



**TOWN COUNCIL
ASSET MANAGEMENT ADVISORY COMMITTEE
Selectmen's Conference Room
Thursday July 23, 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 asked for Public Comment to be moved to the end after the presentation by staff.

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:

Agenda for Tonight's meeting

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

Asset Management Advisory Committee June 9, 2020 Summary

At our last meeting a number of ideas presented by interested villagers and abutters to the property

In all categories, retain ballfield and tennis courts for village/Town use (requires possible land division)

- What to do with the portion containing the school fell into two district categories
- Renovate the existing building
- Demo the Building

Analysis on keeping the fields for Village use with extra parking

The current intent of any plan moving forward is to retain the Ballfield, tennis courts and current parking near fields.

- Split 13.5 acres
 - 5.5 acre/8.0 acre (Maximizes land for recreation)
 - 7.0 acre/6.5 acre (allows for possibility of 3 building lots)

Expansion of parking for fields is linked to what happens to the portion with the school building on it

- Expanded parking can be low cost without paving initially
- The possibility of a new playground is a budget discussion for the retained Town parcel

Renovation

- Renovation of the existing building is driven by the intended USE
- Recreation/Village use Building,
- Veterans housing
- Market Rate Housing
- Affordable housing
- Preliminary designs suggest 10 to 12 single bedroom units possible in the footprint
- Because of age of building, expensive design and rehabilitation;
- Hazardous Materials removal
- Underground oil tank
- School space to Housing – Challenges and Limitations (HVAC costs, Second exits per unit)
- Limited to current location of footprint of Building

Tipping Point –

- Is it better to demo and rebuild the right building, situated differently on the property

Demolition --Ideas from June 9 AMAC Meeting

- Demo of building and retention of space for village use (parking lot area, no building)
- Demo of Building with replacement
 - Village Recreation building
 - Housing – number of units to be balanced against water quality issues in the area
- Demo of building and subdividing approx.. 6.5 acres into three housing lots (with possible reservation of at least one lot for affordable housing)
- We have an estimate in hand on cost to demo the school. \$800,000
- Idea of Partial Demo – challenges involving HVAC
- Benefit-- “Blank slate” allows for consideration of options for land use.
- Question: who carries this cost?
 - ❖ Sell land with school on it (transfers costs to new owner) low return to Town
 - ❖ Seek Town funding for demolition – maximize value post demo but competition for funding is tricky

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- Analysis on separating the parcels and discussing Single family homes/ density affordable

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Possible on-site small bldg. that could be leased out for revenue

- 5,000 Sq. Foot building
- \$300/350 per sq foot estimate = \$1.5 to \$2 million (includes new septic)
- Requires demolition of school (additional \$800,000 cost)
 - Benefit-- “Blank slate”
 - Location of building could be maximized
- Repair/replace parking area (additional \$200,000)

Chair of Committee asked for any **Public Comment**:

David Major- wanted to thank the Committee for looking into this. Is happy to hear that the building will not be left in disrepair over the winter, hopes it doesn't get vandalized, and hopes for some way to keep the building viable through the winter until a decision is made on what to do.

Francis Parks- thinks the estimate of a 5,000sq ft. building is on the low side, there was a time the there was discussion about building a 1,500sq ft. building and that was 1.7 million. Has toured the building to see if they could use it for a meeting, and the building is in real need of repair and upgrading to bring it to a level of use, and is not sure it is worth it given the condition it is in now. Ms. Parks was one of the first students in this building when it was first built, the building is very old.

Gordon- lived in Cotuit for 42 years and had two children go through that school, and wanted to commend Mr. Anthony on his presentation; it was very thorough and touched on every point. Wants to know what the rush is in developing the property, wondering if there was time to tear the old septic up and cover with grass and leave for open space.

Elizabeth Hill- completely agrees with going with a blank slate, agrees the possibility of rehab, but doesn't think it can be used as a medical building because she works for the Hospital, and knows what they go through to become a medical certified building, the current disrepair of this building is too far gone for this idea.

Katie McMurray- abutter to the property, there are a lot of dog walkers, bag pipers, ball playing, and all sorts of recreation; in favor of a smaller building and utilizing it as a recreation center, as every other village has one but Cotuit and Marstons Mills she believes. The space is a very viable space for the Community, and what involvement do the residents have any say in what happens to this space. She would like to see the vegetation stay, from the drawings presented it looked like there were a lot of trees removed.

Vice President Rapp Grasseti- is going to reserve comment, but would like to thank all the residents who participated in the Public Comment , there have been a lot of thoughtful and compassionate ideas for that property, and it's nice to see how everyone uses that property for different reasons, and thanked everyone for their comments.

Jim Dannhauser- thanked Mr. Anthony for his presentation and thanked the Committee members for listening to all the comments made at the last meeting and addressing those concerns and needs. Wanted to thank the Committee for recognizing how important this piece of property is to the resident of Cotuit, we do not have a lot of recreation space in Cotuit, this property gets used a lot for walking, if economics were better it would be great to put a new building up for recreation use, but that is not possible, keep in mind the Water Department concerns regarding the Bays water protection, we all can agree we do not need any more Nitrogen loading.

Ken- longtime resident Cotuit doesn't think that there is a need for a meeting space given the Liberty Hall, the Library, and Federated Church, which is also building bigger.

Liam Gerard-new resident in Cotuit, about the ballpark, one of the reasons moving to Cotuit was so their daughter could attend the Waldorf School, and are bummed that did not work out, there is a

lot of potential for that property, possibly a memorial park, or a recreation bldg. for the community to use; Some more parking for overflow of the ballgames

Marsha- lives right behind the parking lot, building needs to be demolished, and when you do that leave for green space for the Community to use, make it a useful space for all, there would be no septic issues to deal with.

Paul Rudd- wanted to thank Mr. Anthony for his presentation, very well done.

Councilor Paula Schnepf- with COVID-19 and the schools having to examine how they are going to social distance everyone, is it a feasible idea to put this school back into a condition that could possibly take the overflow from another school. Andrew Clyburn, Assistant Town Manager will ask the Superintendent if there is a need, he has not been made aware of any need, and they do talk daily, so he will get an answer from her and let Councilor Schnepf know. It would deal with the issue of keeping the building open if it was occupied.

Rich- great presentation

Robert Lancaster- Community gardens, when the Waldorf school had it, it was a working garden with vegetables and flowers, Cotuit does not have any kind of agriculture farmers market, it would be an excellent idea for a Community Garden and a source of income, and the pine forest is home to all of the turkeys in Cotuit, possibly the Barnstable Land Trust is interested in preserving the walking trails and the pine forest portion of the land

Sue Jackson- keep the land for the town to use

Diane Parker- great presentation, and has noticed during the pandemic, there is more use, a lot of people utilize this land, kids riding bikes, plating ball, walking dogs, having picnics; please protect the land that surrounds the watersheds

Chair of Committee thanked everyone for their comments, and closed Public Comment.

Chair of Committee asked Mr. Anthony if a short term RFP (Request for proposal) would be something that is a task that could be completed, it would be great if you can reach out to the individuals that are interested in the Cotuit School and ask them if a short term agreement for use of the building would be an option for them. Mr. Anthony stated we need to get someone in there before the winter, as the heat needs to be turned on either by the Town or the individual that moves in, if we let this building go without the heat system running, you will have a situation of demolition by neglect. So October 1, 2020 would be the target date for heat. Assistant Town Manager Clyburn cautions the October 1, 2020 date set, not sure if an RFP can be generated in time for this. Chair of Committee asked the staff for the next meeting to have prepared the following for discussion

- Progress towards a short term agreement with a tenant.
- Long term it looks like a demolition of the Cotuit School building in the future, but short term income possibility
- Marstons Mills Elementary School with the same approach as the Cotuit School, split lots housing, parking options, resident input
- Bring demolition item forward for cost on demolition on both schools

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: 7:03pm

NEXT MEETING: August 26, 2020

Transcribed by Cynthia A Lovell, Administrator to the Town Council