

MUNICIPAL BUILDING COMMITTEE
POLICE STATION PROJECT
MEETING MINUTES
7:00PM MONDAY, APRIL 6, 2015
YORK LIBRARY

Present: Chairman Wayne Martin, William Masterson, Stephen Kosacz, Dick Bachelder, Patrick Garon.

Absent: Jim Towle and Charley Steedman.

Other Present: Town Manager Stephen H. Burns, Director of Public Works Dean Lessard, Police Chief Doug Bracy, Peter Pelletier of Ledgewood Construction and David Lay of SMRT, Inc.

Call to Order

Chairman Wayne Martin called the meeting to order at 7:04PM.

A. Minutes

1. December 18, 2014 Meeting Minutes

Moved by Mr. Kosacz, seconded by Mr. Garon to approve the December 18, 2014 Meeting Minutes. Without objection, so ordered.

2. February 8, 2015 Meeting Minutes

Moved by Mr. Kosacz seconded by Mr. Garon to approve the February 8, 2015 Meeting Minutes, as amended. Without objection, so ordered.

B. Update on Cost Estimates

Ledgewood Construction President Peter Pelletier went over the Budget Summary that his company came up with for the project. He stated their numbers are actual bids that reflect the current construction market and that once the snow melts and a full existing conditions survey can be completed, they would be able to strengthen the numbers provided in the Cost Estimates they have now.

C. Discussion: Ballot Questions

1. Article 11 – Special General Referendum (Acceptance of Norton Property Regarding Utility Easements)

Mr. Burns explained to the Committee that the parcel of land that Article 11 in the upcoming Special General Referendum refers to is already included in the monies for the Police Station/Connector Road projects. The purpose of Article 11 is to simply ask the voters to allow the Town to accept that land.

2. Article 58 – Budget Referendum (Regarding Route One Traffic Light)

The Committee discussed Article 58 of the upcoming Budget Referendum which asks the voters if they will allow a traffic signal at the Route One end of the Connector Road if it involves no funding request.

D. Discussion: Cragin Lot

1. Plan Amendments

Topic Review/Brief Discussion

2. Work Necessary to Complete Agreement

Topic Review/Brief Discussion

E. Discussion: Options to Complete Both Projects

The Committee discussed different possible options for completing both the Police Station and the Connector Road project.

- Dropping the Connector Road
- Downsize the Police Station Building
- Use the Department of Public Works to cut labor costs
- Change LEED Energy Standards
- Question adding a basement
- Question the building shape
- Unfinished Space or Future Expansion Possibilities
- Keeping existing station functioning for storage to save on space at the new station space

Moved by Mr. Bachelder, seconded by Mr. Kosacz to request the Board of Selectmen to initiate the bid process for the existing conditions inventory of site work for road, site and material stockpiles, along with a topo survey. Approved unanimously by consent, so ordered.

Mr. Burns said that he would draft said request and will distribute to the committee for their review and comments, as soon as possible

SMRT to work with Chief Bracy to sketch new design option. (NOTE: Work started but not completed because of Town decision to pursue the station at the American Legion site. Cost was 1,230 for this work.)

F. Discussion: Future Meeting Schedule

The committee will schedule their next meeting after the May 16th election.

G. Discussion with Members of the Former Building Committee

This item was not addressed, as the former committee was not available to attend this evenings meeting.

H. Question & Answers by Board Members

There were no questions after the previous discussions.

I. Public Comment

- Charles Stacy

Adjourn

Moved by Mr. Kosacz, seconded by Mr. Garon to adjourn the meeting at 9:40PM. Without objection, so ordered.

Respectfully Submitted,

Melissa M. Avery, Assistant to the Town Manager