



ICD
ORLEANS TOWN CLERK

New Fire-Rescue Station Feasibility Study Committee

Tom Finan Chair, Alexis Mathison Vice Chair, Scott Zenke Clerk
Members: Peter Coneen, Ken Heritage, Al Nickerson, Mark Ziomek
Geof Deering, Fire-Rescue Chief, Ex-Officio
Ron Collins, Building & Facilities Manager, Ex-Officio

MEETING #08 MINUTES

Approved *Aug 11 6/10/22*
Mathison/Zenke
AB

Monday July 13, 2022 3:00PM Nauset Room Town Hall
Joint Meeting With The Orleans Elementary School Committee
This is a continuation of the joint meeting held 7/11/2022

Fire Rescue Committee members attending:

- Tom Finan, Scott Zenke, Peter Coneen, Ken Heritage, Al Nickerson, Mark Ziomek, Geof Deering, Fire-Rescue Chief, Ex-Officio, Ron Collins, Building & Facilities Manager, Ex-Officio

Orleans Elementary School Committee members attending:

- Gail Briere, Ian Mack, Maxine Minkoff, Sassy Roche, Ginger Marks (via Zoom)

Others:

- Brooke Clenchy (via Zoom), John Kelly, Michael Herman

1. 3:00 PM Call to order

2. Fire-Rescue Committee Chair Tom Finan opening remarks:

- I left the Monday 7/11/2022 joint meeting with less than a positive feeling
 - The sense I had from the Orleans Elementary School Committee members remarks was:
 - Too much thrust upon them – too much to adequately digest and ponder prior to being asked to vote on short notice
 - All their questions & concerns not adequately addressed
 - Not enough focus on the benefits for OES
 - Their list of considerations, which was compiled at the request of the Town Officials, was not adequately addressed
 - Not enough sense of partnership throughout the time leading up to this week's meetings

- **Recommendation to the Fire-Rescue Committee**
 - Motion to rescind our vote of 7/11/2022 on the one-building solution and table the vote until a future indefinite date
 - Ask the OES Committee to postpone their vote on the one-building solution to a future indefinite date
 - Both committees will work together to address all concerns in the hope of this project moving forward in the future to a final solution that will be beneficial and agreeable to all those involved
 - Chair to advise the Select Board on the status of this project at their 7/20/2022 meeting – time has already been requested on their agenda
 - **Vote: Fire-Rescue Committee voted 4-1-0 to rescind the vote on one-building solution of 7/1/2022 (Al Nickerson voting no) (Mark Ziomek arrived after the vote)**

3. Public Comment

- Josh Stewart noted that the plan contained a complex traffic pattern that would need staff to monitor. Parents will find the most desirable parking, not necessarily as designated. Critical of process: OES being carried along, no OES guarantees, can vote later on alternate site, maybe an ambulance substation. Bad start on trying to partner with the Region on their Middle School land.
- David Abel recommended rejecting the whole process and starting over.

4. Orleans Elementary School Committee Chair Gail Briere opening remarks:

- When the School Committee was approached by the Town to consider being part of the feasibility study, it was presented as a possible win-win for the Fire Station and OES. John Kelly indicated that this was an opportunity for OES to enhance its campus in exchange for the approximate acre of land. Principal Pender developed a list of considerations which were to be incorporated into the agreement of the feasibility study. The vote by the School Committee to be included in the study was 5-0-0 in favor.
- I attended all meetings of the Fire-Rescue Committee other than the first meeting and went into this with the idea of making this a win-win. At the Fire-Rescue Committee meetings, I felt included, listened to and respected. My School Committee members were apprised of what was going on when our monthly meetings were held. However, since June 13th, three Fire-Rescue Committee meetings took place and plans were moving at a rapid speed to consider design using OES property with the removal of the current building and the designs with the retention of the current building.
- I was very concerned how the meeting on Monday would go and it would seem that my concern was warranted. The School Committee set out wanting to be a partner on this project. In retrospect, more time and opportunity to understand all the nuances of moving forward should have been allowed rather than the timeframe of reaching a decision for the Select Board meeting next week. This is a huge commitment on the School Committee's part. Comments such as feeling

rushed, not feeling like it is a partnership, taking OES along don't work in favor of moving forward.

- Somehow the considerations we were asked to provide came across as OES asking for too much, when in fact, what it would have cost to purchase land for the project might have been even higher. The presentation generated many questions from School Committee members, not all of which could be answered. The design renderings were not all inclusive of suggestions made to address drop off points for buses vs. parents eliminating that choke point and the overhead shelter to connect to the building for staff on duty during arrival and dismissal. The Principal very clearly indicated that there needs to be a study of the traffic flow to ensure that this design actually works. The School Committee needs to know the results of that study as part of making an informed decision.
- After much reflection, this may be a time to step back, do more due diligence to the questions and concerns expressed by the School Committee and involve them more as partners to see if a solution can truly result in the win-win that seemed promising in the beginning of this process. Comments?
- **As a committee, are you willing to step back, look for ways to improve the partnership aspect of this process and get your questions and concerns addressed before deciding on the feasibility of OES as a site?**
- Discussion:
 - Gail: OESC voted 5-0-0 to participate believing it would be a win-win for everyone. She noted that John Kelly, Town Administrator, encouraged them to develop a list of considerations they wanted included in the project. She updated her committee at their monthly meetings but not all questions have been answered.
 - Ian: Was the list of considerations ever discussed by the Fire-Rescue committee. Tom Finan answered "no" and added that he was remiss in not doing this. Committee members had received the list but had not discussed it.
 - Ginger: Does not want to table the motion.
 - ***Gail: I just want to know, as a committee are you willing to step back and look for ways to improve the partnership aspect of the process and get your questions and concerns addressed deciding on the feasibility of the OES site? That's my question to the committee.***
 - Sassy: Concerned there was no exploration other than OES. All questions not answered. I think this is bigger than just the OES and the Feasibility Study. The way it works right now clearly doesn't work for us. So, if we say no is that saying that we don't want any of it to work at all. I do believe that there could be a partnership somewhere I just don't know that it's solely on OES.
 - Ian: Is this feasibility study still solely focused on the OES property?
 - Tom: A little history is required because we don't have a lot of latitude on this committee. Our charge called for seeing if there were any publicly owned properties that people were willing to sell to the town. We did not get any responses from that. We were asked to look at any town-owned properties, and explored Bay Ridge Lane and Main Street across from

Town Hall – neither worked. Governor Prince property had already been eliminated by vote of the Select Board. The Region Middle School property was eliminated by vote of Town Meeting so that brought us down to our single focus on the OES property. Our vote today doesn't say we aren't enthusiastic about developing OES further, but we need a willing and enthusiastic partner. I would not think badly of anybody if they don't see it that way, but I think that accurately reflects where we have to come from and it's a very narrow tunnel that we are working in.

- Tom: By rescinding our vote, it does not mean we are rejecting the OES plan, it means that we were taking a pause, and willing to revisit on another day.
- Sassy: There needs to be more of a partnership, not just carried along. Our firefighters and children must be safe. We do need the fire station – should not be right next to the school. Should put more effort into finding another site. Should go ahead with OESC vote today.
- Ginger: A traffic study is needed
- Ian: Not good location by OES – look harder for a site elsewhere
- Sassy: This is bigger than just fire-rescue – involves OES, Region and the town – does not work for OES
- Ken: OESC should sit down with KBA Designers and Traffic Engineers to gain satisfaction for your committee.
- Gail: Might be other options. If we take a no vote, OES is off table. Reevaluate.
- Tom: The F-R committee does not have any other option, but this does not mean the Town might not explore other options.
- Ginger: Feels like we are being talked out of voting. Came here to vote today.
- Sassy: Other options have not been explored –OES considerations not considered.
- Gail: Is it correct that only the OES site is being considered by F-R committee?
- Tom: That is correct.
- John Kelly: Reviewed what had already been said about past efforts to find another solution. – go back to the select board – consider eminent domain (for non-town owned properties) – town has a lot of open space property, but it is restricted – try to find “Plan B” properties.
- Ginger: Ready to vote today.
- **Gail: Before we make a motion, are you willing to not make a motion and develop a better partnership? Is something you want to entertain?**
- Brooke: You could make a different motion.
- Gail called for a motion.
- Ian: Take the vote – Fire-Rescue committee should look more broadly
- Maxine Minkoff read the following motion:
 - **Motion:** Move to recommend to the Select Board at their 7/20/2022 meeting, the Orleans Elementary School site at 46

Eldredge Park Way for construction of a new Fire-Rescue Facility incorporating **the demolition of the current Fire-Rescue Building** as presented by KBA Architects to the New Fire-Rescue Feasibility Study Committee and the Orleans Elementary School Committee at their joint meeting on 7/11/2022, and direct KBA Architects to move on to Milestone #2 in their contract. The Orleans Elementary School Committee is willing to contribute approximately one additional acre of their land adjacent to the existing land occupied by the current Fire-Rescue Facility to facilitate the construction, understanding that the traffic circulation, parking and accessibility on their property will be enhanced as part of the Fire-Rescue project. While the Orleans Elementary School Committee is agreeable to moving on to the next step, they reserve final judgment on conveyance of the property to the Town until Milestone #2 is completed.

- **Vote: The OES Committee voted 0-3-1 not to support the one-building solution – Gail abstained – Ian recused**
 - After the vote, Ian Mack asked if the vote on Article 10 at the October 2021 Special Town Meeting would allow the Fire-Rescue Feasibility Study Committee to study the Middle School property. Tom: No, that would not be allowed.
5. Tom Finan previewed the Power Point Presentation he plans for the 7/20/2022 Select Board meeting.
6. Adjourn 3:52PM

Note: The diagram of the proposed OES/Fire-Rescue campus is appended to these minutes on page 6.

SUBMITTED BY SCOTT G. ZENKE, COMMITTEE CLERK

