

**Police-Fire Facility Committee**  
**Thursday, December 11, 2014, 4:00pm**  
**Hanna Cosman Meeting Room, Municipal Center**  
**Minutes**

In attendance: Steve Phillips, Philip Chapman, Kathy Dowd, Tony Farnum, Dave Emery, Sr., Prudence MacKinney, Eli Gould, and John Allen.

Absent: Robin Sweetapple

Staff Present: Patrick Moreland, Mike Bucossi, Russell Rice, Mark Carignan

Others Present: Steve Horton, Howard Weiss-Tisman.

- A. Phillips called the meeting to order at 4:05pm and confirmed that the meeting was properly warned.
- B. Public Participation – None.
- C. Approve Minutes (December 5, 2014) – Dowd moves to approve the minutes with one correction. In the last paragraph of agenda item E, clarify police substation. Chapman Second. The motion passed unanimously.
- D. Project Update by Project Manager – Horton distributed three preliminary budgets for the three potential police redevelopment sites. All three budgets keep the two fire projects intact as previously contemplated and approved by the committee. With respect to the police site, some expenses such as furniture were the same at all three locations. Horton walks the committee through the budgets. In addition Horton offers his impressions of each property, paying specific attention to the cost of renovation.

Horton confirms that the costs indicated in the budgets are for a complete renovation. Dowd acknowledged that the existing layout of the Landmark Hill site was conducive to police operations, even in its current configuration. The site is also eight acres large, and could eventually support the relocation of the other activities currently housed at the Municipal Center. The overall cost to renovate the Landmark Hill site would average \$125 per square foot. Horton acknowledges that the exact cost to renovate each site against seismic activities is unknown and would require the services of an engineer.

Phillips acknowledges that he represents the Mark Richards, owner of one of the properties. The property at 999 Putney Road is acknowledged by Horton to be a little more expensive than to renovate than the Landmark Hill site. Dowd represents that the sub-committee considers the site to be a little tight.

Horton speaks to the value of 76 Technology Drive, but admits it is a difficult building to renovate. Phillips notes that 76 Technology Drive is the smallest of the three properties. Horton also acknowledges that the sub-committee was

alerted to the potential to acquire the bowling alley property. Horton acknowledged that the building had very little value as a potential renovation site. Phillips asks Horton how these three budgets compare with the previously discussed Plan F. Horton indicates that these budgets are right in line with the committee's previous plans.

Chapman asks how we proceed from here. Moreland suggests that the next steps are to take these findings to the Selectboard. Moreland suggests that the recommendation should include all three sites, and the committee would be wise to avoid choosing and acknowledging a favorite. In the interest of negotiating the best value, it is recommended that the discussion with the Selectboard be about all three properties and their respective advantages. Should the board agree to move ahead with negotiations, someone would need to be empowered to enter into those negotiations. Moreland indicates that this may be the town manager and town attorney. Moving forward from there a purchase and sale agreement may also allow for project architects to have access to the property, allowing them to develop a conceptual design.

A discussion ensues about a brief delay for the completion for the police portion of the project. Phillips indicates that doing so may be of benefit to taxpayers. Emery indicates that this may be a mistake, and may potentially lead to an abandoning of the project. Some discussion about the need to maintain a police presence downtown follows. Captain Carignan explains that patrolling officers are not dispatched from the Municipal Center, rather they are dispatched from their patrol cars. Captain Carignan explains that moving the police headquarters to another location will neither add nor reduce police presence downtown. Phillips asks about how a police substation might improve matters near the Transportation Center. Captain Carignan suggest that a substation could work well alongside the existing parking office on Flat Street.

The committee discusses what and how they should describe recent progress on Plan F type project to the Selectboard. Dowd would like to present the recent history to the Selectboard and to the public at the meeting on December 16. All agree. Gould indicates that he is pleased that this committee will have the opportunity to shape the revised police project in a way that they had not had with the original project. Horton confirms that he will be present on December 16.

- E. Police Department Site Subcommittee – No further follow up from the subcommittee.
- F. Adjourn.

Next meeting, December 16 at 6:15pm.

Meeting adjourned at 5:55pm.