

Minutes of the Capital Building Committee meeting of Tuesday, July 19, 2022. The meeting took place at the School Administrator Building, One Gardner Neck Road. The meeting convened at 6:01 p.m. Present were: Mr. James Devol, Mr. William Anderson, Mr. Tom Blakey, Mr. Chris Hajder, Mr. John Hansen, Mr. Marc Lapointe, and Mr. John Salzillo. Mr. Derek Heim was present via Zoom. Also present at this time was Mallory Aronstein, Town Administrator.

Mr. Lapointe called the meeting to order at 6:01 p.m.

Mr. Devol **MOVED** to adopt the Remote Participation Provision of the Open Meeting Law. Seconded by Mr. Anderson. Roll Call vote showed: Hajder: yes, Devol, yes; Heim, abstain; Blakey, yes; Salzillo, yes, Anderson, yes; Hansen, yes; Lapointe, yes.

Mr. Blakey **MOVED** to approve the minutes of June 29, 2022. Seconded by Mr. Hansen. Roll Call vote showed: Hajder, yes; Devol, abstain; Heim, yes; Blakey, yes; Salzillo, yes; Anderson, yes; Hansen, yes; Lapointe, yes.

The Committee then reviewed the town-owned site evaluations. Mr. Blakey asked about renovating existing buildings owned by the Town. He stated that perhaps the Old Police Station could be renovated for office space for the Highway Garage and that the space would make excellent storage. Mr. Blakey discussed moving the Animal Shelter to Sears Road and reuse the Annex property without that building there.

Mr. Anderson asked if anyone had been to the Old Police Station lately. Mr. Lapointe said he had and that it was abandoned. Mr. Anderson stated that there is mold beyond repair, and that the building is on the site of the Fuel Depot which is about to be bid out.

Mr. Hadjer asked if the building was cleared to be razed. Mr. Anderson said that the building need abatement and that task was also being procured out.

Discussion continued regarding proposed renovations. Mrs. Aronstein said there has been considerable discussion throughout town for years of combining the Town Hall with the Town Hall Annex departments and that the current facilities are not big enough to house all of those departments.

Mr. Devol said that identifying a parcel of land and knowing its size informs the decision on whether to combine buildings and offices together.

Discussion continued regarding combining the Council on Aging, Town Hall and Town Hall Annex into one structure. There was some hesitation on combining the DPW functions with the municipal offices. The Committee discussed a municipal complex that had the buildings located on the same parcel but separated.

Mr. Salzillo said it is best not to complicate the project and the Town should focus on the Town Hall.

Mr. Blakey said he was concerned with how the Town would perceive combining the Council on Aging with the Town Hall. He said we desperately need a Town Hall. He said the Highway Garage is concerning for OSHA violations.

Discussion continued regarding the repairs made at the Council on Aging building. Mrs. Aronstein provided a document from FY21 that showcased annual costs for building expenses at that location.

Discussion continued regarding the merits of purchasing that building for the Council on Aging and that the Town failed to properly renovate it when first acquiring it.

Mr. Hansen stated that there are three options to examine. He said the first is combining the departments in the Town Hall and Town Hall Annex. The second is to add the Council on Aging with a combined Town Hall and Town Hall Annex. The third is to add a Highway Garage to a combined Town Hall, Town Hall Annex, and Council on Aging.

There was discussion of grouping the buildings financially for a simple bond package.

Mr. Salzillo discussed issues with a lack of press. Mrs. Aronstein stated the various methods the Town uses to overcome that, including broadcasting on Swansea Cable Access, using a public relations team for stories, and sharing messages at meetings or on the website. She said public forums to educate the public are paramount and would be organized for this project.

Mr. Devol said there was only one town-owned site eligible for a municipal complex

Mr. Hansen **MOVED** to explore a combined facility to house the Town Hall, Town Hall Annex and Council on Aging departments. Seconded by Mr. Anderson.

There was discussion on the motion about not discounting a municipal complex.

Mr. Hansen amended his motion to include locating the Highway Department in that facility or on the parcel if a parcel selected was large enough to do so. Mr. Anderson seconded the amended motion. Roll call vote showed: Hajder, yes; Devol, yes; Heim, yes; Blakey, yes; Salzillo, no; Anderson, yes; Hansen, yes; Lapointe, yes.

The Committee continued reviewing the Town-owned sites examined: Brown School Site, Route 6 Rest Area, Del Mac Orchard, Annex Property, Sears Farm Property, East of Salvation Army, Smokerise, Luther School, Bushee Road.

The Committee removed from the list the Route 6 Rest Area due to site line concerns. The Committee removed the Sears Farm Property as a contending parcel for the Town Hall due to ledge, access issues, and location. The Committee removed the East of Salvation Army property for the Town Hall due to lack of access. The Committee removed Smokerise due to lack of access and lack of suitability for the project. The Committee removed the Luther School due to a retention pond located for drainage needs on the property. The Committee removed the Bushee

Road parcel due to lack of access. The Committee decided to add the current Highway Department site and requested further information for the next meeting.

Mr. Blakey asked Mrs. Aronstein how much free cash the town had. She said \$15 million.

Discussion continued regarding the Library project, anticipated funding from the state.

There was discussion regarding the current site of the Highway Department and the wetlands present.

Discussion continued regarding the school's use of the field at the Brown School.

There was discussion regarding presenting the information to voters at Town Meeting.

The Committee agreed to examine the remaining town-owned properties (Brown School Site, Del Mac Orchard, Annex Property, and the current Highway Department site at the next meeting. The Committee agreed to begin exploring privately-held properties. Mr. Hansen said he would review proposed parcels with the Town's GIS system.

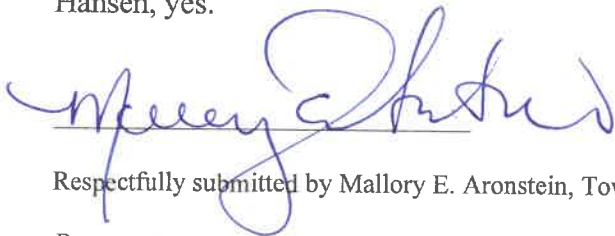
The Committee discussed the center of Town geographically versus the center of Town culturally. The Committee agreed on a certain radius from those areas to narrow the search for private land and to retain the acreage already established of 3+ buildable acres. The agreed upon area was from Maple Avenue to Bark Street and Wilbur Avenue and Wood Street.

The Committee set the next meeting date for August 2, 2022 at the School Administration Building at 6:00 p.m.

Mr. Hajder stated that he was frustrated to learn a meeting took place between a few members of the Committee and the School Superintendent. Mrs. Aronstein said that she and Mr. Anderson were requested to meet with the School Superintendent by this Committee to review their plans for the Del Mac Orchard property. Mr. Hajder expressed an interest that if there were a need for more information for the Committee, that a presentation be made by that individual to the full Committee.

There were no further Committee Member Reports.

At 7:31 p.m., Mr. Heim **MOVED** to adjourn the meeting. Seconded by Mr. Devol. Roll Call vote showed: Hajder, yes; Devol, yes; Heim, yes; Blakey, yes; Salzillo, yes; Anderson, yes; Hansen, yes.



Respectfully submitted by Mallory E. Aronstein, Town Administrator

Documents:

COA Maintenance Report FY19-FY21 as presented by Mallory Aronstein

Parcel Evaluation Sheet – Town Owned Parcels

Definitions of Criteria

Brown School Site Info Sheet

Route 6 Rest Area Info Sheet

Del Mac Orchard Info Sheet

Town Annex Property Info Sheet

Sears Road Property Info Sheet

East of Salvation Army Info Sheet

Luther School Info Sheet

Smokerise Info Sheet

Bushee Road Info Sheet