

Pepperell Building Committee

Meeting Minutes

Thursday, March 4, 2021

1.0 Call to order

The meeting was called to Order by C. Lundeen at 6:38 pm via ‘Go to Meeting.’

2.0 Attendees

2.1 Present

Taya Dixon, Catherine Lundeen, David Scott, David Stairs, David Querze, Joe LoBuono, Brian Borneman

Others: Jordan Mayblum, Kristen Potter, Tom Suppa, Caroline Ahdab, Margaret Scarsdale, Mark Mathews

2.2 Absent

Andrew MacLean

3.0 Acceptance of Minutes

No minutes to approve.

4.0 Discussion/Action Items

4.1 Review Additions to Draft

No changes to Building Committee Report on public safety facilities

4.2 Community Outreach Plan

K. Potter and T. Zuppa and J. Mayblum’s team discussed the website development.

K. Potter presented the draft website which includes:

- “About” section: includes “documents” which could be text, video, external links, etc.
- “Current Conditions”: viewer can hover over images
- “Contact Us” options can include an online form for becoming a member of the Building Committee
- “Blog Post”: information can be added whenever desired; users can subscribe to the newsblog and receive notifications; and can also broadcast blogposts to social media pages.

- “Building Committee” page includes a list of members and contact information

J. Mayblum noted the team still needs to add in additional information as it is provided from the Building Committee.

4.3 Presentation Overview

Committee Discussion on Presentation Slides:

J. LoBuono – Recommends showing view of existing facilities rather than new building as Committee first looking at all options, and seeking funding to understanding what we need and how it could be done. T. Dixon-Mullane agreed.

C. Lundeen – Noted some comments by public that they were not in favor of expending \$300,000 in free cash if overall project funding may not be approved by Town Meeting. Noted public is aware of facility conditions.

Committee members noted that not all members of the public are aware of conditions, and the information needs to be shared to help public make a decision. J. LoBuono recommended showing many photos of conditions, and members of Committee should be noted earlier in the presentation to represent citizen participation.

J. Mayblum – Reminded Committee that the presentation is part of a larger messaging effort including website and social media.

B. Borneman – Noted information needs to be shared to help inform the public of conditions and operational deficiencies to see conceptual design funding to look at options for renovation and/or new construction, ultimately fire department just wants adequate facilities to complete its mission. J. LoBuono concurred that options are critical to finding the right solutions.

C. Lundeen – Recommended presentation include information on impacts to tax rates for construction project. T. Dixon Mullane suggested A. MacLean may be able to provide general costs for bond issue. Also noted that homeowners insurance rates can increase if public safety response time diminishes.

C. Lundeen – Noted concern over “corporate feel” to slides. Requested sleeping area and gym photos be removed as citizens are sleeping in areas that may be worse. Requests additional photographs of mold in Police Station that may be returning.

D. Querze – Asked if there are any reports on deficiencies in buildings? D. Scott noted indoor air quality reports.

D. Scott asked if Committee only request \$50k for space needs study. D. Querze asked if Committee only request funding just for a needs analysis. Ask for that, then come back for special town meeting in the fall.

C. Lundeen asked if the choice can be presented at Town Meeting. M. Scarsdale noted it would require two items on the warrant. Recommended sharing information with the public to understand the need, and get voters to come to Town Meeting. She noted that the facilities are substandard and not fully supporting our public safety staff.

C. Lundeen reiterated public concern about their tax rate, understanding the situation some people are in, and noted we are not here educate, but to collaborate with people.

D. Querze suggested a smaller meeting of members to work on presentation. Discussion of possible location given Covid guidelines: Senior Center or Peter Fitz or Police Station.

D. Lavender (on C. Ahdab Zoom) recommended checking with senior center if Committee can even use that space.

D. Scott recommended meeting at Police Station

D. Stairs agreed with concerns about spending funds. Concerned about direction for Committee after recommending moving forward with concept design. Noted some members of public concerned with status of Peter Fitz. C. Lundeen noted it is run by Peter Fitz Collaborative.

J. Mayblum requested Committee provide any additional feedback on website and powerpoint.

C. Lundeen asked for timeframe when information will be shared. J. Mayblum indicated that the information will be available when there clarification on what the Committee is seeking. C. Lundeen noted the Committee is intending to seek \$300,000 for concept design from free cash.

M. Scarsdale noted the next Town Meeting is May 3rd but that could change if Covid impacts numbers.

M. Scarsdale noted that for Committee members to meet, attendance cannot be a quorum – so no more than 4 people on a subcommittee. Jo LuBuono, David Scott, B. Borneman, David Stairs will meet to work on presentation slides to be share with Committee at next meeting.

4.4 Finalize All Dates for Public Meetings/Civic Engagement Night

M. Scarsdale has reserved April 8 for Building Committee presentation.

5.0 Bid Process for Concept Design

C. Lundeen tabled this item for next meeting when A. MacLean can provide information.

6.0 Next Meeting/Adjournment

Next Meeting: March 18, 2021 via 'Go to Meeting 6:30 pm.

T. Dixon motioned to adjourn. Seconded by B. Borneman, and unanimously approved by the Committee. Meeting adjourned at 7:47 pm.