

APPROVED MINUTES of the Joint Meeting of the City Council of the City of Rye and the Board of Fire Wardens held in City Hall on December 9, 2003 at 8:15 P.M.

PRESENT:

STEVEN OTIS, Mayor
FRANKLIN J. CHU
CAROLYN CUNNINGHAM
ROBERT S. CYPHER
ROBERT H. HUTCHINGS
ROSAMOND LARR
DOUGLAS McR. MCKEAN

Councilmen

PAUL SHEW, City Manager
GEORGE MOTTARELLA, City Engineer

CHIEFS: GEORGE HOGBEN
 PETER COTTER
 JOHN WICKHAM

WARDENS: NICHOLAS LODDO
 PETER DONAHUE

BUILDING COMMITTEE:

 JOHN MCDWYER- Career Firefighter
 DANIEL DECARLO-Career Firefighter
JAMES DIANNI, Fire Inspector
RICHARD CADIGAN, Secretary

1. Roll Call

Mayor Otis called the roll; a quorum was present to conduct official city business.

2. Presentation of Plans for Renovation of Headquarters of the Rye Fire Department located at Locust Ave

Mayor Otis turned the floor over to John McDwyer, Chair of the Building Committee, who reviewed the history of the project, saying Chief Ballantoni had asked that both facilities be renovated; a facilities study had been done; and the Council had approved a public referendum for \$5.6M which turned out to be an insufficient amount (there was no provision for a 15% contingency or 5% for an escalation clause and there was an additional 800 square feet for stairs required by law but not in the original plans). He said the bids for construction costs estimated to be \$2.3M, came in at \$2.8M and were actually higher. He pointed out that some design costs and schematics relate to the Locust Avenue building so there should be some savings in the future on architecture fees.

He discussed the Milton Firehouse, saying that they had created it addressing the needs of the Rye Landmarks Committee, the Board of Architectural Review, and all fire fighting needs for the next century. Danny DeCarlo reviewed the improvements in the new building (bigger bays, 2000 square feet of hallways, a bigger dispatch area, 2 kitchens, a fitness center, male and female baths and lockers, all ADA compliant) and the materials used (all high quality to insure durability). He pointed out that the floors and parking lots had been raised to reflect the location in the flood zone. He said the City paid for the first floor kitchen but the volunteers contributed \$70k for their kitchen.

Mr. McDwyer, at the request of the Mayor, presented a detailed plan for the Locust Ave. building. He referred to the report by Kaestle Boos Associates, Architects, Inc., saying several things had changed (they will not ask to close Haviland Lane, they will be able to use existing space and the existing steel beams). He said both Plan A (total reconstruction, which they prefer) and Plan B (less extensive, concentrating on stabilization) call for putting the HVAC in the attic, pointing the brick and windows, installing the elevator and female locker rooms). Either way, the apparatus floor would have to be reconstructed (the new third bay could be converted to dorm rooms if necessary) and a referendum will be necessary.

The Council and Councilmen-elect presented questions, including whether the costs include new traffic signals and whether there is a preventive maintenance plan. The main question was “what would the City and Fire Department do if the referendum fails?” They also suggested the Fire Department be prepared to answer hard questions such as why not have only one firehouse? Why not make Milton the main facility and treat Locust as a satellite? Why not postpone it for five years? Peter Donahue said the department is prepared to market extensively to convince the public of the public safety issues. Jim Dianni said they were trying to build a new landmark, not a band-aid, and was sure the public would support it.

The Fire Department is anxious for a decision from the Council as to whether or not they can proceed with a referendum. The Mayor said he thought it was important to have everyone behind the decision. Councilman Chu suggested, and there was general consensus, that the new Council should be the group to vote on it, despite the fact that the present Council is more familiar with the project. The Mayor said it appeared this should be a discussion item on the December 17, 2003 Council agenda.

4. Adjournment

There being no further business to discuss, Councilwoman Larr made a motion, seconded by Councilwoman Cunningham and unanimously carried, to adjourn the meeting at 9:55 P.M.

Respectfully submitted,

Susan A. Morison
City Clerk