BOARD OF SELECTMEN MEETING
March 11, 2016
12:00 NOON
Town Hall Meeting Room
Agenda Revised

1. Welcome & Pledge of Allegiance

2. Approval of Minutes
   a. Regular Board of Selectmen Meeting February 25, 2016.

3. First Selectman Updates – Peter Tesei

4. Old Business

5. New Business
   a. Discussion of Municipal Improvement Request for purchase of 4.2 acres at 1241 King Street for Northwest Greenwich Fire/GEMS Facility.

6. Appointment & Nominations

7. Executive Session
   a. Pending Litigation & Settlement of Claims

8. Adjournment

[Signatures]

Peter J. Tesei, First Selectman

Town Clerk

This certificate received on file
MAR 09 2016
On 12:42 p.m.
TO: Peter J. Tesei, First Selectman

FROM: Benjamin B. Branyan, Town Administrator

DATE: March 8, 2016

SUBJECT: Municipal Improvement (MI) request for the purchase of 4.27 acres at 1241 King Street for Northwest Greenwich Fire/GEMS Facility

ACTION REQUESTED: None at the time. This is the first presentation of the request for Municipal Improvement (MI) for the purchase of 4.27 acres at 1241 King Street to the Board of Selectmen. It is anticipated that at the next regularly scheduled meeting of the Board of Selectmen on Thursday, March 24, 2016 at 10:00 am the Board will take action on the MI request.

BACKGROUND: Section 99(a) (2) of the Charter requires the Town to seek approval, referred to as Municipal Improvement (MI), from the Planning and Zoning Commission for “the acquisition of land.” The first step in the process is for the Board of Selectmen to recommend MI to the Planning and Zoning Commission.

Over the past several years, the Town has explored several locations as a potential site for a Fire/GEMS facility. The Town purchased 1327 King Street in 2004 for initial use by GEMS; with the long term intent of using the parcel for a joint facility. It was later determined that the site could not accommodate both services.

A funding request of $2.0 million for the purchase of land is included in the FY17 Capital Improvement Plan. It is anticipated that the Board of Estimate and Taxation (BET) will take action on the request at their BET Budget Decision Meeting scheduled for Monday, March 21, 2016 at 5:30 pm.

A portion of the land acquisition cost of 1241 King Street can be offset, in part, by the future sale of 1327 King Street.
**ADDITIONAL INFORMATION:**

- The purchase of the land is consistent with the Town’s Plan of Conservation and Development (POCD):
  - Action Strategy 4.31 — Funding for the new fire station on King Street should be provided.
  - Action Strategy 6.29 — Study the delivery and management of fire services and facilities.
- The exact acreage will be finalized upon completion of the A2 survey. The survey is scheduled to start March 14, 2016.
- A Phase 1 & 2 Environmental Assessment was completed for this property in 2014. All samples either came back negative or below the CT residential standards.
- An appraisal of the property conducted in September 2015 has the current market value of this property at $1,625,000.
- If the budget is approved for land acquisition, the closing can occur on or about July 1, 2016.
- If the architectural/engineering and construction budgets are funded by the BET/RTM, it is anticipated that the NW Station can be open by the summer of 2019.

**ATTACHMENTS:**

1. Capital Improvement Project sheet for Northwest Greenwich Fire/GEMS Facility
2. Overview map of property to purchase
TOWN OF GREENWICH
CAPITAL IMPROVEMENT PLAN 2017 - 2032
PART I - PROJECT INFORMATION SHEET

PROJECT DATA:

Project Name: Northwest Greenwich Fire/GEMS Facility

Origination Year: 2016-2017
Termination Year: 2018-2019
Department: Public Works - BC&M

PROJECT DESCRIPTION:
This project is to undertake the design of a new joint Fire Station (Station 9) and GEMS facility (Station 4) in Northwest Greenwich. The Town has reached a tentative agreement to purchase 4.27 acres of Fairview Country Club (1241 King Street) for $2 million.

STATEMENT OF NEED
This initiative seeks to provide adequate fire protection to Northwest Greenwich and address the need for a permanent GEMS facility in that area. Currently, Fire Station 4 (Glenville) provides fire coverage to Northwest Greenwich. Although the four-person staffing model that has been in place at Station 4 since July 2012 ensures a fully staffed initial response to incidents, response times far exceed recommended thresholds. The National Fire Protection Association (NFPA) 1710 calls for a 4-person response, 90 percent of the time. For responses to locations in Northwest Greenwich, response times average between eight and twelve minutes. See Attachment 1 for a visual display of average response times in Northwest Greenwich.

GEMS Station 4 will replace the existing trailer at 1327 King Street with a permanent facility to house crew members and properly garage ambulances.

The joint facility would be approximately 9,042 square feet with construction costs estimated at $350 per square foot.

ISSUES
Several options have been studied for either separate Fire and GEMS stations or a joint facility, and multiple locations in Northwest Greenwich have been considered for each option (including the existing Town-owned property at 1327 King Street). A joint facility is proposed as a practical solution that meets the needs of both services; the proposed site is recommended due to the favorable features of the parcel based on initial site analysis. The cost of this project may ultimately be offset, in part, by the sale of 1327 King Street.

☐ Revenue Dependent
☒ Operating Costs At Completion

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Project Costs</th>
<th>Operating Costs</th>
<th>Project Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prior Year(s)</td>
<td>175,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2016/2017</td>
<td>2,500,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2017/2018</td>
<td>4,973,100</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2018/2019</td>
<td>200,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2019/2020</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2020/2021</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>7,673,100</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Alan E. Monelli
Division Head

Amy J. Siebert
Department Head
Date 1/26/2016
# TOWN OF GREENWICH
## CAPITAL IMPROVEMENT PLAN 2017 - 2032
### PART II - PROJECT COST WORKSHEET

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>2,000,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,000,000</td>
</tr>
<tr>
<td>Design &amp; Construction Documents for the Joint Facility</td>
<td>500,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>500,000</td>
</tr>
<tr>
<td>Construction of Joint Facility</td>
<td>4,973,100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4,973,100</td>
</tr>
<tr>
<td>Outfitting of Joint Facility</td>
<td>200,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>200,000</td>
</tr>
<tr>
<td><strong>Total Project Costs</strong></td>
<td><strong>2,500,000</strong></td>
<td><strong>4,973,100</strong></td>
<td><strong>200,000</strong></td>
<td><strong>-</strong></td>
<td><strong>-</strong></td>
<td><strong>7,673,100</strong></td>
</tr>
</tbody>
</table>

**Contingencies**

**Total Project Costs**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Project Costs</strong></td>
<td><strong>2,500,000</strong></td>
<td><strong>4,973,100</strong></td>
<td><strong>200,000</strong></td>
<td><strong>-</strong></td>
<td><strong>-</strong></td>
<td><strong>7,673,100</strong></td>
</tr>
</tbody>
</table>

**Comments**