

COA/Library Community Building Committee  
Town Hall, 3 North Main Street, Assonet  
Wednesday March 8, 2023

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**Attendance:**

Members Present - Jeffrey D. Amaral, Amanda Barlow, Nicole Davignon, Robin Kendrick, Norman Landreville, Carlos A. Lopes, Michael McCue, Kent Wilkins Paul Sadeck

Members on Zoom Paul Lubin Wayne Jaye

Members Absent - Amanda Barlow

Present - Deborah Pettey, Barbara Place, Margaret French and Michael Josefek

Meeting called to order at 5:23 pm by Mike McCue.

Carlos Lopes motioned to accept the minutes of the last meeting, Kent Wilkins second. Roll call vote, motion adopted 6-0-3, with Paul Sadeck, Paul Lubin, and Wayne Jaye abstaining.

Amanda Barlow suggested data from the Council on Aging and the library on their use.

- Tally how many people come in during the day.
  - Find peak times for the Library and Council on Aging which would help planning for communal spaces.
    - Wayne's concern will not take into consideration new programs.

Document – ACG Architectural Consulting Group, Inc. Review of Proposed Combined COA/Library was handed out to everyone except the people on zoom.

Mike Josefek President of ACG presented document. Mike Josefek was asked to look at all of the buildings in the town. Mike's opinion was as follows, COA was a modular house put on a foundation in late 80s. Based on the needs of the community the building no longer services the senior population well. The COA is 3039 sq feet and the requirement of 6588 square feet plus add 30 percent for circulation required 8564 square feet. To bring that building to code and requirement more than 50 percent accessed value, you have to adhere to the new codes. Prevailing wage job, base line number 700.00 per square foot to do municipal building. If increasing and bring to code rooms, basement, columns, no real good rooms, Mike Josefek does not recommended rehabbing the old building

Library – 2 buildings being used, one without running water the other a lease deal. Site not serving the public. No parking, no ability to add on. There is no way to do reconstruction on these buildings.

Mike Josefek said the land sitting in the council of aging is more valuable than the building and recommends building a new building that adding to it will not serve the community long term.

Mike McCue asked the question – Deb where is the study about the land.

Deb Pettey – Site report not finalized, wetlands is being drawn out and delineated which should be ready in a month or so.

Mike McCue talked about the old police station being used as a food pantry, could that building be used for anything or demolished.

Mike Josefek states that the old police station is not a good candidate for rehabilitation. The amount of money to make it up to code and compliant and functional it is not worth spending the money. What the building is being use for works.

Mike McCue asked about demolishing the building.

Mike Josefek Said there is a cost – Asbestos and the cost of the other hazardous materials that will need to be disposed.

Paul Sadeck– The cost would only be if demolishing. There was a lot of money put into this building 8 or 9 years ago, the heating system, air conditioning. Maybe help stop the cramping in town hall. Why can't we take the building and use it for something? I understand there was testing for pcb and asbestos that is only if you tear it apart. If you use it as it is, it will be okay.

Mike Josefek if you use the building as is no issue, if you start taking down walls then you will have issues that you will have compliance issues.

Paul Sadeck says there is lots of land behind the police station.

Deb Petty says yes 92 acres of land, we already have a lot of facilities, we have to wait for the plans. When they go through everything, they will let us know what is available. We want to see our constraints, let's really look at what and where we want the building.

Mike Josefek - Library numbers 4,328 square feet using now, required 5,197 plus circulation another 30 percent 7,556 square feet which is a minimum. If you build one building the following would be shared space.

- Handicap bathrooms, regular bathrooms, janitors' closet, conference rooms, multi-space rooms that could be divided.

This would help get rid of the duplication of the same space.

Wayne Jay- Is there discussion regarding the land between elementary and police station?

Mike McCue – That was mentioned, but we are wait to hear back

Deb Pettey – Clear separation with grants for the library. When is the library study slated to be done. Nicole said 8 months from February. Let's talk about a name, more of community center name. Name inclusive for all generations. Next steps.

Mike McCue – If community center that will be a great selling point for everyone in the community.

Margaret French - conservation and finance committee. Wetlands must be delineated. There is 52 acres 100 foot buffer from the wetlands and shrinks everything else. Do you have the space separated into what would be the multipurpose room and shared space.

Mike Josefek 12,000 square feet approx., 11,960 square foot building would allow both programs to have enough space, and the joint circulation and sharing of spaces. Roughly round up to 12,000 square feet to share the space and we would model it in two stories, add the second floor and put the wall up now, elevator does

not have to go now but the shaft is there, heating, plumbing and sprinkler. The wisest investment of your money is try to bring as much into this building for your future. Combined cost would be just under 10 million.

Kent Wilkins – Do we have the 10 million, we don't know what is going to happen with the vocational schools. What about modular buildings, it would take a year to get, and it would last 20 years.

Carlos Lopes – It would a 5-year solution at most.

Mike McCue – During our April, maybe the members Council on Aging could come to our meeting and discuss that it while we are here.

Paul Sadeck - Should this project just be limited to the library that we desperately need? Will the senior be happy with a pod. Seniors want immediate results, if that is what they want, what happens to the library We all voted together, and this is the third time all of a sudden thing have changed.

Mike McCue -Ultimately we have to remember the committee sitting here, the board of selectmen appointed us and charged us with doing X. X in our case is a combined building for those 2 uses and a few offices. It is important to hear for Council on Aging board next month is they are 50 of project. If they are going to firmly say they don't want apart of what we are trying to do, then we need to get this group, the Council on Aging and the selectmen to set down at the table to have that discussion. We are charged with doing what we are charged with doing, if ½ of user base is going to say they do not want what we are doing, it will derail us in the long term. That is not the direction we want to go in, we want to do something long lasting.

Carlos Lopes - Selectmen put this group together based on the votes from the COA and the Library trustees. The project is based on 3 groups, 1/3 senior, 1/3 library and addition space for long term use. Everyone voted to be here.

Mike McCue - We have to make sure both of the constituents' groups are on board, if not we could lose everything. COA should be at the next meeting.

Kent Wilkins – Will this building cause the increase of property taxes.

Nicole Davignon – To receive the grant the space would have to last for 30 years, a low-ball number will not be grant approved. For the grant to cover 50 percent of the cost of the library For shared space the library would need:

- Own bathroom, programing space and HC control.

Debby Pettey – Library grant for 50 percent of the library portion. We need a 3-million-dollar grant.

Norman Landreville – Pod is just a temporary solution for space. Does the town want to spend 250,000 to buy the building and then ask again for money to build another building down the road.

Wayne Jaye – Selling the new project is to have a plan for the existing building which will provide support to other town agencies.

Deb Pettey – Pods are temporary, once the building was up, we could lease or repurpose.

Paul Sadeck– Kent has valid concerns. School regional and vocational less than a month, better perspectives based on the vote.

Margaret French - The library has to have their own controls Hvac., it can be a 2 zone as long as you can control the temperature of the books, but completely separate bathrooms. Deb is there a COA grant?

Deb Pettey - CDBG grant. Community Developer Building Grant. Up to 1.3 Million for the COA which we did not get last year, will apply again this year. We also have other needs, our South main street bridge. Senate Rodrigues is giving us money for fire station.

Nicole Davignon – We are doing feedback for building program and the women who is doing would like to meet with this group as well as the trustee as well as invite the COA board.

Carlos Lopes – To make this successful we need all voters. Regarding finances, looking at all areas across the board. We have plans and idea, community center with campus mentality.

Mike McCue – Next meeting 4/12/2023 @ the Council on Aging Building at 5:15pm. The allowance for virtual meetings expires on March 31. We can continue to some people participating remotely as long as we have a quorum of members present. It is important to have at least 7 people in person. Reminder there is a question on the ballot, our town election is on April 3<sup>rd</sup>, there is a question on ballot that pertains to the Bristol Plymouth questions. Allow the town to pay for that project outside the proposition two and a half levy limit that the town has.

Motion to adjourn:

Made by Paul Sadeck second by Carlos Lopes.

Passed unanimously after individual roll call made. Meeting was adjourned 6:18 pm

Respectfully submitted, Cheryl B. Quinlan Recording Clerk