



TOWN COUNCIL
ASSET MANAGEMENT ADVISORY COMMITTEE
Selectmen's Conference Room
Thursday June 9, 2020 – 6:00pm

MEETING MINUTES

PRESENT: Councilor Eric R. Steinhilber; Councilor Paul C. Neary; Councilor Tracy Shaughnessy; Councilor Kristine Clark; Councilor Matthew Levesque; Andrew Clyburn, Assistant Town Manager; David Anthony, Director of Property and Risk Management; Elizabeth Jenkins, Director of Planning and Development; Dan Santos, Director, 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 introduced David Anthony, Director of Property and Risk Management to discuss the current status of Cotuit Elementary School. The following was presented by Mr. Anthony:

The Cotuit Elementary School closed about 1 year ago when the Waldorf School vacated when it stopped it lease with the Town, they have since relocated and are in operation. The school sits on 13 ½ acres and it is clear how the Village feels about it, there is an emotional attachment to this property.

(Presentation starts on video at 4:25)

<http://streaming85.townofbarnstable.us/CablecastPublicSite/show/9002?channel=1>

Cotuit Elementary School

Asset Management Advisory Committee

June 9, 2020

Discussion Points

Sale or Lease

- Sale? Is it restricted in any way? Some or all
- Desire to retain the tennis courts and ball fields as well as road from Main Street for public use
- 5 Acre plan
- 6 Acre plan
- Value
- With the building as is (liability for demo)
- With the building removed
- Appraisal needed for disposal through sale of some or all of the property

Restrictions

- In the sale the owner has the right to set deed restrictions
- The tighter the restrictions, the lower the value (generally)

Village outreach

- Ties to the school
- Ties to recreation space
- Village use (Parking, gatherings, parades etc.)

Acquisition

- Ref Deed: Book: 923 Page: 150
- Ref Plan: Book: 124 Page:53
- Vote: Article 45 of the annual Town Meeting held on March 8, 1955
For the purposes of Acquiring land for school purposes
MGL Chapter 79, Eminent Domain
Damages paid to multiple owners
No language in deed that restricts the use and has no language addressing what happens if the use changes.
(Picture of parcels below double click on the icon then open the PDF)



CotuitSchoolParcel.pdf

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CotuitSchoolParcel_4Lots.pdf

PUBLIC COMMENT:

Committee Chair asked if there was any Public Comment:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/show/9002?channel=1>

Amy Kortis- lives right up the road (Comment begins at 20:15 into the recording)

Brian Kay- (Comment begins at 21:06) resident of the Village, he wanted to clarify that the School Committee was the reason for the Waldorf School leaving, and not the Waldorf school

Ms. Chabra-(Comment started at 24:53) resident of Cotuit, she would like to see resident housing and use of the fields for Pickle Ball Courts, very popular right now

Devin Mc Murray-(Comment starts at 26:12) attended the elementary school, recently moved back here. His property abuts the property, wide community use by the Village.

Evelyn Carly (Comment starts at 28:02) would like to see a Veteran's home, it already has a kitchen, there are no stairs for those that are disabled, it has a gym for recreation.

Holly: (Comment starts at 30:34) had a question about the option and wanted to know if it was for house use only or can it be for recreation as well.

Susan Leary- (Comment started at 32:24) was the Principal of the Cotuit School, would like to see it put to good use.

Jim Dannhauser:(Comment started at 32:47) would like to preserve the recreation, preserve the building for Community use, the Water Dept. doesn't want to see homes built due to the water protection in this area.

Ken: (comment6 started at 36:15 does not want to see high density on this property.

Marsha Voshchin: (Comment started at 37:12) does not want to see high density housing

Hickey Family (Comment starts at 38:42) would like to see the property stay as recreation.

Nick Parson- (Comment started at 40:42) his family donated some of this land years ago, he would like to see it remain a school, that was what its intent was through stories he has heard, he thought that it was it was always supposed to be, but if it's not a school keep it for recreation and in the Town

Adison Grimes (Comment started at 44:20) wants the property to remain in the town, it's an anchor point for most activities and he would like to see it remain for recreation.

Chair of Committee asked Mr. Anthony to explain the Request for Proposal process; it seemed that that was the most asked. Councilor Steinhilber stated that this particular Committee does not make the decision as to what happens to this building, we only can make a recommendation to the full Council based on input and information received. (Explanation on the process from Mr. Anthony starts at 51:23 in the recording) Mr. Anthony said it's a public process with multiple opportunities for the public to participate and comment.

Vice President Rapp Grasseti (Comment starts at 56:57) attended the school as well and has seen its deterioration of the building.

Dan Santos, Director of Department of Public Works gave an inspection report on the Cotuit School. (Comment started on 1:00:00) The building has asbestos which will have to be mitigated; we would look at a phase approach to be fixed. It is his opinion not to invest the money into this building for reuse; it may be better to invest in a smaller building if a building is needed.

Chair of the Committee asked if they had any comment or questions: (comment started 1:07:33) Councilor Shaughnessy asked if it was possible to create any indoor meeting space, it sounds like from some of the public comment that they would desire a smaller building to meet that need. Mr. Santos answered it would depend on the new building, 3 million for a 10, 000 square foot building.

Councilor Neary (comment started 1:10:07) asked what the utilities cost us currently in that building and the maintenance Mr. Santos stated 30,000 a year for lights and minimal heat

Councilor Clark (comment started 1:11:18) When the school surrenders to the Town does the School Dept. share in any of the cost in maintaining, Mr. Santos said no they do not help.

Councilor Matthew Levesque (comment started at 1:14:29) wanted to thank everyone who spoke at public comment

Chair of the Committee asked for the following for the next meeting from Mr. Anthony and Director Santos based on the public comment most would like to see the use of the recreation part stay, so with that in mind if the Committee would like to ask for the following for the next meeting:

- Cotuit Elementary

1. Analysis on keeping the fields for Village use with extra parking
Possible on-site small bldg. that could be leased out for revenue
2. Analysis on separating the parcels and discussing Single family homes/
density affordable
3. Analysis on the current water quality and the current flow with the
current septic with the three single homes or density housing

All Committee members agreed on the above topics for our next meeting. A roll call vote was taken by Administrator Cynthia A Lovell

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 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: 6:55pm

NEXT MEETING: TBD

Transcribed by Cynthia A Lovell, Administrator to the Town Council