



Building Committee Meeting Minutes

July 10, 2018

WELCOME

- Fred welcomed everyone and called meeting to order at 5:53 PM

ROLL CALL

- In attendance: Fred Lafayette, Richard Moskal, Steve Santos, Mike Szlosek, Ellie Villano, William Rooney, Jodi Zepke
- Absent: Matt Gonzalves

APPROVAL OF PAST MINUTES

- Fred stated we need to approve minutes from past meetings of April 12th, June 14th and June 25th respectively. Bill made a motion to accept minutes from each meeting with a second by Mike. Vote to accept each set of minutes was 7 YES and 0 NO.

LAND RFP: DISCUSSION AND NEXT STEPS

- Jodi announced that Western Mass offered Parcel A to us. She said Tony Dos Santos was instrumental in the process. People who originally bought Parcel A are willing to work with the town and step aside. They won't hold it so we need to decide what to do. She had to keep it confidential at the request of Western Mass.
- Fred mentioned that he thought he read in some back minutes that the committee voted to go the route of RFP for the land. If committee decides to go with uniqueness, need to rescind RFP with town.
- Bill said it would be an extension of Robert's Rules. There would be a motion to bend the rules and a 2nd motion made to reconsider previous motion to go RFP. Mike added that correct motion is to rescind prior vote and new motion would need to be made by proponent of previous motion. It turns out to be a mute point since the vote was unanimous.
- Bill feels we should go uniqueness and rescind prior vote for RFP.

- Fred wanted to know opinion of each committee member. Discussion amongst members began with regard to rescind RFP vote. Steve said no. He doesn't believe we should rescind. He said Western Mass stated they'd respond to RFP. There could still be a parcel out there someone is willing to give. Jodi asked Steve where he thought a parcel might be. If Western Mass comes in with an amount, what will we do? Fred said that according to Ellie, we would still negotiate. Steve wanted to know what would happen if 3rd party comes in. Bill stated we could be left out again. What's the possibility of someone coming forward? We could lose out on Parcel A. We are just about there to negotiate. Steve said Parcel A was off the table. Now all of a sudden It's available. He stated that Western Mass said Parcel A was 95% on It's way. Steve questions trust issue. We backed ourselves into a corner by saying we have no other property.
- Fred told the members that Tony Dos Santos was the variable to get Parcel A. Fred doesn't want to take a risk on "What if" and lose Parcel A. Fred says yes to rescind.
- Ellie read from the law. She said decision needs to be made tonight – RFP or Uniqueness. Need to go to Selectmen for approval stating unique qualities of land. Matt gave examples of the uniqueness of Parcel A. It is centrally located, has utilities, 4+ acres, near Senior Living, near Riverwalk, bus route, etc. It comes down to Parcel vs. RFP. Matt said we need to forget how Western Mass handled things. We need to put things in the past and move forward.
- Ellie believes that no one can say committee didn't do their due diligence in looking for property. Bill not in favor of limiting to 4+ acres. Need to do survey. Ellie said uniqueness doesn't need 4+ acres. That may not be the determining factor.
- Bill stated that he is in favor to rescind RFP. For a year, the consensus has been Parcel A. It's ideal. He is a member of the Board of Western Mass which has 21 members. Bill thinks we should go way of uniqueness with the goal being to get it done as quickly as possible.
- Rich not sure It's worth taking risk to go RFP. Matt stated that he's not aware of anything out there. Parcels committee looked at were not central and did not have utilities.
- Jodi stated that committee looked all over for parcels. She is looking at it for safety of seniors. There is no better location. Jodi understands Steve's point of view and agrees on some aspects, but says It's time. Let's go. She has been dealing with it for 5 years.
- Fred brought up the point that delay is costing us with price of steel and construction costs. He asked the members if there was any need for further discussion. Bill said he believed there was consensus on Parcel A.
- Jodi made a motion to rescind RFP with a 2nd by Bill. Vote taken on motion: 6 YES, 1 NO. Motion passes.
- Mike made a motion with 2nd by Bill to have Selectmen make determination to go uniqueness based on location, medical services, town services, Riverwalk, Senior living,

transportation, utilities, traffic flow, relatively flat, corner of 1st and State and shovel ready. Vote was taken. 6 YES, 1 NO. Motion passes.

OLD/NEW BUSINESS

- Ellie reported to the committee that there were 14 requests for OPM packets. There will probably be 5-6 responses. Ellie has to open them publicly and see that they meet requirements of OPM. Packets are due July 16th. The Senior Center Building Committee will review them, evaluate, rank and interview. Fred stated that each candidate will be asked same questions. Ellie said to see what candidates are presenting and what they can do. Need to see if they can work with you. Ellie will distribute OPM packets when they come in.
- Committee will go to Selectmen's Meeting on Tuesday night (July 17th) at 7 PM at Town Hall for uniqueness request. Bill stated that he will not be present at Selectmen's Meeting. Committee decided to still attend meeting and not postpone it.
- Bill brought up Facebook issue. He doesn't think it's wise to post about project on Facebook. It may not be factual or helpful and may jeopardize the ultimate goal of a new center.
- Bill made a motion with 2nd by Jodi to adjourn meeting at 6:53 PM.

Minutes submitted by Diane Brouillard

