

## **July 29, 2015 Meeting of the Facilities Implementation & Strategic Planning Committee**

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

Mr. Hadley convened the meeting at 7.00 pm

### **Approve Minutes of June 24, 2015 meeting**

Motion Mr. Rucho to approve regular session minutes of June 24, 2015, seconded by Ms. Bohnson, all in favor with Mr. Crowley and Ms. Cairns abstaining.

### **Report of the Council on Aging on vote to go forward with the purchase of the Bethlehem Baptist Church & Wish List**

Ms. Ash reports that the Council on Aging met and all Board members are 100% behind the purchase of the Bethlehem Baptist Church. They put together their list of items and renovations needed. Mr. Hadley obtained pricing for paving of the parking lot and changing the flooring. Ms. Bohnson asked Ms. Vicklund, Council on Aging Director, if the list was an absolute have to have happen before they can move in, or could they move in and work on the items as they go along. Ms. Vicklund stated that it is an absolute must list. Mr. Hadley's quote on the flooring would be to remove all the rug in the main area and replace with tiles 12x12. He recommends we add 30% for prevailing wage. It is 4,000 square feet where rug currently exists, remove the rug, level the floor, and install vinyl, an industrial flooring. The estimate is \$8,750 and we will add \$3,000 for prevailing wage. Driveway pavement estimate is \$51,500, remove the asphalt, grind, grade and replace with two coats binder and finish coat. The individual who prepared the estimates recommends we do not move the entrance. Ms. Ash asked if it could be widened. We will also add \$3,000 to the paving estimate. David Mercurio, the estimator, has been in business for 40 years, and feels that with the grade going over the hill, the entrance needs to remain where it is. Mr. Bricault questioned what was the original logic that we should move it. Mr. Hadley advised that some people felt the line of sight would be better. Ms. Vicklund reports that the church did do a study about changing that because of the steepness. She asked if he looked at that. Mr. Hadley clarified that when they did the study it was because they were going to do a two-tier parking lot. They came to the Conservation Commission and were going to pay \$600,000 for a two-tier parking lot. The quote on the paving is \$78,000.

Ms. Vicklund would like carpet removed in all the rooms. If the flooring is in good shape, it could be left, if not she would like it replaced. The Bethlehem Baptist Church will be doing the replacement tile in the kitchen. She added that she is not asking for a commercial kitchen. Mr. Hadley recommends getting the jail workers in to help paint the interior of the building. Mr. Bricault asked if this is a list of needs, wants, or both. Ms. Vicklund replied, definite needs. Mr. Bricault questioned the removal of the bathroom in the toddler/nursery room. Ms. Vicklund stated that she needs more space for people to maneuver. She would like dedicated space, which she doesn't have now, for an art room and a card room. Mr. McCormick suggested moving the card room to another room. Mr. Bricault suggested industrial partitions for the big open room.

Pat Condon, resident of town, stated that as a resident, the inspection report put a red flag in people's minds as almost 50% of the items are not satisfactory. She has a number of concerns about the

condition of the building. Mr. Hadley explained that the Building Inspector will have to sign off on the building. Ms. Vicklund added that some of the issues are to address the concerns they have right now for dedicated space and they would be able to leave things set up and do not have to take furniture up and down. The bathroom coming out would make the two rooms perfect. Mr. Rucho totaled the items on the Council on Aging renovation list and the carpet and driveway and the total is \$85,700. Mr. Hadley stated that we intend to borrow \$1.5 million and hope to return quite a bit to the town. Mr. Bricault noted that we did talk about money available for infrastructure and he asked if that is still alive. Ms. Vicklund does not expect any external money. Mr. Hadley asked about the Friends of the Council on Aging and whether they have raised any money. Ms. Vicklund replied no, they felt the building is the town's responsibility. Mr. Rucho asked if they would consider having a fund raiser. Ms. Vicklund replied, for a future garden or outdoor area. Mr. Hadley would like to get numbers for all the items on the list and then start the informational sessions.

Mr. McCormick asked about doing this as a future ESCO project. He suggested adding town hall as well. Mr. Hadley will work with Ms. Vicklund to get prices on all the items and Mrs. Lucier will help out with furniture prices. It was noted that the church is on septic and they would have to pass a Title 5 inspection prior to the sale. Ms. Condon stated that she was very disillusioned when she read the report and at the end, will it be satisfactory to Ms. Vicklund as a senior center. Mr. Rucho asked Ms. Vicklund after this gets done will it be okay? Ms. Vicklund replied it will be and that is why it has to get done. Mr. Hadley suggested building in money for signage and landscaping.

Mr. Bricault stated that from the last meeting, part of the reason why they asked for a vote of confidence is that we are getting mixed messages that the seniors are behind this. Ms. Vicklund replied that the Council on Aging Board is all on board. Mr. Bricault asked how about the rank and file, the seniors you service. Ms. Vicklund replied that with those who come in it is 50/50. A man who did not identify himself stated that if this was not acceptable by the voters are there any valid alternatives in the foreseeable future? Mr. Hadley replied no. Ms. Condon asked about having a modular type building build at the Mixter property. Mr. Hadley explained that the cost is \$400 a square foot for the town to build. John Curran, member of the Council on Aging, stated that this may not be a perfect place, but it is the only option they have come up with. The man in the audience, who did not identify himself asked what kind of grass roots response are you looking for. Mr. Bricault stated that his question was of general interest. We have not been to any of the Council on Aging meetings or to the Council on Aging on a regular basis. We get feedback there is a mixed message from the seniors in town and if it is 50/50 that is marginal. Mr. Hadley added that we will have 6 meetings for feedback. Mr. Rucho thinks it will be hard until we get to the town meeting and ballot box. Mr. McCormick asked the members of FISP if they have heard people in favor or opposed. Mr. Crowley has heard 75 for and 25 against.

Ms. Bohnson pointed out that if the people do not come, then we can't spread all the information. For the new town hall we had good crowds at every meeting. If we are presenting and not getting good feedback we will alter how we are presenting. A man who did not identify himself asked if the local publications were used to generate feedback. Ms. Bohnson advised that The Banner has been in attendance at all the meetings and reporting on them.

Mr. Dugan intends to have a session on the cable station. Mr. Rucho explained that when we have the informational meetings we will get all the answer prior to town meeting.

### **Review Finance Director's Information on purchase of a Senior Center**

This item will be tabled and included on the next agenda.

### **Review Police Station plans**

Mr. Dugan delivered a detailed power point presentation on the Conceptual Design of the proposed police station in comparison to the current facility. Based on the presentation Mr. Hadley feels we are ready to go. Mr. Crowley suggested reducing the number of slides. Mr. Bricault suggested getting 5, 6, or 7 primary bullets. He also suggested putting in the expense side.

With regard to the information meetings, Mr. McCormick thinks our approach should be the same as when we did the town hall and everyone will speak on a topic. Mr. Hadley asked Ms. Ash to get the presentation down to 30 minutes. We will do both projects at the same time and we will get the figures from Finance Director, Michael Daley.

#### **Review Finance Director's Information on building a Police Station**

This item will be tabled and included on the next agenda.

#### **Discuss Information Meeting Schedule**

The group would like to begin the meetings the first two weeks in September. Mr. Crowley wants to make sure we have sufficient contingency should we find a deficiency. We will schedule the road show at the next meeting and vote the projects at the October 20<sup>th</sup> town meeting. We also need to check to see if this requires a 2/3rds vote. The Town Clerk will be asked about the timing of the election. We will ask Mike Daley for a 20 year bond period, 3.9 and, 4.2 for both projects and 1.2, 1.3 and 1.4 for the Senior Center and 2.7 and 2.8 for the police station. We will use the same format as we did for the town hall presentation. Mr. Crowley and Mr. Bricault will discuss the easy approach to this on what we will look for on the numbers.

Motion Mr. McCormick to adjourn at 9:00 p.m., seconded by Ms. Bohnson

Approved: August 26, 2015