

Minutes
Winthrop Town Council
Special Meeting

Monday July 16, 2007 at 7:00 pm

Town Office

Attendance: Chair Patrice Putman, Councilors Kevin Cookson, Ken Buck, Patricia Engdahl, James Norris, Town Manager – Cornell Knight . 30 residents.

Chair Putman called the meeting to order at 7:05 pm.

Town Council Workshop on the Public Safety Building

1. Review Property Condition Assessment Report and Cost estimate spreadsheets
EMS Building Pages 3.3, 3.4, 3.5

Chair Putman asked for public comments and questions regarding the cost to renovate and expand the EMS building.

Paul Riser asked if the square footage requests is an industry standard.

Phil Locashio reviewed the committee's work on the space needed to function and considerations of future growth.

Russ Hazard said the EMS workers need decent quarters to work in and they don't have that now.

Chair Putman asked the audience to raise their hand if they thought the current site should be renovated and expanded. A few hands went up.

Steven Carmichael asked that reducing the size be considered to keep the costs down. He asked that immediate needs be addressed not 40 years out.

Charlene Fales asked how many employees work at the station.

Chief John Dovinsky said 3 full time employees and 50 per diem employees to staff the 3 ambulances.

Rick Dorey asked that the town take into consideration that a hospital could take over the service like what happened in Franklin County. The town should consider sharing the capital costs with the contract towns. The project should be done more economically.

Tom Fales asked if the committee considered moving the EMS building to the Fire Department.

Chief Dovinsky said the committee did consider it but rejected because of the building structure problems and bedrooms would be underneath the equipment. He added that next year the service will celebrate 30 years of service to the 4 communities that first joined the service.

Al Godfrey said the locations of all the public safety buildings is a problem.

Fire Station- Pages 4.3, 4.4, 4.5

Chair Putman asked for a show of hands for renovating the Fire Station, no hands went up.

Dave Woodard said the EMS should move to the Fire Station, the traffic is not that much of a problem. The cost of a new building is the problem.

Steven Carmichael said the town should consider combining EMS and Fire and consider multiple stations. There is no need for a 75 seat meeting room when there are only 25 firefighters. The kitchen should be removed to save on costs.

John Dean said the committee considered the Rte 202 site the best location because of the good response times to all areas of town. A kitchen keeps volunteers at the station and adds to the family nature of the department.

Al Godfrey said the kitchen is important to a call department for meetings and training exercises.

Police Department Pages 5.3, 5.4, 5.5,

Councilor Buck said the building should be renovated and it could be done for less money with all the trades in town.

Councilor Cookson said the building was never designed to be used as a police department.

Al Godfrey said the police handle more emergency calls than any department and it is in a bad location.

Homer Townes Jr, questioned the maintenance on the building, the pest control and how did the committee look out 30 years. Current needs should be taken care of.

John Dean asked if the problem was the money. Many hands were raised with the question.

Chief Young said 30 years ago the town voted down a public safety building and town office, and the problem is still being debated.

Total project Page 8.4

2. Review Public Safety Committee's Recommendation report- June 2006

Cost estimates

Phil Locashio said in his experience as an architect that when you renovate old buildings it is a gamble whether much higher costs are encountered that were not in the estimate such as rotted timbers.

John Dean said the original plan was a good plan and in line with the costs that other communities have recently funded for similar buildings.

Councilor Cookson reviewed the costs of constructing an engineered steel building at half the cost of commercial construction not including site costs.

Verdell Jones said this issue needs to go back to the committee. Now that the reval is completed 1/3 of the taxpayers have increased taxes. He said the Adell building mentioned was a solid building but it also made students sick and cost the town a lot of money for a ventilation system.

Bill Kieltyka said the reval has increased his taxes to \$500 per month and keeping the mil rate at 12 by lowering the total project costs is important.

Lyn Plourde said that if a resident voted no it didn't mean they didn't support the departments. She asked if there could be information about the savings if the

departments are consolidated; any savings if there is regionalization and if a school closed could it be a police station. The town also needs to focus on economic development.

Location review: John Dean said that people are concerned about the Rte 202 Main Street intersection, but that site offers better site distances, it is at the top of a hill, it improves response time and the train track is not an issue. It is an ideal location.

3. Other Sites Discussion

Steer house, Medical Center, leased space, other sites

Review of the properties the committee looked at but rejected and should be looked at again: Branding Iron, Health Center, Joe Jones sporting goods, landfill buildings on Annabassacook Road.

4. Discuss Format/agenda for July 31st Meeting.

Chair Putman said the Public Safety Building Committee will review several items; steel building construction, ways to cut the costs of a new building, site costs, keep the mil rate in mind and the effect on taxpayers, regional considerations.

Review of the Committee membership. Members in attendance said they were willing to serve to review the items the council has discussed.

For the July 31st meeting, the Council will consider the committee membership, design a process for them to follow and a timeline for completion.

Meeting adjourned at 9:40 pm.