

Capital Building Committee August 30, 2023

Minutes of the Capital Building Committee of Wednesday, August 30, 2023. The meeting convened at 6:00 p.m. in the Police Station Community Room, 1700 GAR Highway, Swansea MA 02777.

Present at this time were Mr. Derek Heim, Chairman; Mr. Marc Lapointe, Vice Chairman, Mr. Ryan Pacheco, Mr. James Carvalho, Mr. John Salzillo, Mr. John Hansen, Mr. Paul Burke, Ms. Sarah Carlson, Mr. William Anderson. Absent at this time were Mr. Robert Alford II and Mr. Chris Hajder.

Also present at this time were:

Mallory Aronstein - Town Administrator

Kevin Sullivan - Project Manager, CHA Consulting, Inc

Peter Turowski - T2 Architect

Libby Turowski - T2 Architect

Tim Brennan - T2 Architect

Brian McCusker - Weston & Sampson, Senior Project Manager/Architect

Laurie Pimental - Director - Swansea COA

Geraldine Mullaly - Resident of Swansea

Yousri Fam - Resident of Swansea

At 6:00 p.m. Mr. Derek Heim called the meeting to order. Mr. Heim stated, Given the light of the recent SJC ruling regarding public comment period at public meetings in the Commonwealth and the scrutiny by which we are under for compliance with the Open Meeting Law, I as Chairman have opted not to include public comment on the agenda. If members of the audience have a question pertaining to an agenda item, I encourage them to raise their hand so that they may be recognized by the Chair, but their comment or question must pertain to the scope of the agenda item we are discussing. As Chair, it is my sole decision on whether to recognize a member of the public and will use that discretion as I see fit. Additionally, this meeting is being recorded by Swansea Community Network and replayed on local cable access. The meeting is also being recorded for minutes purposes.

The Committee reviewed the meeting minutes for August 16, 2023.

Mr. James Carvalho **MOVED** to approve the minutes of August 16, 2023. Seconded by Ms. Sarah Carlson and so voted. Lapointe, yes; Pacheco, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Burke, yes; Heim, yes; Carlson, yes; Anderson, yes. Alford, absent; Hajder, absent.

Mr. Sullivan reviewed the Bi Weekly Update with the Committee which they had received by email prior to the meeting. Mr. Lapointe asked if there are any scheduled walk through tours set up for the Town Hall or Councils on Aging. Mr. Sullivan said none at the moment were scheduled but that can and will be set up.

Ms. Carlson updated the Committee on the Advisory and Finance Committee presentation. As there were many departments presenting at the meeting and the CBC was last on the list, there was no in-depth discussion about the plan for funding as the Finance Committee is still awaiting numbers. The Finance Committee is expected to have more information by their next scheduled meeting. Ms. Mullaly of Hortonville Road, stated that she had requested a copy of the price proposal that was submitted at that

meeting. Ms. Aronstein stated that the document she thinks Ms. Mullaly is referencing is not from this Committee nor was it presented at that scheduled meeting.

Mr. Robert Alford II arrived at 6:09 p.m.

Mr. Chris Hajder arrived at 6:11 p.m.

Mr. Brennan from T2 and Mr. McCusker from Weston and Sampson presented the Committee with 3 different building options for the DPW. Mr. Burke requested that the Committee get a digital copy of each of these options by email as it is hard to read on the screen during the presentation. Mr. Yousri Fam, of Kispert Court, asked about the square footage of each option presented. Mr. McCusker replied that the estimated square footage is the same in all options but the square footage and cost savings will be explained later during the presentation. Mr. Fam also asked if all of the spots for the vehicles are necessary. Mr. Anderson explained to Mr. Fam the importance of the spots for the vehicles the department has now and future vehicles.

Next presented was the floor plan options for the Town Hall and COA buildings. Mr. Pacheco asked about after hour security for the building as COA will remain open while the Town Hall is closed and the buildings are attached on all the options presented. Mr. Brennan confirmed that each building will have its own entrance making it accessible but secure after hours. Mr. Alford asked how each department will store their public records as there is only one vault. Ms. Aronstein stated that the one vault will be held with the Town Clerk but shared with all departments. Also, as they are working to digitalize the public records more space in the vault will become available. Ms. Mullaly asked if there will be a need to put in elevators in any of the options shown. Mr. Brennan explained that the options with multiple floors, elevators should be considered.

Ms. Aronstein recommended that the Committee discuss their thoughts on bringing back the Supportive Day Program for Seniors sometime in the future as they will need to decide if there should be room for it in the new building. Ms. Carlson asked Ms. Pimental to speak on this topic. Ms. Pimental expressed to the Committee how important she believes this program is for the town. She states the COA gets multiple calls a week asking if this program is available in this town. With the senior population increasing by 30%, she believes that transportation and supportive day program are very much needed to help the seniors and the families of this community. This program had stopped during COVID 19 and was never able to start up again due to lack of space. The Committee agreed with Ms. Pimental.

Mr. Lapointe **MOVED** to recommend the supportive day program be included in the final proposal. Seconded by Mr. Alford and so voted unanimously. Anderson, yes; Carlson, yes; Heim, yes; Burke, yes; Hansen, yes; Salzillo, yes; Carvalho, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Alford, yes.

Mr. Brennan presented the five different site plan options and site factor considerations to the Committee. Mr. Carvalho expressed his concern that according to all options shown there will not be 17 acres of buildable land for the future school project as expected.

Discussion continued regarding option 3.2A being a favorable option. Committee members requested that there be a concept from the School to ensure space remained for their future plans.

Mr. Lapointe **MOVED** to make the preference of option 3.2A for the site plan keeping into consideration the land mass of the future school project. Seconded by Mr. Anderson and so voted. Alford, yes; Lapointe, yes; Pacheco, yes; Hajder, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Burke, yes; Heim, yes; Carlson, yes; Anderson, yes.

The Preliminary Budget and Square Footage of the buildings were discussed. Mr. Fam expressed his concerns on how the residents that are already struggling will be able to afford a higher tax bill due to this project.

Mr. Hajder **MOVED** to postpone item number 5 on the agenda to the next meeting. Seconded by Mr. Burke and so voted. Alford, yes; Lapointe, yes; Pacheco, yes; Hajder, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Burke, yes; Heim, yes; Carlson, yes, Anderson, yes.

Mr. Heim announced that in lieu of the next scheduled, meeting, the Committee will host a public informational session to be held on September 13, 2023, 6:00 p.m. at the High School.

At 8:13 p.m. Mr. Lapointe **MOVED** to adjourn the meeting. Seconded by Mr. Carvalho and so voted. Alford, yes; Lapointe, yes; Pacheco, yes; Hajder, yes; Carvalho, yes; Salzillo, yes; Hansen, yes; Burke, yes; Heim, yes; Carlson, yes; Anderson, yes.

Respectfully submitted by Brittany Messier, Minutes Clerk for the Capital Building Committee

Documents:

Minutes of August 16, 2023

Bi Weekly update - CHA

Presentation of Concepts and Preliminary Budget: Town Hall/COA/DPW as given by Turowski 2