

# Special Town Meeting Results    December 11, 2006

The results from the Special Town Meeting on Monday, December 11th at 7:00 PM at the High School.

## **Warrant**

**ARTICLE 1.** Will the Town raise and appropriate, borrow or transfer from available funds a sum of money to be expended under the direction of the Central Fire Station Building Committee for professional fees, construction of buildings, additions and/or renovations and purchasing of equipment and furnishings for the Central Fire Station including other costs incidental and related to carry out this project and its finances, or act on anything relating thereto?

**COMMENT:** Since 2002 the Town has voted 4 times to allocate funds for the additions and renovations to the Central Fire Station, culminating in the vote at 2005 Annual Town Meeting to bring the total allocation to \$4,884,750 for the project. Following the 2005 Annual Town Meeting the Central Fire Station Building Committee proceeded to complete design and permitting drawings, to secure all the required public approvals, to prepare full working drawings and to secure competitive bids for the construction of the project. Final bids for the construction work were submitted on November 15, 2006, and the cost of construction has increased since the conceptual estimates were prepared prior to 2005 Town Meeting. While the 2005 Town Meeting cost estimate had cost escalation factors built into it, both the amount of time it has taken to get to the necessary permits and final bids (almost two years), and the degree of construction industry inflation that has occurred in this period, have significantly exceeded original expectations thereby adding cost to the project. Fortunately the Town has seen its available reserves grow more than anticipated due to revenue increases from such developments as Derby Street Shoppes and Linden Ponds. Therefore, the increased cost of the project can be accommodated by using available funds without increasing taxes and without taking on additional debt.

The original rationale for the Central Fire Station project remains valid, and the Advisory Committee believes that any more delay in completing this project will only increase costs further and jeopardize the completion of a project that is long overdue.

**APPROVE by Majority Vote: That the Town transfer the sum of \$1,539,082 from available reserves, to be expended under the direction of the Central Fire Station Building Committee for professional fees, construction of buildings, additions and/or renovations, and purchasing of equipment and furnishings, for the Central Fire Station, including other costs incidental and related thereto, to carry out this project and its finances.**

**ARTICLE 2.** Will the Town raise and appropriate, borrow or transfer from available funds a sum of money to be expended under the direction of the Board of Selectmen for the removal and/ or clean up of hazardous material and debris at Bare Cove Park together with other costs incidental and related to carry out this project, or act on anything relating thereto?

**COMMENT:** The 2006 Annual Town Meeting voted to fund certain improvements to Bare Cove Park using CPA monies. Among the improvements to be made are the demolition and removal of concrete slabs and foundations from partially demolished buildings in the park. During the Town's initial investigation and preparation for the work, asbestos materials were discovered at eight building locations. Due to the quantity of asbestos, the Town was required to notify the Department of Environmental Protection (DEP). DEP has required an immediate response action. In consultation with a retained licensed site professional, the Selectmen have determined a response including removal of debris from the sites. While more expensive remediation may prove necessary, the Selectmen request authorization to spend \$378,000 for immediate removal of asbestos-contaminated debris in order to satisfy DEP's current requirements.

**APPROVED by Unanimous Vote: That the Town transfer \$378,000 from available funds to be expended under the direction of the Board of Selectmen for the removal and/or clean up of hazardous material and debris at Bare Cove Park together with other costs incidental and related to carry out this project.**