

Capital Improvements Committee Meeting  
April 10, 2012

Present: Tom Clark, Carol Moro, Carolyn Shores-Ness, David Rohrs, Roger Sadoski, Bill Cummings, Shawn Patterson, Kevin Scarsborough, Bernie Kubiak

**Discussion of Proposed Public Works Facility**

**Financial considerations:** Mr. Kubiak said financing conditions are the best they've been in a long time. He said the interest rate is 2.75%. Cost of bonding is \$40,000, which can be rolled into the bond itself. Total cost of the project is going to be held to 6 million dollars. The assumption is that the Board of Selectmen will authorize using \$1 million from stabilization. Cost to the taxpayer will be \$.59/1,000, with \$.37/1,000 by the last year. With the average house valued at \$270,000, the increase would be \$159.00 per year.

Ms. Ness inquired about what things had been scaled back. The EMS piece is gone, since it is now located at the S. Deerfield Fire Station. Administration space and locker rooms reduced. She was concerned that there would still be showers – for both men and women, as required by law.

Mr. Clark requested a spec sheet. He'd like to see the breakdown. He asked if the 6 million price tag included the cost of the property. The Oxford property is being paid down separately. The public works facility will only use a small portion of the property, leaving the balance available for development and/or sale. The building at 17,000 sq ft. is estimated to cost 4.7 million. The balance of the 6 million dollars would be for equipment, site work, legal expenses, and an access road.

**Choice of Site:** Mr. Clark wanted to know how the committee came to the decision to use a portion of the Oxford property. He was concerned that the Town had paid a lot of money to buy the site to redevelop and return to the tax roles. Wouldn't putting the highway facility there prohibit development? The explanation was that Ms. Stokarski was asked for a list of all available parcels of at least three acres. After review, there appeared to be three possible sites: 1) the Oxford property, 2) a site on Sand Gully Rd, and 3) lot #1 in the Industrial Park. Sand Gully Rd has no utilities (sewer, water). There were complications for each site. Mr. Clark then asked if the cost to develop each site had been determined. This led to further discussion about them and plus other sites that were suggested.

There was conversation about eventually putting all municipal facilities on the site and making current facilities that are scattered about town available for sale. The Senior Center, for example, is in need of attention. There were also thoughts of marketing the site for various business uses. Note was made that years ago a list of projects had been compiled; the only one that hasn't been completed is the public works building. There needs to be something about a senior center.

**Features of building:** Mr. Patterson described some of the features of the building. He said rather than one big lift, he recommended two lighter ones that would be adequate for lifting a

dump truck. He did not anticipate needing a heavier duty lift for 10 wheelers, which he did not foresee the Town purchasing. There would be a self-contained washbay with a water separator. When asked about longevity of equipment stored inside, he said he thought the life of equipment should increase by about five years. Mr. Clark thought the wash bay was unnecessary; washing could be done much more cheaply. However, Kevin Scarsborough explained that the way washing is happening now is illegal.

**Other observations:** There was some discussion of including a second story over the administration area. This would trigger ADA considerations. Someone commented that the building is very simple in design. If it looks tasteful, it would set the tone for other uses on the site. The building is situated well – facing south. Everyone agreed the Town needs the building, the only objection is the price tag.

Mr. Clark wants as much information as possible before he's willing to commit to a 6 million dollar building. He complained, we are three weeks from town meeting yet we haven't heard anything. He wants things in writing.

Mary Stokarski, joined the meeting and reported that the balance owed on the Oxford property is 1.5 million dollars. She said the Town can't use bond, in anticipation of selling the property. It would be possible to issue a bond for the total of the 1.5 remaining and the amount to be bonded from the building. She said economic conditions are such that financing now will cost the least amount of money that it ever will.

Next meeting will be on Tuesday April 17<sup>th</sup> @ 6:00pm. There will be two CPA requests: money for the graveyard project and money for an engineering study of the Senior Center.

Respectfully submitted,  
Priscilla Phelps