

Minutes of the Capital Building Committee meeting of Thursday, June 16, 2022. The meeting convened at 6:00 p.m. at the School Administration Building, One Gardner Neck Road. Present at this time were, Derek Heim, Robert Alford II, Tom Blakey, Chris Hajder, Jim Carvalho, Jim Devol, John Hansen, Marc Lapointe, William Anderson, and Town Administrator Mallory Aronstein. Mr. John Salzillo was absent.

Mrs. Aronstein opened the meeting. Members of the Committee introduced themselves. Mrs. Aronstein stated the Committee needed a chairman.

Mr. Alford **MOVED** to nominate Mr. Derek Heim for Chairman. Seconded by Mr. Hajder and so voted unanimously.

Mr. Heim took over the meeting and requested nominations for Vice Chairman.

Mr. Hajder **MOVED** to nominate Mr. Marc Lapointe as Vice Chairman. Seconded by Mr. Alford and so voted unanimously.

There was discussion about having a minutes clerk. Mrs. Aronstein stated she would do the minutes for now and could move forward with a minutes clerk if there was a need as the Committee got into more work. Mr. Carvalho stated that there was not a budget for the clerk and it would be problematic as it is difficult to participate in a meeting and take minutes at the same time.

The members reviewed the mission and outline of duties for the Committee. Mrs. Aronstein stated that the Committee would work as a planning entity for the Comprehensive Plan on the public facilities portion as well as determine the best course of action for the Town's infrastructure needs at this time, including financing plans.

Mr. Heim discussing the background of the idea for this Committee based upon his experience as a Selectmen. He said that chiefly, the Committee needs to determine the priority and the need of the town's capital property and to generate resident support for the projects. He mentioned that previous attempts for the offices failed at Town Meeting due in part to the lack of buy in from residents and competing interests.

Mr. Alford stated that a funding plan was necessary and that he believed the most economical way to address these needs is to lump all buildings into one project. He stated that the town needs to expend the certified free cash and that any school projects be a debt exclusion.

Mrs. Aronstein discussed potential state funding opportunities due to Governor Baker's Net Zero initiative by 2050 and that constructing net zero buildings may be financed, in part, by state dollars to achieve that goal.

Mr. Carvalho discussed not having competing interests and that the Town be unified in its needs. The Committee agreed.

Discussion continued regarding strategy and how best to present the plan to the residents. There was discussion regarding their potential questions, specifically about what the Town's plan is on old vacated buildings.

The Committee discussed reviewing town-owned lands and seeing which were the best properties available.

Mrs. Aronstein discussed the proposed timeline for this project. She said regardless of what the Committee chose regarding building a new building or renovating an existing structure, the Town would likely need an Owners Project Manager. She said the Town should request funding at the Fall Town Meeting. She said the same meeting is expected to also hear the request of the Library for funding and that this Committee must have a plan in place as the conversation with the Library will involve the remaining capital expenditures.

At this time, Mr. Carvalho left the room.

Mr. Heim directed Committee members to come to the next meeting with an idea of which alternative they wanted to explore. Mrs. Aronstein said there are three alternatives: purchase an existing building; construct a new building on town-owned land, or acquire new land and construct a new building.

Mr. Heim said that any Committee members who haven't visited the Town facilities should do so in between meetings.

There was discussion of which criteria is used to select properties for this purpose. Mrs. Aronstein discussed traffic impacts, centrality and accessibility to all areas of the Town, neighborhood and surrounding properties, a flood zone, and whether it's taking commercial tax dollars away. There was discussion regarding minimum acreage necessary for the buildings as well.

Mr. Devol updated the Committee on the status of the Library project. He said they are going through design and preparing to move forward in the grant process. He said there are greater chances of being funded sooner rather than later as other libraries on the grant project list have withdrawn or rejected their proposals.

The Committee scheduled the next meeting for June 29th at 6:00 p.m. with a location to be determined. Other dates identified as future meetings include July 13 and July 27.

At 7:34 p.m., Mr. Alford **MOVED** to adjourn the meeting. Seconded by Mr. Blakey and so voted unanimously.

Respectfully submitted by Mallory E. Aronstein, Town Administrator

List of documents before the Committee:

Capital Building Committee Mission and Information

Capital Infrastructure Needs Update May 2022

Municipal Building Needs Plan

Proposal for a New Highway Facility