

PUBLIC FACILITIES

October 27, 2016

MEMBERS PRESENT:

Alderman Olive
Alderman Walters
Alderman Dorchinecz
Alderman Heberling

ALSO PRESENT:

Mayor Brotherton
Alderman Budd
Superintendent Wiseman
Mark Durham
Shirley Sams
Don and Debbie Wells

Chairman Olive called the meeting to order at 7:15 P.M.

FUTURE PLANS-1617 W. SPRESSER BUILDING

Chairman Olive asked the Committee what the future plans are for the building located at 1617 W. Spresser building, the building is currently being used for storage; Chairman Olive stated it needs to be used for more than that. The Committee asked the Mayor if there had been any prospects, he advised there was a couple but no one followed through.

Alderman Walters advised when the City received the property there were no stipulations; he recommends selling the property and using the funds to finance some of the demolitions of rundown properties around town. Alderman Dorchinecz recommended doing an open listing with the realtors, and then any realtor can show it. Chairman Olive will contact City Attorney Romano to discuss the process for the sale of property. This will remain on the agenda.

FUTURE PLANS-1613 W. SPRESSER MACHINE SHOP

There was discussion regarding the 1613 W. Spresser Machine Shop building. The Mayor gave a presentation showing the inside and outside of the building. Mr. & Mrs. Don Wells were in attendance, they are interested in possibly purchasing the property as their son is in the process of purchasing the house located at 416 West Ave. which is right up next to the building and there is no way to have access to the back yard.

Mayor Brotherton advised Chuck Martin contacted him for consideration of the City donating the property for the Coal Museum. Some members of the Committee felt the City should sell the property.

Alderman Dorchinecz advised the City needs to have appraisals done on both buildings as the City has to get at least 80% of the appraised value or do a property exchange.

Mr. Wells asked if they are not able to purchase the property can they get a Right of Way Easement for their son's property at 416 West Ave. The house is right on the property line, half of the house is zoned C-2 and the other half R-1, and they want to be able to have access to the back yard. Alderman Heberling asked if they were to receive an easement if it would affect the sale of the property, Mayor Brotherton advised it would. The Wells advised they own some property on Velma Road that has a 30' X 30' heated floor garage with two 10' overhead doors. Mrs. Wells offered to have anyone that would like to see the property to view for possible consideration of a property exchange.

Chairman Olive advised her it is going to take some time to figure out what the options are. Mr. & Mrs. Wells asked if the City would verbally allow them to drive on the property next to the building until something is decided on with the property, they were told this would have to be discussed with City Attorney Romano. There was more discussion regarding appraisals noting that a Commercial Appraiser would be needed, Finance Chairman Budd advised this needs to be done before any decisions are made regarding selling or trading of property.

Motion by Alderman Walters and seconded by Alderman Heberling to recommend to the City Council to have two separate appraisals done for the properties located at 1617 W. Spresser and 1613 W. Spresser. Motion carried 4-0.

FIRE DEPARTMENT WATER ISSUE

Chairman Olive and Assistant Fire Chief Goodall have been inspecting the Fire Station looking for leaks around windows, basement, etc.; they can't determine where the water is coming from. Chairman Olive advised they are going to have to have a Structural Engineer review the blueprints for a solution. The building is only eight years old and the leaking has been going on for a long time. He and Assistant Fire Chief Goodall walked the whole roof in the rain and it looks structurally sound, the leaks are all above ground level. They need to have this looked at soon as the beams are going to rust if not repaired.

Motion by Alderman Dorchinecz and seconded by Alderman Heberling to recommend to the City Council to have City Engineer Joe Greene inspect the Fire Station for possible solutions to the water problems. Motion carried 4-0.

MAIN ELECTRICAL DISCONNECT ROOM-MUNICIPAL BUILDING

Chairman Olive advised he and Assistant Fire Chief Goodall have emptied all of the ESDA materials that have been stored in the basement storage room, cots, pillows etc. The Street Department will be helping move the Treasurer's Records from the main electrical disconnect room to the newly emptied storage room; as there shouldn't have been any combustible items in that room.

UPDATE ON GENERATOR REPAIR-SWITCH GEAR-MUNICIPAL BUILDING

Altorfer had to do an upgrade on the switch gear of the generator located in the basement of the Municipal Building; the cost of labor and materials is approximately \$5,000.00. The repair was done early on a Saturday morning as they weren't sure what was going to happen; they know more now of what's on the generator. Chairman Olive informed the Committee the generator is a 1970 stating eventually the generator is going to have to be replaced which is going to be a big expense. He thinks a plan should be in place to replace it in the future rather than waiting until something happens.

CAMERA FRONT LOBBY-MUNICIPAL BUILDING

There was discussion regarding a camera for the front lobby of the Municipal Building as a safety factor and bullet proof glass for the Treasurer's Office and City Clerk's Office. Chairman Olive has contacted Wareham's Security and will contact others but advised he probably would not get anything done until the first of the year.

RESTROOM UPGRADES-MUNICIPAL BUILDING

Chairman Olive had a proposal to do some updating of the restrooms at the Municipal Building, he had talked to four plumbers but only one submitted a proposal. He advised the basement was just recently used for classes and some of the faucets don't work at all and some don't have hot water, he also stated there are problems with the toilets flushing, one of them keeps flushing for an hour. He would like to get the Municipal Building upgrades done as nothing has been upgraded in years and it is a reflection on the City. Alderman Dorchinecz asked if the faucets have a warranty for replacement parts as he uses another brand and it has a lifetime warranty on parts.

Motion by Alderman Walters and seconded by Alderman Heberling to recommend to the City Council to allow Ricci Plumbing to do plumbing repairs at the Municipal Building as outlined in the proposal at a cost of \$5,241.29 (contingent upon the faucets having a lifetime parts warranty). Motion carried 4-0.

ANY OTHER MATTERS

Chairman Olive reported the tuck pointing at the Street Department is done and he is very happy with the results and it looks good. He contacted L&M Glass to repair the sliding glass window in the City Clerk's Office, this repair is being covered by funds from the Safety Grant.

Motion by Alderman Heberling and seconded by Alderman Walters to adjourn. Motion carried 4-0. Meeting adjourned at 8:29 P.M.

Jim Olive, Chairman