

MINUTES
SHARON BOARD OF SELECTMEN
March 18, 2014

The meeting of the Sharon Board of Selectmen was called to order in the Selectmen's Meeting Room at Sharon Town Hall at 7:01pm with Chairman Walter "Joe" Roach and Selectman William A. Heitin.

Jana Katz – Candidate for Commission on Disabilities

Ms. Katz works for Senator Timilty and would like to get involved at the local level in dealing with disability issues, as she suffers from a chronic illness.

Selectman Heitin asked if the Senator's Office has done anything with disabilities-related issues and she replied that the Inspector General has come out with a report on the abuse of disabled persons parking placards and they are looking at the issues.

Young Israel – One-Day Liquor License Request

MOTION: To approve the one-day liquor license requested by Young Israel for March 23, 2014
(Heitin – Roach) 2-0 **PASSES**

Appointment of George Demeris as Special Police Officer/Part-Time Dispatcher

Police Chief Joseph Bernstein introduced George Demeris to the Board and provided a summary of George's background, including his local roots and service in the United States Army.

MOTION: To appoint George Demeris as a Special Police Officer and part-time dispatcher for the Sharon Police Department
(Heitin – Roach) 2-0 **PASSES**

Appointment of Laura Canavan as Police Officer

Police Chief Joseph Bernstein noted that she graduated from Sharon High School and has been a special police officer since 2007 and is currently permanent intermittent officer. Laura is being offered a conditional offer of employment and she will then go into the Academy hopefully in July or September.

MOTION: To offer Laura Canavan a conditional offer of employment to the Sharon Police Department
(Heitin – Roach) 2-0 **PASSES**

Approval of Minutes

MOTION: To approve the regular and executive session minutes of March 4, 2014
(Heitin – Roach) 2-0 **PASSES**

Banner Request – Council on Aging Lakeside Gallery

MOTION: To approve the banner request for the Council on Aging's Lakeside Gallery from March 31 – April 7, 2014 in the first position and June 16 – 23, 2014 in the first position
(Heitin – Roach) 2-0 **PASSES**

Banner Request – Council on Aging Lakeside Gallery

MOTION: To approve the banner request for the Council on Aging's Lakeside Gallery from August 5 – 11, 2014 in the first position
(Heitin – Roach) 2-0 **PASSES**

Banner Request – Sharon Youth Baseball & Softball Association

MOTION: To approve the banner request from Sharon Youth Baseball & Softball Association from May 6 – 12, 2014 in the second position
(Heitin – Roach) 2-0 **PASSES**

Bid Award – 2013 Town Report Delivery

MOTION: To award the bid for delivery of the 2013 Annual Town Report to Troop 95 for \$1,200
(Heitin – Roach) 2-0 **PASSES**

Ballroom Rental Fee Waiver Request

MOTION: To waive the room rental fee for ...; custodial fees are still required
(Heitin – Roach) 2-0 **PASSES**

Finance Director Screening Committee

Selectman Heitin noted that the Finance Director will be retiring shortly but will be remaining through Town Meeting. We are seeking individuals to serve on the Screening Committee for the Finance Director/Treasurer.

2014 Annual Town Meeting Warrant Review

The Selectmen noted that would like to hold off on taking positions until their next meeting and the Board will get potential re-sequencing to Lauren.

Deborah Sampson Postage Stamp Discussion

Resident Steve Connolly was present for the discussion.

Mr. Connolly is petitioning the United States Postal Service for a Forever Stamp for our state heroine, Deborah Sampson. He has been working on a project on Deborah Sampson for five years. He has been working with Congress and received support from several senators. This is a 2-3 year process. Senator Markey and Senator Warren and many members of Congress, including many members of our Congressional delegation have also written letters of support. The Governor is also supportive. The

Department of Veterans Services has also backed this project. Additionally, he has met with 9 historical societies across the Commonwealth.

Mr. Connolly went on to state that this is a national effort and is asking for the town to consider the effort and prepare a short letter from the Town of Sharon, indicating its support. She's a wonderful person to be honored and we have done a lot here in Sharon to honor her.

Chairman Roach would be happy to prepare a letter from the Board to the Postmaster. Selectman Heitin said that we can draft a letter and approve it at a future meeting.

The Board thanked Mr. Connolly for his time.

Public Safety Building Presentation & Request for Ballot Question

Fire Chief Jim Wright and Police Chief Joseph Bernstein were present for the presentation. Michael McKeon from Kaestle Boos Associates, Inc. was also present, along with members of the Public Safety Feasibility Study Committee.

The Chiefs first provided a timeline of the construction of the existing buildings as well as the recent steps to study and develop a plan for a new facility.

From 1950-1953, the current fire station was built as a fire and police facility. In 1981, the current police facility was built and the existing fire station was renovated. From 2001-2003, a Master Plan was completed and identified a new combined public safety facility on the Town Hall/existing Fire Station site but the plan was not financed. In 2013, a new study was authorized by Town Meeting and the Public Safety Feasibility Study Committee was formed. From 2013-2014, the study evaluated both separate and combined facilities at several different, centrally-located sites. In early 2014, the Committee selected a preferred design and finalized the project budget for presentation to the Board of Selectmen as well as several other town boards and committees. At the 2014 Annual Town Meeting in May, Town Meeting is set to decide the future of the public safety project.

The Fire Chief noted that there have been some modifications to the fire station to accommodate the apparatus, but essentially the building has been the same since the 1950s, despite changes to the number of personnel and additional responsibilities associated with medical calls.

The Police Chief added that Police dispatches for emergencies with only one seat and that's a safety issue if the calls can't answered during a busy time and have to be rerouted to another department and then back to Sharon. Neither building is ADA accessible. These things impact the community on a daily basis. The general public is invited to visit both buildings and see for themselves.

The study process was as follows:

- Committee held numerous public meetings over past 12 months
- Analyzed existing conditions at the 3 buildings (Police, Fire and Civil Defense)
- Developed needs assessment of Fire and Police departments
- Evaluated possible sites
- Developed space needs program
- Developed conceptual design solutions for stand-alone and combined facilities options (5) at appropriate sites

- Developed comparative cost analysis for each option
- Reviewed/evaluated 3 options, then 2 final options
- Selected preferred option
- Developed schematic plans and detailed cost estimate
- Finalizing project proposal for presentation to community

The Fire Department needs to be essentially in the geographic center, on a main street. They looked at parcels 3 acres or larger in the geographic center.

The sites the Study Committee considered were:

- Oakland Road Pits
- South Pleasant Street terminus
- Farnham Road
- Athletic Fields
- School property on East Foxboro Street
- Community Garden site
- Current DPW site
- Hillside Avenue

The Study Committee looked at all of the options, including renovations/additions, two new stand-alone facilities, a combination of the previous options or a combined facility. They settled on a combined facility at the DPW site as a preferred site.

The Fire Chief explained the construction process, which would minimize impact to both operations. The existing Civil Defense building would be torn down, build the new police facility at that site and move the Police Department in. Then they would tear down the old police station, build the new fire station at that site and then move in the Fire Department.

The Chiefs reviewed the police operations and shared area floor plan and noted that this plan would meet the requirements that neither building can presently do. Chief Wright noted that the square footage is 34,500 and has decreased after several iterations.

Chief Bernstein reviewed the police and fire administration floor plan and noted that the Police Department has to go up to the Community Center when a meeting exists of with four or more people, as there is not enough space in the existing police station.

Chief Wright reviewed the fire department operations floor plan and noted that there is no EMS decontamination area in the existing fire station and the fire personnel wash things down on the fire station bay floor. This new facility would allow for a separate area. He added that they also clean the self-contained breathing apparatus on the bay floor as well. He pointed out that, in the new building, above the apparatus is a mezzanine where training can take place. The auxiliary building will house the ATV, boat, jet ski, hazardous materials truck, etc.

The Chiefs explained the elevations for the police operations and administration as well as fire operations. They tried to keep the facility in the same character of the town – the view from South Main Street is very similar to the existing police station. Chief Bernstein added that presently, when those

arrested are released, they have to walk through the guts of the existing building, but this new building would eliminate that because there would be a controlled entrance/exit. The total project cost is estimated at \$25.5M. The Chiefs and Mr. Keon explained that a 10% contingency has already been built in.

Site & Building Construction Cost

Site Work (Incl. Auxiliary Bldg.)		\$3,423,000
Main Building	34,374SF	\$10,092,000
Design & Pricing	@ 10%	\$1,352,000
Contingency		

Subtotal: \$14,867,000

General Conditions & Overhead	@ 8.00%	\$1,189,000
Insurance	@ 1.00%	\$161,000
Bonds & Insurance	@ 0.75%	\$122,000
OH & Profit	@ 3.00%	\$490,000
Permit		Waived
Escalation		\$880,000

Total Construction Cost: \$17,709,000

Owner's Indirect Cost

Signalization	\$85,000
Land Survey	\$25,000
Geotech (8-10 Borings)	\$20,000
Arch. & Eng. Fees	\$1,638,000
Reimbursable Expenses	\$75,000
Project Management	\$753,000
Commissioning	\$60,000
CM at Risk Fee	\$620,000
CM Contingency	\$885,000
Structural Peer Review	\$10,000
Furnishings, Furniture (\$8/SF)	\$275,000
Loose Equipment (Fire and Police)	\$344,000
Communications Equipment (allowance)	\$450,000
Moving	\$150,000
Reproduction /Miscellaneous	\$25,000
Legal/Advertising	\$15,000
Material Testing	\$50,000
Owner's Contingency (10% of all costs)	\$2,311,000

Total Indirect Costs: \$7,791,000

Total Project Cost: \$25,500,000

Two members of the Standing Building Committee are on the Public Safety Feasibility Study Committee. The Chiefs acknowledge that it is a high cost, but the cost to build a building now as opposed to 10-15 years is more expensive. This proposal is a no-frills facility.

The Chiefs mentioned some additional points of information:

- This is a consolidated facility but allows for minor future expansion for both police and fire
- The number of apparatus pieces won't change dramatically in the near future
- This facility will meet the demands of the Town of Sharon fifty years from now
- If the Town decides to do nothing, at some point in the future, something has to be done
- Please, visit both facilities at any time
- The cost won't be less in the future and interest rates are only going up
- This is the right time – to move forward and set the town up for the future; helps residents and employees

The Board entertained questions from the audience.

Pat Achorn, 385 Main Street and member of the Finance Committee, asked if anyone has looked at the numbers for a retro-fit/patch work versus the \$25.5 million. Mr. McKeon explained that, with respect to the fire station, the bays can't be made wider and firefighters still won't be able to safely enter or exit the apparatus and the facility wouldn't be functional even with band-aids. She suggested that they look for a cost for 10-year band-aids on both buildings for comparison purposes. Mr. McKeon will put something together, but it will also highlight code issues, accessibilities that cannot be met with band-aids. DPW Superintendent Eric Hooper and member of the Public Safety Feasibility Study Committee noted that the band-aids still won't comply with some of the requirements. Selectman Heitin believes the band-aid fix price tag is going to be a shocker.

Seth Ruskin, 9 Spring Lane, asked who is going to come up with the financial plan. Selectman Heitin replied that once the finances are completed, the Standing Building Committee will come up with a realistic figure and the Finance Director and Board of Selectmen will outline the impact to residents.

Alex Korin, 18 Robin Road, noted that the plan makes it look like there two separate buildings, but it is really only one building. He also wants to see the impact on the taxpayers.

Ed Williamson, 8 Gorwin Drive, doesn't believe that in ten years the cost to build a new facility will be any lower.

Gordon Gladstone, 2 Bruce Avenue and Chair of the Standing Building Committee emphasized that the band-aid approach won't satisfy the needs of either department. The facilities are inadequate to service the community in which police and fire are required to do so. The chiefs need to emphasize that band-aids won't address their safety concerns.

Mr. Korin asked for a review the construction costs and Mr. McKeon explained the conceptual opinion of probable costs that was in the presentation. Mr. Ruskin asked about whether or not the state will kick in money to assist because both facilities are out-of-date and Mr. McKeon replied that typically money is not available for buildings.

Mr. Hooper noted that this is the first of three presentations – Selectmen, Finance Committee and Standing Building. Standing Building will review each of these figures. Mr. Korin is concerned as a resident and Finance Committee member about the total cost.

Chief Wright noted that this would require a debt exclusion vote at the Annual Town Election and asked the Board to place a question on the ballot.

MOTION: That the following ballot question be placed on the May 2014 Annual Town Election ballot: Shall the Town of Sharon be allowed to exempt from the provisions of Proposition 2 ½, so-called, the amounts required to pay for the bond issued in order to construct a Public Safety Facility on the site of the current Police/DPW property, 213, 215, & 213R South Main Street, and for the purchase of departmental equipment for the Public Safety Facility. In addition to the new facility construction, the project will require the demolition of the current Police and DPW/Civil Defense buildings; relocation of the DPW Office Trailer, equipment, and utilities; and temporary accommodations and final relocation for Civil Defense?

(Heitin – Roach) 2-0 **PASSES**

Chairman Roach noted that three members of Troop 95 are present in the audience to observe the proceedings, as part of their Citizenship in the Community Merit Badge.

The Board took a short recess at 8:43pm.

The Board returned to open session at 8:49pm.

Topics not reasonably anticipated forty-eight hours in advance of the meeting

None

Executive Session – 8:50pm

MOTION: To enter into Executive Session to discuss real property transfer, DPW collective bargaining, Management Professionals collective bargaining, and pending litigation, and at the end, to adjourn for the evening. Discussion of any of these items in open session would be detrimental to the Town.

Roach: Aye

Heitin: Aye

Adjournment

MOTION: To adjourn at 9:10pm

Roach: Aye

Heitin: Aye