

August 26, 2015 Meeting of the Facilities Implementation & Strategic Planning Committee

Members present: John Hadley Kevin McCormick
 Christopher Rucho Siobhan Bohannon
 Patrick Crowley James Dugan
 Janice Ash Marcia Cairns
 Ray Bricault
 John DiPietro

Mr. Hadley convened the meeting at 7.00 pm

Approve Minutes of July 29, 2015 meeting

Motion Ms. Cairns to approve regular session minutes of July 29, 2015, seconded by Ms. Bohannon, all in favor with Mr. DiPietro abstaining.

Senior Center Power Point Presentation

John Curran, member of the Council on Aging, presented the updated power point presentation, which will be used for the informational sessions. He used the figure of \$1.6 million for the borrowing. Mr. Hadley would like to discuss the figure. Ms. Ash reports that the Board is not 100% in favor of the driveway location and want to make sure that they have sufficient funds for the renovations. Purchase price is \$990,000. With regard to the driveway location, Mr. Hadley reminded everyone that he has an individual with expertise in this area review the location and in his opinion, the driveway should remain where it is. In the financial presentation Mr. Bricault and Mr. Crowley used \$1.4 million. Mr. McCormick stressed the need to be able to back up and justify all of the numbers. He would like a slide that breaks that down.

Ms. Bohannon was of the understanding that it was previously decided to have the driveway remain where it is. Ms. Ash feels that is one individuals' opinion. Mr. DiPietro advised that there is a Planning Board regulation on where driveways can be located and he suggested checking that regulation as it deals with line of sight. Pat Condon, resident and attendee, asked if the town typically only gets only one quote. Mr. Hadley explained that the individual who provided the quote did us a favor so we would have a number. When the time comes, we will solicit bids.

John Curran explained that when the committee came to the Council on Aging there was discussion about the driveway as it related to a change of the entrance of the building. He thinks the Council all agreed not to request to change the building entrance. However, the entrance into the parking lot is what they would like to reconfigure. Mr. Bricault thinks we still have a little more work on the actual costs. A list of items with cost estimates was developed by Mr. Hadley after working with Ms. Viklund, Council on Aging Director. Mr. McCormick questioned the gas fireplace insert estimated at \$4,000 with labor. Ms. Ash advised that it is going into the game room. Mr. McCormick feels we need to finalize the list with numbers for indoor fixtures, exterior lighting and costs for appliances for the kitchen. The total of the list as presented is \$117,900, add in prevailing wages and contingencies of 50% you get to \$188,000. At \$1.3 million we will have \$122,000 should something come up. Mr. Hadley recommends going with \$1.3 million for renovation costs. As the financial presentation includes the senior center project, slides 17-20 will be removed. Mr. Crowley will take slides 21-23 and incorporate that information into the financial presentation.

Mr. Bricault suggesting using bullet points for slides that contain a lot of verbiage.

Police Department Power Point Presentation

Mr. Dugan presented his updated bulleted presentation. He will remove the financial

information and take out a few more slides.

Audrey Cleary asked if we could combine both projects into one article. Mr. McCormick feels the voters should be able to select which project they want and should we combine them, we may lose both. Mr. Curran voiced his concern that the Board of Selectmen said the senior center would be the next project. He understands the police station has great needs and he thinks it would be unfortunately to the senior center to present two separate items. He thinks it would be inappropriate and though it would be presented jointly. Mr. McCormick explained that originally they were going to be totally separate, however, both are now ready to go. We could start one project and then delay the other. Mr. Dugan added that the position of the committee from the beginning was to do them separately.

Mr. Curran added that two years ago the Board of Selectmen requested an endorsement of the new town hall and the Council on Aging did so with the understanding that the next project would be the senior center. Mr. Bricault noted that when the subject came up he was very outspoken that they should be done together because whoever is second will suffer from voter fatigue. The committee felt the voters should have the choice. Mr. Hadley suggested reconsidering the vote. Mr. Rucho added that on town meeting floor the motion could be that we only vote on one.

Motion Mr. McCormick to reconsider the vote, seconded by Ms. Cairns. Roll call vote: Ms. Cairns yes, Mr. McCormick yes, Ms. Ash yes, Mr. Crowley no, Mr. DiPietro yes, Mr. Bricault yes, Mr. Rucho yes, Mr. Dugan no, Ms. Bohnson yes, Mr. Hadley yes.

Motion Mr. Bricault to have two separate votes on town meeting floor for each project. Roll call vote: Ms. Cairns no, Mr. McCormick yes, Ms. Ash no, Mr. Crowley yes, Mr. DiPietro yes, Mr. Bricault yes, Mr. Rucho no, Mr. Dugan no, Ms. Bohnson yes, Mr. Hadley no.

It was agreed that at town meeting under Article 1, we will have the report for the senior center, report for the police station and the financial report and then the articles will follow.

Dick Johnson, 9 Wood Street, states that it appears in the way we are putting this together that you are using the police station to force this property on the senior center. We refused to purchase the Bethlehem Baptist Church for a town hall. Mr. Hadley corrected that statement as we never went to town meeting to purchase the property the church pulled their offer. Mr. Dugan explained that the police department didn't catch up to the senior center. This is the fifth building committee he has been involved with over 18-20 years. They had all their information and just updated things. Mr. Bricault added that there has been no consideration of the police station in any of the deliberations on whatever path they were going to take with the senior center. Mr. Hadley added that we are in favor of both project.

Mr. Hadley asked Mr. Dugan how confident he is with the numbers Paul Lieneck provided. Mr. Dugan replied that the Chief is comfortable with the \$2.7 million. Mr. Rucho reports that Hampden voted on a police station, 6,300 square feet, \$2.9 million and they are running into problem. Mr. Dugan noted that the project has been scaled back to bare bone essentials. Mr. Rucho has a call into the Hampden police department. Mr. Bricault suggesting including a little buffer as we won't break ground on this project for two years. Mr. Hadley suggested looking at a modular unit because you don't have to pay prevailing wages. Mr. Dugan pointed out that this still needs to go out to bid. Mr. Crowley added that if we asking for bids in 18 months the prices will go up 7%. It was decided to go with a \$2.9 million borrowing for the police station.

Financial Impact Presentation

Mr. Crowley presented the financial impact presentation. He will update the slides with the actual dollar amounts.

Discuss Information Meeting Schedule

One of the reasons for holding the meeting is to field all the questions from the residents and by the time we get to town meeting the voters will be well informed. We will use the same process as we did for town hall, eight meetings at various venues different times of the day. Mrs. Lucier prepared a draft schedule, which the group is fine with. We will have three presenters at each session. The Selectmen will give opening remarks on the project, presentation on the senior center, police station, and the financials. She will finalize the list and confirm availability of locations. We will also do an informational mailer for town meeting similar to what we did last time. the mailer will be sent out on September 18th to each household and contain a page on the police station, one for the senior center, financials and the particulars of town meeting with the informational meeting schedule. Mr. Dugan will prepare the police sheet, Ms. Ash the senior center and Mr. Crowley and Bricault the financials. The group would also like to get more endorsements. We will schedule a Town-wide Planning Meeting to get that vote. We will also confirm the date for the special election and schedule a time to meet with the cable people to put a program together on the two projects.

It was agreed to meet again on September 23rd at 7:30 following the Board of Selectmen's Meeting at 7:00 to go over the presentation one more time.

Motion Mr. Crowley to adjourn at 9:15 p.m., seconded by Ms. Bohnson

Approved: _____