

Capital Building Committee

January 31, 2024

Minutes of the Capital Building Committee of Wednesday, January 31, 2024. The meeting convened at 6:04 p.m. in the Police Station Community Room, 1700 GAR Highway, Swansea MA 02777.

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

Also present at this time were:

Mallory Aronstein – Town Administrator

Kevin Sullivan – Project Manager, CHA Consulting, Inc

Geraldine Mullaly – Resident of Swansea

At 6:07 p.m. Mr. Lapointe called the meeting to order.

Vice Chairman Mr. Lapointe requested nominations for a new Chairman for the Committee as Mr. Heim resigned after two years of dedicated service as chairman.

Mr. Carvalho **MOVED** to nominate Mr. Lapointe as Chairman. Seconded by Mr. Anderson and so voted. Carvalho, yes; Salzillo, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Heim, absent; Alford, absent.

Mr. Carvalho **MOVED** to close nominations for Chairman. Seconded by Mr. Anderson and so voted. Carvalho, yes; Salzillo, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Heim, absent; Alford, absent.

Mr. Lapointe requested nominations for a Vice Chairman.

Mr. Carvalho **MOVED** to nominate Mr. Pacheco as Vice Chairman. Seconded by Mr. Anderson and so voted. Carvalho, yes; Salzillo, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Alford, absent.

Mr. Carvalho **MOVED** to close nominations for Vice Chairman. Seconded by Mr. Anderson and so voted. Carvalho, yes; Salzillo, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Alford, absent.

Mr. Alford entered the meeting at 6:09 p.m.

The Committee reviewed the minutes for December 13, 2023. Mr. Hajder **MOVED** to approve the minutes for December 13, 2023. Seconded by Mr. Carvalho and so voted. Salzillo, yes; Carvalho, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Alford, yes.

Ms. Geraldine Mullaly stated that the minutes are incorrect regarding correspondence being read aloud by Ms. Aronstein on page 3 of the minutes. Ms. Aronstein reviewed the correspondence Ms. Mullaly referred to with the Committee, stating that she was discussing correspondence sent to members as part of

the packet for the December 13, 2023 meeting. It was decided by the Committee that the minutes were not incorrect.

Mr. Hajder **MOVED** to move on to item 3 on the agenda. Seconded by Mr. Carvalho and so voted. Salzillo, yes; Carvalho, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Alford, yes.

Mr. Kevin Sullivan stated there is no report to be reviewed but CHA continues to review the findings and feedback since the failed town vote in November and is exploring any and all project alternatives with T2. Mr. Salzillo asked Mr. Sullivan when CHA's obligations will be fulfilled with the town. Ms. Aronstein explained that depending on the outcome of tonight's meeting, that date is still to be determined.

Mr. Alford **MOVED** to take item #5 on the agenda out of order. Seconded by Ms. Carlson and so voted. Salzillo, yes; Carvalho, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Alford, yes.

Ms. Aronstein stated at the December 13, 2023 meeting a memorandum was sent out listing a variety of options that should be explored since the failed vote in November. With no feedback from the Committee Ms. Aronstein reached out to Mr. Lapointe and they looked at the Annex building for the future Town Hall/Annex. Mr. Lapointe stated he was impressed by the size of the space and that there is also room for expansion. He said the structure of the building is in good shape, that there is some foundation work that needs to be done on the outside, but overall, he thinks it is worth the Committee visiting the site. Mr. Hajder and Ms. Carlson agreed that the building is worth considering. Mr. Burke said that along with looking into and considering the Annex building the Junior High School also needs to be considered and if not used for the Town Hall/Annex the Committee needs to have other ideas of what the Junior High School building will be used for.

The Committee agreed to examine a possible municipal use for the Junior High School and to conduct a walk through will be done at the Annex site first over the next week.

Ms. Mullaly asked why the Swansea Mall was not considered for all projects as it is newly renovated. Ms. Aronstein replied she can discuss that with Ms. Mullaly after the meeting.

Mr. Alford **MOVED** to request that the Selectmen place an article on the Town Meeting Warrant to fund design services and OPM services for a renovation and/or expansion of the Town Hall Annex and for a funding request to analyze uses of the Junior High School. Seconded by Mr. Burke and so voted. Salzillo, yes; Carvalho, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Alford, yes.

Mr. Anderson provided the Committee with a copy of the plan from the Fire feasibility Study along with the "maintenance box" proposal he is hoping to build at the Highway Facility to address a wash bay and mechanics garage. He said the location of this will not affect any future development of the Fire Department if they moved ahead in the future. HE said this will not solve all of the problems of the facility, but is a step in the right direction. Mr. Burke asked Mr. Anderson if this idea will be supported by the Fire Department. Mr. Anderson replied that he has spoken with the Fire Chief and he is on board with it. Mr. Anderson estimated the project would be between \$3.5 and \$5 million.

Mr. Burke **MOVED** to present and ask for the funds at the annual Town Meeting for Mr. Anderson's building proposal. Seconded by Mr. Hajder and so voted. Salzillo, yes; Carvalho, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Alford, yes; Heim, absent.

Ms. Mullaly asked Mr. Anderson if this building will take care of all the DPW's OSHA problems. Mr. Anderson replied no, this will only address the garage problem. Ms. Mullaly said that people she spoke with would like the DPW to stay at its location. Ms. Aronstein said that the Town is seeking a facility that can house all of the equipment and a building of that size cannot fit on the current location.

Ms. Aronstein presented the Committee with the proposed future meeting schedule. The Committee decided to meet on Tuesdays at 5:30 p.m. with a frequency and location to be determined at a later date. The next meeting will be held on Tuesday, February 6, 2024 at 6:30 p.m. Location to be determined.

Mr. Carvalho **MOVED** to adjourn the meeting at 7:58 p.m. Seconded by Mr. Pacheco and so voted. Salzillo, yes; Carvalho, yes; Hansen, yes; Burke, yes; Carlson, yes; Anderson, yes; Hajder, yes; Pacheco, yes; Lapointe, yes; Alford, yes; Heim, absent.

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

Brittany Messier

Documents:

Minutes of 12/13/2023

Proposed Meeting Schedule – Capital Building Committee

Proposal of Building by Mr. Anderson