from St. Mark's by eminent domain. This would be very costly to the Town and could become adversarial.
- Separate buildings would cost 2 million dollars more.
- Al Hamilton said that Option 6 from Donham & Sweeney would have to be explored. Where do we house the Fire Department during construction? Two separate buildings with the Police Station somewhere else in Town. Possible sequencing over several years.

MEETING AJOURNED- 9:45PM

Respectfully Submitted,

John F. Lyons
Secretary