

**Selectmen's Minutes (joint meeting with Town Building Committee) October 10, 2018
Town Hall, 3rd Floor Auditorium**

Present: Chairman Lisa J. O'Donnell, Selectman Andrew C. Spinney, Selectman Peter D. Phippen, Town Administrator Brendhan Zubricki; and, various members of the Town Building Committee: Westley Burnham, Paul Francis, Peter Silva, Stuart Pratt, Dan Doucette, Charles Storey, Ramie Reader.

Also Present: Tim Dorman, Project Manager, NV5.

Chairman O'Donnell called the meetings of the Selectmen and the Town Building Committee to order at 7:00 p.m. and announced that the Town Building Committee would commence with the interviews of the three designer finalists for the proposed public safety building project.

The Town Building Committee came to order, with eight members present. To begin this portion of the meeting, the Committee members present took a unanimous vote to verify that the three firms which were about to be interviewed represented the committee's final decision.

- 7:00 p.m. – Caolo & Bieniek.
Two representatives of the Caolo & Bieniek firm were present for interview. The representatives made a brief presentation and then responded to a variety of questions from Town Building Committee members, the Selectmen, and Mr. Zubricki.
- 7:30 p.m. – Flansburgh.
Three representatives of the Flansburgh firm were present for interview. The representatives made a brief presentation and then responded to a variety of questions from Town Building Committee members, the Selectmen, and Mr. Zubricki.
- 8:00 p.m. – Johnson Roberts.
Two representatives of the Johnson Roberts firm were present for interview. The representatives made a brief presentation and then responded to a variety of questions from Town Building Committee members, the Selectmen, and Mr. Zubricki.

At the conclusion of the interviews, after much deliberation, including input from Mr. Dorman, a motion was made to rank the three finalists as follows: 1) Johnson Roberts, 2) Caolo & Bieniek, 3) Flansburgh. The motion was seconded and all members of the Town Building Committee were in favor.

The Selectmen then moved on to a discussion relative to the price proposal and engagement process for the top-ranked design firm, Johnson Roberts. The Committee asked Mr. Dorman and Mr. Zubricki to establish the scope of the cost proposal to include the time period from the October 16, 2018 Fall Town Meeting (when project funding is being considered) through the Annual Town Meeting in May 2019 (when the Town Meeting will vote on the final plan, at the 60% Construction Document phase). Mr. Dorman will be in touch with Johnson Roberts to

develop a cost proposal in time for the October 16, 2018 Fall Town Meeting to consider funding the contract with the firm.

For the Selectmen's information, Mr. Zubricki provided a summary regarding how, at the last Town Building Committee meeting on October 4, 2018, the Committee voted to recommend directly contacting several private property owners concerning the purchase of property for public safety building purposes. This is a topic that the Selectmen had also already discussed, on a preliminary basis, at their meeting of September 10, 2018. The Committee proposed on the 4th that owners would be contacted in turn, according to a hierarchy that the Committee had developed that evening (in order of benefit/uniqueness established by the Committee with input from the Town's Project Manager). The goal would be to determine if any owner has an appetite for dealing directly with the Town. The Committee's vote stated that focus on each subsequently-listed property should not occur until discussions with the owner of the previously-listed property have been exhausted. Mr. Zubricki added that he agreed with that stipulation, since direct negotiation requires consideration of the unique attributes of a single property at a time, along with a property owner who is willing to entertain sale discussions.

Mr. Zubricki explained that the list of properties established by the Committee on the 4th, in order of contact, is as follows: 42 Western Avenue (corner of Winthrop Street and Western Avenue); 0 Western Avenue (adjacent to the Elementary School); property of Lane (abutting John Wise Avenue); 60 Eastern Avenue (near Water Street); and 60 John Wise Avenue (presently a landscaping business).

At the conclusion of Mr. Zubricki's summary of the October 4th, 2018 Town Building Committee meeting, Selectman Spinney said he would be open to making initial, general contact, along with Mr. Zubricki, and the two will report back to the Selectmen at future meetings, as necessary, in the event that any official consideration needs to be initiated.

There being no other business before the jointly assembled boards, a motion was made, seconded, and unanimously voted to adjourn the meeting at approximately 9:15 p.m.

Prepared by: _____
Brendhan Zubricki

Attested by: _____
Andrew C. Spinney