Capital Projects Building Committee Thursday, February 21st, 2019 at 7:00PM
Town Hall

Present: Greg Ettridge (Chairman), James Banda (Vice Chairman), Peg Davis (Secretary) Harry Murphy, John Viola, Mark MacDonald, Mike Maresco (Town Administrator), Fred Russell (Facilities Manager) Tom Reynolds (DPW), Jim Kent (DPW), Barry Cornwall (Senior Center), Sheila Gagnon (COA Board Chairman, Fred Monaco COA Board, Sandy Sutherland COA Boosters Secretary, Don McClellan)

Meeting was called to order by Greg Ettridge at 7:05PM. A motion was made and seconded and the minutes of the previous meeting were approved.

Mike Maresco mentioned that the warrant for the Spring Town Meeting will have articles included for design and feasibility review for both the DPW and the Police Station estimated to be $650,000 each. We will need to put together presentations to present to Town Meeting on the necessity of these two projects. In the case of the DPW, the condition of the building is deplorable although temporary repairs have been made in the interim. The repairs have been mostly successful with a few "hiccups" caused by the contractor which were resolved. The new building is planned to be built in front of the present building with the same size footprint. In the case of the Police Department there are issues of safety, non-compliance with regard to holding prisoners, and plumbing and heating issues. The proposed site for the Police Department is on Proprietors' Way on town owned property.

The need for the expansion of the senior center is based on the fact that they are "bursting at the seams" with overcrowding due to participation in their services. The needs for the Senior center were explained in detail by Sheila Gagnon, COA Board Chairman. In addition to providing a wide diversity of programs for the community the senior center provides transportation and emergency services for the whole community.

The three projects, DPW, Police Department and Senior Center will all be presented together at Fall Town meeting as a debt exclusion package for final funding. They will be voted together as a package which has the approval of Bob Galvin. If the measure passes by a 2/3 majority it will go for a referendum in October which will only need a simple majority. If it all passes, construction could begin sometime in Spring of 2020. The proposed total figure for the debt exclusion is now being quoted as $41 million for the three projects although the previous figure mentioned in the Strategic Budget/Capital Plan report was $46 million, based on $20 million for the DPW, $20 million for the Police Department and $6 million for the Senior Center. When Peg questioned about the difference Mike explained that the actual costs for the DPW and Police Station are not yet known and could be less.

Mike mentioned that the Senior Center is way ahead of the other two projects in the timeline since the design and review has been completed and they are very close to being ready to build. When asked by Barry Cornwall if the Senior Center could go forward since they were almost ready to build Mike explained that he and the Selectmen want to present the three building projects as a total package for debt exclusion because they felt it had a better chance of passing.

Mark expressed some concern that the measure might not go through and that we would have to start over. He mentioned that some people in town do not know why the DPW and Police Station were allowed to get in such a difficult state in need of major repairs. Sheila reminded everyone that much of the decline was the result of the Proposition 2.5 that put a cap on tax increases. That cap cause many departments to let their maintenance budgets go unfunded in order to maintain programs and staff. It was agreed that we have to go forward with a positive approach and really get the message out to all the constituents in the town.

Next Steps: Mike will bring bullet points for the next meeting to help us prepare for the Spring Town Meeting. We will only have five minutes for each article so we will need to be well prepared and as clear and concise as possible. The meeting was adjourned at 8:25PM. Next meeting will be March 21st at 7:00PM.

Respectfully Submitted,
Peg Davis, Secretary