

**Town of Deerfield
Police Department Building Committee
Minutes
October 11, 2018**

Meeting Brought to Order at 5:35 pm

Members Present: Andy Robertson, Select Board representative; Gary O'Connell, Dwight Barnes, Police Chief Gary Duquette, Kelly Laughlin, and Zack Langlois.

Review of Outstanding Minutes

Motion: Zack Langlois moves to approve the minutes of September 10, 2018 as amended

Second: Dwight Barnes

Discussion: Corrections were brought forward, one on the size of the building in Nottingham which was only 4,000 square feet and change D. Briggs to B. Briggs

Vote: Yea 6, Nay 0, Abstained 0 – Motion Carries

A. Robertson stated that he had put together a list of the properties that had been presented and viewed along with the five criteria in order to keep everyone focused.

Also included was a tally of each of the properties when everyone decided what property they felt was the best location.

Z. Langlois stated that after A. Robertson had visited the school board regarding the school property, it was stated that although it needed more research, in order to transfer a portion of the property to the town, it would need a warrant article to be passed.

K. Langlois asked about the community center property and whether or not the committee looked at that property. A. Robertson stated that they had not but that there was room at that location and the building had be updated to include a sprinkler system.

Z. Langlois stated that the building subcommittee met and looked at options for the three different parcels which were renovating the existing location at the G. B. White Building, building a new building across the street and also the school land.

The committee took the latest set of plans and when it was all said and done, it came up to approximately 6,000 square feet of space needed.

The challenge was where the building would be located as different buildings would be best for different locations. At the school property, it would be a slab foundation, at the G.B. White, it would be a renovation and across the street, it was thought to be a two story, full walk out basement with a single story above.

The building subcommittee stated that they are finished with their part until the "where" has been established.

Members of the subcommittee stated that they also discussed the type of building that would be constructed. A steel building would be the easiest and fastest. They also kicked around the type of "look" whether it be industrial, colonial as there are a lot of ways to go about the construction of the building.

The cost of clearing the spot across the street is thought to be very expensive, especially if it were to be built in from the road but it was discussed to try to locate it closer to the road in order to save money in site preparation costs.

K. Laughlin asked about the Park and Ride across the street and Z. Langlois' concern with that is that the spot was created with trees, stumps, concrete and such and therefore would need to be excavated and refilled with good fill.

It was asked if there were enough members present to narrow the site selection to which A. Robertson stated that he thought that it was warranted. He stated that Ms. Menard mentioned that the committee needed to look at all the sites talked about and outline why they were or were not acceptable.

1 It was brought up that there was a lot of land out behind the library and the fire station including the area for public works and
2 it was asked if they shouldn't use that area and relocate the public works department as it was mentioned that those
3 departments are usually tucked away in the woods.
4

5 A. Robertson stated that the select board have discussed this over many years, and at this time, there is about 80 years of road
6 salt that has leached into that location, non-potable water at that location so It has always been looked at as a site that should
7 stay in place.
8

9 A. Robertson stated that he would add the field beside the town hall as the seventh area to be considered.
10

11 Discussion regarding renovating the G.B. White building area pursued regarding how it would be accomplished and it was
12 determined that most thought it would be a complete gut and refurbish as opposed to tearing it down and starting over.
13

14 It was thought that the entire space is approximately 12,000 square feet behind the front part of the G.B. White Building but
15 varied numbers were discussed.
16

17 Discussion regarding the property that at the fire department/rescue squad currently owns and it was asked if there was
18 enough room on the empty lot to place a fire station and then use the space where the fire station stood for a police station. It
19 was generally agreed that there was and that the current fire station didn't have much value at present per the Primex report.
20

21 It was brought up that the town has not invested it itself for at least twenty years, the land that was being discussed really
22 being the last real large purchase. The last bond that the town had was for the closure of the landfill.
23

24 Much discussion ensued regarding the property behind the fire station and A. Robertson stated that before they got to invested
25 in that lot, the language of the warrant article would need to be studied to see if anything such as a police station could be sited
26 in that area.
27

28 A. Robertson stated that after some discussion that 12 Church Street and the Community Center could be taken off the list as
29 there would be many hoops to go through before the land could be purchased.
30

31 K. Laughlin asked if consideration of what could be sold as the most favorable option for the town's people could be factored in
32 to which A. Robertson stated absolutely. Any disruption to Parks and Rec would not be favorable and she thought that the lot
33 across the street would be the most sellable to the townspeople.
34

35 Police Chief Duquette stated that since the Penguin Mart was out, the Community Center and 12 Church Street was out and any
36 displacement of anyone at the G.B. White would not go well, that the parcel across the street would be the best location.
37

38 It was still discussed that the senior programs could go in where the old police station is now and Parks and Recs offices would
39 stay where they are.
40

41 It was asked if the building is structurally sound at this time to which A. Robertson stated that he hasn't been able to get ahold
42 of that information but when the town took over that part of the building over 18 years ago, it was recommended that they
43 demolish the whole structure with the exception of the brick part.
44

45 Z. Langlois stated that financially, it makes sense but the displacement of the businesses and Parks and Rec will be a deal
46 breaker to which K. Laughlin agreed.
47

48 D. Barnes asked for an explanation as to the siting of the building if it were sited across the street to which it was discussed that
49 it should be sited close to Route 107 and have access from both Route 107 and Candia Road.
50

51 Chief Duquette was asked if he liked the site across the street which he thought that of all the sites that were brought up and
52 discussed, the site across the street would be the best all around.
53

54 Z. Langlois stated that he thought if the project were to be bonded for 20 years that the cost would be about the same as
55 another teacher plus the debt service fees so it would total around \$100,000.00 a year.
56

1 The building that would be sited on the land across the street would be a two-level building so it was brought up the cost of
2 making the structure ADA compliant and what would need to be done as members who have been involved in commercial
3 project told of having to do so.
4
5 It was determined that they should talk with the Building Inspector to get an opinion as to whether they would have to make
6 both floors ADA compliant.
7
8 A. Robertson asked if the group agreed that the primary site was the site across the street to which some members weren't
9 able to commit to that as they still hadn't eliminated the G.B. White site.
10
11 Z. Langlois stated that the building subcommittee needs to get back together and look at square footage of the G.B. White. It
12 was mentioned that some of the committee members would like to get a tour of the full building to see what the committee is
13 actually dealing with regarding the structure of the building.
14
15 A. Robertson stated that he will arrange to get a full tour of the G.B. White building as well as try to find the engineering
16 analysis that was done a while ago.
17
18 D. Barnes asked if the town had access to engineering staff to which A. Robertson stated that for soil and site, Keech and
19 Nordstrom was the firm that the Town of Deerfield had access and that he didn't know how much was still available in the
20 budget for engineering costs.
21
22 Discussion regarding the timing of the project continued. It was asked if a warrant article could be formulated for the meeting
23 this coming March to which it was stated yes but if the warrant article fails, then until the warrant article actually passes in
24 subsequent years, the project is dead.
25
26 It was mentioned that the engineering costs could be built into the town budget if that would be the direction that the
27 committee would want to go in.
28
29 A. Robertson discussed the information regarding the Barre, VT station and how it was sold to the taxpayers. The company had
30 information regarding the tax impact and bonding, a drawing of what the new building would look like and other pertinent
31 information on a postcard.
32
33 Z. Langlois stated with others that he thought that time was running out and they needed to act now in order to get a warrant
34 article for March. The town would need to come up with \$40,000.00 for engineering so that costs and such would be available
35 for the warrant article and would need to be finalized in 30 days. The MBC would need to review the information and it would
36 need to be ready for the Deliberative Session.
37
38 A. Robertson stated that everything would need to be done by January 9th, which is the cutoff for warrant articles.
39
40 It was asked if 2 ½ months wouldn't be enough time to which it was answered that meetings every three weeks isn't going to
41 make it happen.
42
43 A. Robertson stated that he didn't think that the town had the money needed for an engineering study and to hire an architect
44 in one-line item that could be accessed so multiple lines would need to be determined as available to use.
45
46 A. Robertson stated that there is a selectmen's meeting next Monday night and, in the meantime, would look to see what
47 would be available for planning money immediately and the committee can meet on Thursday, October 18th at 6:00 p.m. so
48 that the rest of the committee can be available to solidify the next steps.
49
50 G. O'Connell stated that he wanted to review what sites were looked at which were taken out of the equation were the land
51 across from the Penguin Mart, 12 Church Street and the Community Center. He also asked about the school owned land to
52 which Z. Langlois stated that his concern again for that property is that it would need to be determined by a warrant article if
53 the town could use some of that parcel.
54
55 Multiple members stated that they thought that they could kill using the school property for many reasons.
56

1 G. O'Connell continued that the committee has narrowed the search down to the G.B. White building site or across the street.
2 He also asked about the gazebo area and if the committee wanted to put that on the list to which A. Robertson stated that he
3 would need to look at the language of the warrant article that purchased that property before it could be considered.
4

5 Discussion ensued as to the best way to go forward which it was discussed that a design/build process would be good to follow
6 as it wouldn't get bid on if they didn't think they could build it for the bid that is put out. A. Robertson remarked that the Barre,
7 VT project was done by a design/build firm that specializes in municipal buildings.
8

9 Members present thought that the design/build process would be the best way to go and discuss how to get the information
10 out to people to see and understand the project.
11

12 A. Robertson summarized that the next steps are going to the next select board meeting to see if there are funds available, get
13 the engineering analysis of the G.B. White and update the board.
14

15 The funds that are being asked for would be used to create a visual concept of what is being designed for the building.
16

17 **Motion:** Z. Langlois moves to adjourn

18 **Second:** G. O'Connell

19 **Discussion:**

20 **Vote:** Yea 5, Nay 0, Abstained 0 – Motion Carries
21

22 **Next Meeting: Thursday, October 18, 2018 at 6:00 pm**

23 *The Minutes were transcribed and respectfully submitted by Dianne L. Kimball, Recording Secretary*
24 *Pending approval by the Police Department Building Committee*
25
26