

**TOWN COUNCIL
ASSET MANAGEMENT ADVISORY COMMITTEE
Selectmen's Conference Room
Thursday August 26, 2020 – 6:00pm**

MEETING MINUTES

PRESENT: Councilor Eric R. Steinhilber; Councilor Paul C. Neary; Councilor Tracy Shaughnessy; Councilor Kristine Clark; Councilor Matthew Levesque; David Anthony, Director of Property and Risk Management; Mark Marinaccio, Department of Public Works

The Administrator of the Town Council, Cynthia Lovell opened the meeting up at 6:03pm. Roll call was taken and all members present for quorum.

Councilor Eric R Steinhilber (CHAIR)
Councilor Matthew Levesque
Councilor Paul C Neary
Councilor Kristine Clark
Councilor Tracy Shaughnessy

Chair of Committee asked for an update for a short term tenant for the Cotuit School, Mr. Anthony explained that his department is still working on the idea of a short term use, there were some challenges brought up and they are looking to address those to get them fixed. Mr. Anthony stated there are some restrictions on the property and its use, so they are trying to work through those, the other issue we have is about 60 percent of the classroom furniture in the other schools are looking to be stored somewhere; Once the schools open they can open at 60 percent capacity so most are looking to store the furniture they need to remove from the classroom at the Cotuit school, so we are also looking at that as a possibility.

Chair of the Committee introduced Mark Marincci



Asset Management Committee

**Marstons Mills Elementary School
&
Cotuit Elementary School
Demolition & CIP Discussion**

Department of Public Works
August 26, 2020



Marstons Mills Elementary School



Location: 2095 Main Street, Marstons Mills, Ma
 Constructed: 1957
 Closed: 2010
 Size: 17,500 Square Feet
 Land: 13.11 Acres

Building Issues: - Mechanical Improvements Needed
 -Basement hazardous materials contamination
 - Interior hazardous materials finishes need repair or replacement



Town of Barnstable, Department of Public Works



Marstons Mills Elementary School Demolition Budget



Expenses		Cost
Hard Costs		
Building Demolition & Disposal	17,500.00	\$ 172,500
Asbestos Abatement - School	89	\$ 165,000
Electric Service Disconnect - Eversource		\$ 2,000
CC Alarm Disconnect		\$ 2,000
Water Disconnect		\$ 2,000
HVAC Disconnect		\$ 2,000
Telephone & Cable Disconnect		\$ 5,000
Septic Removal		\$ 5,000
Site Pavement Removal		\$ 15,000
Backfill		\$ 50,000
Loans & Seed		\$ 5,000
Underground Tank Removal		\$ 60,000
General Conditions	10%	\$ 65,200
Insurance	1%	\$ 5,120
Bonds	1%	\$ 5,120
Overhead & Profit	10%	\$ 76,950
Excavation	4.0%	\$ 26,420
Design Contingency	10%	\$ 45,300
Base Bid Total		\$ 723,230
Add Alternate No. 1		
Alternates Total	\$ -	
Award Base Bid & Accepted Alternates		\$ 723,230
Change Orders		
CO #:		
Total CO's Pending		
Hard Cost Total		\$ 723,230

Soft Costs		Cost
Architectural / Engineering	10%	\$ 108,499.50
Asbestos Investigation		\$ 3,000
Asbestos Lab Test Costs		\$ 1,800
Asbestos Demolition Testing / Specification / Monitoring		\$ 75,000
Electric Disconnect Fee		\$ 200
Water Service Disconnect Fee		\$ 200
Owner's Project Manager	7%	\$ 50,626.10
Postage		
Printing		\$ 400
Advertising		\$ 400
Office Supplies		
Materials		
Owner's Project Contingency 1.5	10%	\$ 72,323
Total Soft Costs		\$ 211,769
Total Hard & Soft Costs		\$ 935,000

Town of Barnstable, Department of Public Works



Cotuit Elementary School



Location: 140 Old Oyster Road, Cotuit, Ma
 Constructed: 1956
 Closed: 2019
 Size: 17,266 Square Feet
 Land: 13.5 Acres

Building Issues: - Mechanical Improvements Needed
 - Interior hazardous materials finishes need repair or replacement

Building assessment completed by Habeeb Associates in 2020



Town of Barnstable, Department of Public Works



Cotuit Elementary School Demolition Budget



Expenses			Sub-Costs		
Item 0 - General Requirements	\$	200,000	Architectural Fee	1%	\$ 42,854.75
Item 1 - Site Work	\$	-	Exploratory Tending		
Item 2 - Building Envelope	\$	7,200	Material Testing - Main School Building		\$ 30,000
Item 3 - Building Interior	\$	152,075	Material Abatement Consultant - Construction Phase Monitoring		\$ 60,000
Item 4 - Mechanical	\$	-	Advertising - Cape Cod Times		\$ 100
Item 5 - Electrical	\$	-	Permitting		
Item 6 - Fire Protection & Plumbing	\$	-	Utility Disconnect Charges		
General Conditions	10%	36,987.50	Owner's Project Manager		
Insurance	1%	3,698.75	Salaries P/F 10	5%	\$ 25,143.84
Bonds	1.5%	5,548.13	CPM Operations		\$ 5,000
Overhead & Profit	15%	55,481.25	Supplies		\$ 5,000
Excavation	4.0%	14,795	Printing		\$ 5,000
Design Contingency	10%	36,987.50	Project		
Base Bid Total		\$ 523,375	Owner's Project Management - 1%	1%	\$ 5,233.75
Add Alternate No. 1			Sub-Costs		\$ 103,494
Add Alternate No. 2			Total Hard & Soft Costs		\$ 196,784
Add Alternate No. 3					
Add Alternate No. 4					
Alternates Total	\$	-			
Award Base Bid & Accepted Alternates		\$ 523,375			
Change Orders					
CP - 5					
Total Cost Pending		\$			
Hard Cost Total		\$ 523,375			

Town of Barnstable, Department of Public Works



Capital Improvement Plan Schedule



Compile & Update CIP's:
 DPW Administration Review
 CIP Presentations
 CIP Scoring
 Town Council CIP review & appropriation

Thru October 22nd
 Thru November 17th
 January 2021
 January 2021
 May 2021

Task Name	2020												2021											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Vertical Projects																								
FY22 Community Improvement Plans (CIP)																								
Department Head Building Needs Study																								
Select Appropriate New CIPs																								
Compile New CIPs																								
Weekly CIP Meetings - Evaluate & Update Last Years CIPs																								
Submit CIPs DPW Administration																								
Adjustments																								
DPW submitting of final CIPs to Town Council																								
CP Presentations																								
CP Scoring																								
CP Funding Available																								

Town of Barnstable, Department of Public Works



Capital Improvement Plan Evaluation Criteria



PUBLIC HEALTH AND SAFETY – degree to which project meets public health and safety needs/uses.

EDUCATION – applicability of project to educational priorities of the town.

ECONOMIC DEVELOPMENT – degree to which project meets economic development objectives of Town Council and other town plans.

INFRASTRUCTURE AND PROTECTION OF CAPITAL ASSETS – degree to which project maintains and protects existing capital assets of the town.

ENVIRONMENT AND NATURAL RESOURCES – degree to which project conserves and protects natural and historical resources of the town.

QUALITY OF LIFE – degree to which project addresses town-wide quality of life for its residents.

FINANCING – availability of non-general fund financing overall financial feasibility.

OPERATING BUDGET IMPACT – degree to which project is required to reduce or eliminate short-term operating costs; and its impact on future operating budget.

PLANNING AND RELATIONSHIP TO EXISTING PLANS – how the project addresses implementation of previously developed plans of the town to protect and enhance human and physical assets.

USAGE AND SERVICE DEMAND – degree to which project is used by population and manner in which it is used.

Town of Barnstable, Department of Public Works



Capital Improvement Plan Vertical Project Evaluation



Vertical Structure Considerations:

- | | |
|-------------------------|---|
| 1. Life Safety: | Egress
Fire suppression systems & alarm
Structural issues
Security
COVID improvements |
| 2. Asset Protection | Exterior envelope,
Mechanical systems
Rehabilitation |
| 3. Quality Of Life | Recreation
Ways to water
Playgrounds
Exterior built environment
Interior renovations and finishes |
| 4. Economic Development | Land Use
Rehabilitation
Demolition |

Town of Barnstable, Department of Public Works



Capital Improvement Plan FY 21 Submissions



ENVIROMENT FUND PROJECTS		FISCAL YEAR					TOTAL	
PRIORITY	DEPT	PROJECT TITLE	2021	2022	2023	2024	2025	2021-2025
1	NEA	Sandy Neck Parking Lot, DMV Truck, and Garbage Debrisation - Planning and design		800,000				800,000
2	NEA	Sandy Neck Parking Lot Rehabilitation				2,625,000		2,625,000
TOTAL MAINE ENVIRONMENTAL AFFAIRS - SANDY NECK				800,000		2,625,000		3,425,000
1	NEA	Barnstable Park Bulkhead Improvement Design		300,000	5,300,000			5,600,000
TOTAL MAINE ENVIRONMENTAL AFFAIRS - MARINAS				300,000	5,300,000			5,600,000
1	DPW	Solids Handling Upgrades Construction	48,000,000					48,000,000
2	DPW	Pump Station Rehabilitation Program	1,000,000	2,000,000	500,000	500,000	1,200,000	5,200,000
3	DPW	PFAS Improvements	95,000					95,000
4	DPW	Truck 25B Replacement	55,000					55,000
5	DPW	WPCF Facility Study (DEP Required)		650,000				650,000
6	DPW	sewer System Rehabilitation Program	400,000		250,000	250,000	250,000	1,150,000
7	DPW	Truck 24J Replacement	75,000					75,000
8	DPW	Vacuum Truck Replacement		600,000				600,000
9	DPW	Headworks Evaluation and Preliminary Design		250,000				250,000
10	DPW	Effluent Sand Bed Valve Rehabilitation			50,000	250,000		300,000
11	DPW	MSB Generation Design and Construction				550,000		550,000
12	DPW	Demolition of the abandoned 31 South Street Pump Station					800,000	800,000
TOTAL PUBLIC WORKS WATER POLLUTION CONTROL			3,940,000	2,625,000	1,050,000	1,550,000	1,650,000	10,815,000
1	DPW	Pipe Replacement and Upgrade Program	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	5,250,000
2	DPW	Wells, Pump Stations, Treatment Plant, Repair & Upgrade Program	200,000	200,000		200,000	200,000	1,000,000
3	DPW	Airport & Mary Davis Mills, Mary Davis, South Hyannis	300,000		8,000,000			8,300,000
4	DPW	Hyannis Port, Gloucester Pond & Straightway wells, treatment options evaluation, recommendations and preliminary design report	350,000		14,000,000			14,350,000
5	DPW	Rubber Flotation Plant, Solar Panels, Design & Construction	450,000					450,000
6	DPW	New Well Exploration Program		3,000,000	8,000,000	3,000,000		14,000,000
TOTAL PUBLIC WORKS WATER SUPPLY			1,550,000	1,250,000	9,250,000	1,250,000	1,250,000	14,350,000
1	DPW	Wough Scale Replacement	300,000					300,000
2	DPW	Composites Replacement (2 Units)	40,000	40,000		40,000	40,000	200,000
3	DPW	Kubota RTV	30,000					30,000
4	DPW	Roll Off Truck (2007 model) Replacement			250,000			250,000
5	DPW	Municipal Packer Replacement (FYM purchase)				300,000		300,000
6	DPW	Roller Tire Loader Replacement					300,000	300,000
TOTAL PUBLIC WORKS SOLID WASTE DIVISION			370,000	40,000	250,000	340,000	340,000	1,300,000

Town of Barnstable, Department of Public Works



Capital Improvement Plan FY 21 Submissions



PRIORITY	DEPT	PROJECT TITLE	2021	2022	2023	2024	2025	TOTAL
1	DPW	Wough Scale Replacement	300,000					300,000
2	DPW	Composites Replacement (2 Units)	40,000	40,000		40,000	40,000	200,000
3	DPW	Kubota RTV	30,000					30,000
4	DPW	Roll Off Truck (2007 model) Replacement			250,000			250,000
5	DPW	Municipal Packer Replacement (FYM purchase)				300,000		300,000
6	DPW	Roller Tire Loader Replacement					300,000	300,000
TOTAL PUBLIC WORKS SOLID WASTE DIVISION			370,000	40,000	250,000	340,000	340,000	1,300,000

Town of Barnstable, Department of Public Works



Capital Improvement Plan FY 21 Submissions



		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	CS&DC	Team Recreation Field Improvements Project - Bay Lane Ballfields	575,000	575,000	575,000	575,000						500,000
2	CS&DC	Beach Parking Lot Rehabilitation - Kapers Beach	950,000									950,000
3	CS&DC	Centerville Recreation - Interior Improvements, Windows	230,432	950,000	75,000	25,000	1100					542,432
4	CS&DC	Sub Water Beach House Improvements	864,703	1,176,254		1,307,807	4,236,700	1,367,574				8,372,338
5	CS&DC	Adult Community Center Master Plan Development	18,000	100								18,000
6	CS&DC	Centerville Recreation Building Site Design & Construction	800,000	1,834,000								1,273,000
7	CS&DC	Hatch Community Center Master Plan Development	300,000	1,830,000								1,530,000
8	CS&DC	Hatchway's Pond Rehabilitation and Site Improvements	340,000	1,770,000								2,000,000
9	CS&DC	Ottensell Recreation Building Design & Construction		1,878,000		5,363,002						5,363,002
10	CS&DC	Parson Memorial Recreation Construction										1,878,000
11	CS&DC	Veterans Park Improvements				334,360	3,325,704					3,660,064
12	CS&DC	Beach Parking Lot Rehabilitation - Craigville Beach	800,000									800,000
13	CS&DC	Jacobson's Pond - Handicap Accessibility and beach improvements	240,000			1,487,000						1,727,000
		TOTAL CS&DC DEPARTMENT	1,836,375	7,955,955	13,277,579	7,722,404	1,367,574	1,367,574	1,367,574	1,367,574	1,367,574	37,303,237
1	NEA	Channel Dredging Program	2,695,000	2,570,000	2,540,000	2,510,000	2,480,000	2,450,000	2,420,000	2,390,000	2,360,000	18,694,000
2	NEA	Patrol Vessel Replacement	300,000									300,000
3	NEA	Beach Point Construction for Long Term Solution (Phase III)	300,000			2,000,000						2,300,000
4	NEA	NEA Interior Project Phase III	374,576									374,576
5	NEA	West Bay Breakwater Design & Construction	450,000			4,300,000						5,200,000
6	NEA	Woodsley's Lagoon Beach Ramp Design & Construction										800,000
7	NEA	Bay Shore Beach Boat Ramp - Design & Construction										750,000
8	NEA	Harrison Breakwater - Study, Design & Construction										817,000
9	NEA	Mill Pond & Long Pond Fish Ways - Construction										350,000
10	NEA	Conant Town Dock Extension										-
11	NEA	Bridge Street Pier										-
		TOTAL NEA DEPARTMENT	3,470,576	2,570,000	10,340,000	4,810,000	1,953,000	1,953,000	1,953,000	1,953,000	1,953,000	27,601,576

Town of Barnstable, Department of Public Works



Capital Improvement Plan FY 21 Submissions

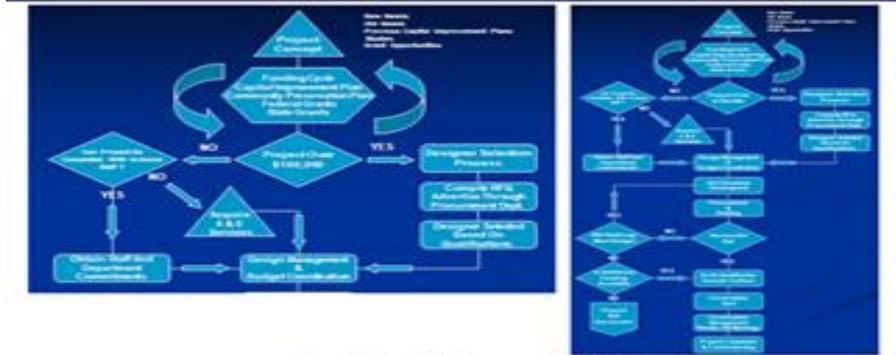


		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	DPW	Public Works Maintenance	3,550,000	3,050,000	3,350,000	3,050,000	3,350,000	3,350,000	3,350,000	3,350,000	3,350,000	18,750,000
2	DPW	School Administration Building Mechanical Cooling Upgrades	1,275,553	638,643								2,054,194
3	DPW	MS4 Municipal Separate Storm Sewer System Program	950,000	700,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	8,000,000
4	DPW	DPW Offices Phase III Construction	2,537,043									2,537,043
5	DPW	Lower Hall Building Mechanical Cooling and Interior Renovations (Combined)	5,837,750									5,837,750
6	DPW	Lower Hall Security Implementation	332,440	1100								332,440
7	DPW	Maintenance Mile School Demolition	395,076									395,076
8	DPW	NEW - Sub Street Repairs	344,663									344,663
9	DPW	Kalbar Beach Parking Lot Entrance Design & Construction	400,000									400,000
10	DPW	1000 Main Street Maintenance and Road Repairs	373,373									373,373
11	DPW	Harrison Main Street West End History Study Design and Construction	750,000			7,500,000						2,750,000
12	DPW	Thomas Leach Culvert Construction	75,000			1,400,000						1,475,000
13	DPW	Down Harbor Bridge Study	700,000									700,000
14	DPW	Old Lower Hall JFK Museum Fan Coil Replacement	243,470			1,302,370						1,632,293
15	DPW	Culvert Improvements	450,000									450,000
16	DPW	NEW - Emergency Generator Implementation Plan	495,750			293,534	896,782	304,300				2,590,352
17	DPW	Massachusetts Cemetery Building Improvements	84,280			252,874						337,152
18	DPW	Parking Lot Maintenance	300,000			500,000	500,000	500,000	500,000	500,000	500,000	2,500,000
19	DPW	Private Road Repair - Old Mill Rd, School Street, Area Merge	1,028,800									1,028,800
20	DPW	Upper End Ashford Garage Repair	332,362									332,362
21	DPW	Maintenance Mile Parking Lot Construction (MS4 Route 340)	315,000									315,000
22	DPW	Cape Cod Rail Trail E.M. Shared Use Path from Yarmouth Town Line to Sandwich Town Line	775,000			750,000	500,000	500,000	500,000	500,000	500,000	2,575,000
23	DPW	Down Town Heritage Museum Improvements	457,200									457,200
24	DPW	Sidewalk on Ocean Street from State's Beach to General Street	40,000			242,000						282,000
25	DPW	US Customs House Interior Improvements	893,170									893,170
26	DPW	Sidewalk Installation - County Rd	100,000			670,000						770,000
27	DPW	Down Town FY 21 Facility Management Plan Implementation	140,870									140,870
28	DPW	500 Front Street FY 21 Facility Management Plan Implementation	204,447			84,227						288,674
29	DPW	45 Front Street FY 21 Facility Management Plan Implementation	187,213			44,543						231,756
30	DPW	500 Front Street FY 21 Facility Management Plan Implementation	180,787			394,676						575,463
31	DPW	Conant Memorial Park Restoration	56,070			342,242						398,312
32	DPW	Down Town - Repairs	372,000									372,000
33	DPW	West Barnstable Railroad Depot Restoration / Repair	188,227									188,227
34	DPW	Sidewalk on Ocean Street from General Street to Kalbar Beach				605,000						605,000
35	DPW	Lower Hall Complex Improvements - Parking Lot				136,000						136,000
36	DPW	Amory Building Envelope, Electrical, and Mechanical Improvements				1,825,000						4,700,000
37	DPW	Sidewalk on Packard Way (Shoreline's Way to Route 28) Design & Construction				650,000						650,000
38	DPW	Sidewalk Installation - Boston Street Rd Centerville, Main St Centerville, South St Hyannis				825,000						825,000
39	DPW	Highway Truck Storage Facilities - Design & Construction				750,750						5,830,250
40	DPW	DPW Sub Usage Facility					2,000,000					2,000,000
41	DPW	Lower Town Improvements Design and Construction	400,000									7,300,000
42	DPW	Barnstable Road Reconstruction - Design & Construct	400,000									7,300,000
43	DPW	Commerce Road Culvert Construction				1,750,000						1,750,000
44	DPW	Signalized Intersection @ Centerville West Barnstable Road & Howe Lane				65,000	450,000					515,000
45	DPW	Old Jail Repairs										320,336
46	DPW	11 S. Conant House Site Improvements				62,300	237,963					300,263
47	DPW	Sidewalk Overlay & Guardrails				304,000						705,000
48	DPW	Stormwater Improvements at Inland Ponds	650,000			100						750,000
49	DPW	DPW 302 Falmouth Rd Facility Parking Lot Repairs				275,000						275,000
		TOTAL DPW DEPARTMENT	22,023,920	13,720,623	13,304,105	22,573,202	5,800,000	5,800,000	5,800,000	5,800,000	5,800,000	137,720,523

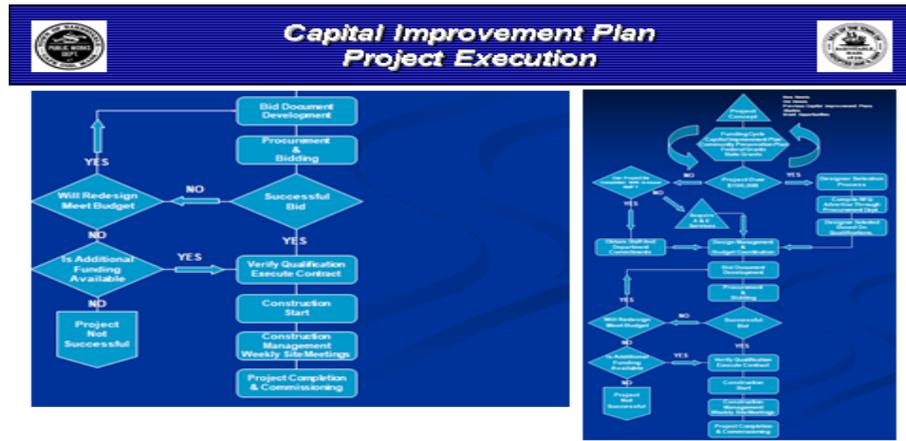
Town of Barnstable, Department of Public Works



Capital Improvement Plan Project Execution



Town of Barnstable, Department of Public Works



Funding Acquisition:
 Designer Selection:
 90% Documents
 Bid Documents
 Bidding (45 days)
 Contract Negotiations (21 Days)
 Hazardous Materials Abatement
 Demolition
 Site Restoration

July 2021
 September 2021
 March 2022
 April 2022
 May 2022
 June 2022
 July 2022
 August 2022
 September 2022

Councilor Levesque mentioned that the Marstons Mills Village Association would like to see some sort of recreation at that parcel, the playground was removed and the village would like to see that come back, they were not opposed to housing, but they would like to see houses that are similar to those already in the area, the septic is an issue there so that also is a problem, the Association will meet again at the Burgess Park site and possibly someone from the Department of Public Works could join us and explain what can and can't be built there. Councilor Shaughnessy asked if a study has ever being done if you split the properties into lots or sections and the benefit of that if there is any. Mr. Anthony stated that before they were looking for a developer to take all the property and then subdividing it after and leaving the parcels at the Main Street side as open space and recreation for the Village, but the Town is open to anything that is in the best interest of the Town, Planning and Development would also be a good resource to tap into when were in that phase of deciding what to do with the parcel.

Mr. Anthony stated that in the beginning it was the need of the Town to secure and make safe the two school areas, the demo was going to be first and then when that portion is completed we can then decide what to do with the land, but the building demolition is first and then we as a Town can decide the best use for the land. Mr. Anthony also mentioned that there will be a second opportunity to hear from individuals in the Village, once residents see the building start to come down there may be a whole other group of people that will have ideas once they see the building start to be demolished, there may be some that do not know the building is scheduled for demo, however once they see the work actually being done it tends to stir a lot more conversation within the Village.

Chair of the Committee asked for Public Comment after hearing the presentation.

David Major- Long time Cotuit resident and wanted to make sure that the Village residents had a place to go for recreation, dog walking and ball playing, gardening or a Village garden, Cotuit does not have such a place or an activity area for this currently, and this would be an ideal place to have this develop here. He also has concerns about the building before demo, are we going to secure it so there isn't any problems.

Kris R- is glad to hear that the decision about the Cotuit School will not be a rushed one, and that some time and thought will go into the use of it for the Village of Cotuit.

Ken Malloy- Longtime resident, it looks like Demo is going to take two years, are there possibilities of use while the demo is happening, or is the whole parcel shut down until the building is removed.

Jim Dannhauser- This is a very important asset to the Village of Cotuit, and wants to thank the members of the Committee for a not rush to judgment on what to do with the parcel, is happy the Town is taking its time in the decision as to what to do with the parcel.

Stan Goldstein- if the building is contaminated with asbestos, and there is a short term use or persons going in to use the building before demo, is the Town liable for anything knowing that there is asbestos in there if something should happen to the short term tenant

Brian Carroll- was wondering if a portion of the building could be saved, he was interested in saving the gym and the kitchen off the gym, could that be saved or used or fixed for use, and the rest of the building be demolished.

Philip- demolition seems like the path it's taken, and with that in mind this is literally the only place in the village for the residents to enjoy any kind of recreation, he would like to see the fields maintained and kept up, if we want to do anything recreation in Cotuit, this is the only piece of land to do this in. He understands the need for housing; however there should be a way to do both if that is the need, just keep in mind the egress on Shore Road if you're going to do housing.

Jennifer- lives between the two schools, they see a whole new generation of kids that could use this property, there was a time that all our kids enjoyed this property and as they grew and left we are seeing a whole new wave of young individuals here, so we need to think of ways to use this property and also retain the young to stay here.

Katie Murray- wanted to thank Mr. Anthony for his presentation, and was wondering about the zoning in this area, and does any of the zoning have to change in order to make use of the land and the building.

Diane Newton- Old Oyster side there is a lot of tree cutting, and she was wondering if that had anything to do with the Cotuit School, or the demolition of the school.

Vice President Jessica Rapp Grassetti- wanted to thank the committee and those who presented. The tree clearing she had heard was because of vandalism and also to make the building more visible, she also noticed that there was a window broken, so perhaps the window could be replaced to secure the building a little more and also keep the maintenance going on the building until it comes down, trash and general cleaning up so it does not look like an abandoned building.

Councilor Schnepf- demolition concerns her, and preserving both parcels for recreation, but housing is also a need in our town and those parcels are ideal for that, there have been discussions that all the housing happens in Hyannis, and here we have two parcels that could be used for this, she has also heard that other Towns have used old school buildings for housing and have re done these old buildings to accommodate housing, but to think about bringing these buildings back to restoration, she isn't sure the Marstons Mills Elementary has any life left in it, but the Cotuit School was just recently used for a school, so possible that it can be reinvented somehow.

Chair of the Committee closed Public Comment, and addressed some of the concerns from Public Comment;

As a municipality who owns the parcels, the zoning does not come into play as long as the Town uses it, if it sells, that is different.

If demo happens to the Cotuit school, that is at least two years out, so the Town will have discussions regarding use for the next two years before demo.

The Marstons Mills School is too far gone, and needs too much work to revitalize that building, the Cotuit School could be remodeled, but again the cost to do that, this Committee had talked about that in July of this year, and the cost was in the millions to bring the building up to code and current regulations.

Mr. Anthony addressed the concern about the asbestos in the building and the liability to the Town, the Town every two years needs to report to the State every two years on the condition and the location of the asbestos, so we monitor it all the time and report to the State. Most of the asbestos is in the pipes wrap in the ground, we can contain the asbestos in the tile, because there was never any in the student areas of the school, so it was safe for students, and the areas that it is in we can address rather quickly if something should happen.

Councilor Clark wanted to make sure that the Cotuit Fire Department and the Water Commissioners have weighed in as well on the Cotuit School, so she would like to see their concerns addressed as well, the Town has spent money for water sites and wanted to make sure we are aware of the current ongoing efforts of the Town for water resources.

Chair of the Committee wanted to address the issue with the Marstons Mills School and doesn't want to see the Cotuit School sit like the Marstons Mills School has for 10 plus years, this Committee was designed to look at all the Towns assets and keep the ball moving on these buildings that we have left behind, the Marstons Mills School has been left vacant for 10 plus years, and we can't keep letting that happen anymore with our vacant buildings, and certainly not for the Cotuit School, so it would be my recommendation for this committee to forward to the Town Manager a recommendation of demolition of both buildings. Chair of the Committee asked the Committee members their thoughts on this idea of demolition, Councilor Shaughnessy like the idea of Councilor Schnepf regarding housing, however if that is not possible, then whatever we do decide to do with the properties that the projects are run concurrent so that we do not have a gap of one to two years in between projects.

Councilor Matthew Levesque commented that he is aware that the Marstons Mills School will not be remodeled because it can't; it is too far gone, and much too costly to do this, so with that said and for safety reasons, Councilor Levesque made the motion to put forward the request to demolish both school buildings to the Town Manager; this was seconded by Councilor Clark;

A roll call vote was taken by Town Council Administrator

Councilor Eric R Steinhilber (CHAIR)	yes
Councilor Matthew Levesque	yes
Councilor Paul C Neary	yes
Councilor Kristine Clark	yes
Councilor Tracy Shaughnessy	yes

Chair of Committee asked for a motion to accept the meeting minutes of July 23, 2020; Councilor Matthew Levesque made the motion to accept the meeting minutes of July 23, 2020 as written, this was seconded by Councilor Shaughnessy, a roll call vote was taken by Town Council Administrator

Councilor Matthew Levesque	yes
Councilor Paul C Neary	yes
Councilor Kristine Clark	yes
Councilor Tracy Shaughnessy	yes
Councilor Eric R Steinhilber (CHAIR)	yes

Chair of Committee asked for a motion to adjourn, Councilor Tracy Shaughnessy made the motion, this was seconded by Councilor Clark, and a Roll Call vote was taken on adjournment;

Councilor Eric R Steinhilber (CHAIR)	yes
Councilor Matthew Levesque	yes
Councilor Paul C Neary	yes
Councilor Kristine Clark	yes
Councilor Tracy Shaughnessy	yes

ADJOURN: 7:13pm

NEXT MEETING: September 24, 2020

Transcribed by Cynthia A Lovell, Administrator to the Town Council