

School Reuse Committee
July 23, 2020
Minutes

Call to Order. Tim McDonald called the meeting to order at 6:00 P.M.

The following additional committee members were present: Laurie Gifford, Kelvin Hasch, Dave Shaw, James Grandahl, Nancy Smith, Dawn Hodsdon, Dianna Boisvert, Doug Grant.

Absent Committee members: Scott Sanborn, Larry Buggia

Staff Present: Linda Cohen, Town Manager

Acceptance of Minutes. Motion was made by Laurie and seconded by Doug to approve the minutes of the January 21, 2020 meeting. Passage 9-0.

Adjustments to Agenda. Mr. Grandahl asked if he should still be on the committee since he is no longer a member of the RSU #2 School Board. It was questioned as to whether a member should be on, and the Town Manager was asked to contact absent committee members to see if they want to continue.

Update of Engineering Study for Monmouth Middle School. Engineer Robert Michaud said he looked at everything from the cost perspective and how much it would cost to bring the building up to what a new one would be. He said there is a significant amount of work required to bring the building up to where it should be, adding that he may also sometimes note Code issues. He pointed out that ADA requirements will most likely kick in. When asked by Selectman Minkowsky, from the audience, if he classified the building as a public building, he said he did not address a specific use. There was some discussion about the sprinkler and other systems, and Mr. Michaud said there is about 1 – 5 years left for many of the systems. There is also no back flow prevention. It was pointed out by Donna Seppy, in the audience, that there is foundational money available for historic registry buildings, so the cost doesn't have to be borne totally by the town. Mr. Minkowsky pointed out that it would only apply to the historic portion, and Mr. McDonald said that is about 5,700 square feet.

Brownfield Report from KVCOG. Gabe Gauvin, Environmental Planner from Kennebec Valley Council of Governments, introduced Joel Prellwitz, the Geologist from TRC who performed the assessment. Mr. Prellwitz did his walkthrough on June 4th, looking for environmental conditions to address before transfer of the property. His findings are as follows: 1) there are hazardous building materials present, asbestos tiles and PCBs; 2) storage tanks, one at 10,000 gallons for oil and one at 5,000 for kerosene are in good condition; 3) there were paint and chemicals in the boys' locker room, and 4) there are light tubes containing mercury in the

building. He suggested the town may want to have a hazardous materials survey done, with the type of testing done dependent on the future use of the building. He said the town can apply for Phase 2 Assessment money from KVCOG, which involves EPA approval and a process that could take a couple months. The cost would be \$10,000 to \$30,000 paid by KVCOG. Mr. McDonald told the Town Manager to bring the item to the Select Board for approval. Again, assessment needs to take into consideration what the future use might be. Mr. Gauvin said the Phase 2 Assessment will tell the costs to mitigate, and there are also KVCOG funds for mitigation. The Town Manager will work with Mr. Gauvin to determine what grants are available.

Playground Issues. Doug Beck, from the State of Maine, addressed what can be done with the playground, based on the National Park Service Project 6F requirements of our Project LWCF #23-00804, where it could be moved and what steps are required. He stated that eligibility of the replacement property is not based on size but instead on value. A yellow book UASFLA appraisal has to be done to assure the replacement parcel is equal to or greater in value than the current site. There are two appraisals, at a cost of \$6,500, involved – one for the current location and one for the proposed location. The town would have to find another park for that age group, but it cannot move the playground to already publicly owned recreational land. If the town purchases private property for this purpose, the entire parcel becomes encumbered under the conversion rules. He said it might be possible to move it elsewhere on the same property, but that is not assured, and even changing the access point to the playground is considered a conversion. Basically, the town can sell the land around the playground but not the land under it. He stated that the conversion process could take four years. There is a twenty-five-year life span for playgrounds, so if it becomes unusable, it can be demolished, but the public park must remain. He also warned that, in deciding whether to leave the playground where it is, the town should keep in mind the compatibility of the building's future use. Mr. Beck said he will be around to help the town with the process.

RFP for Cottrell Elementary. Ms. Gifford has been approached by someone possibly interested in purchasing Cottrell. She asked if there were generators on the property, and Gordon Murray, Director of Facilities for RSU #2, said there are not. She asked if kitchen equipment is being left, and it is all there. She asked if the new owner could get a non-compete clause for the middle school's reuse. Mr. McDonald said that he couldn't say, but that the middle school most likely will not be housing. She asked if TIF funds were available, and Mr. McDonald outlined the area of the current TIF. Mr. Hasch suggested removing bullets regarding parking needs, demolition/construction timeframe, projected assessed value after completion from the list of submittal requirements. It was agreed that the RFP would go out by August 1st, and applicants would have forty-five days to submit a proposal.

School Turnover and School Inventory. Mr. Murray said the RSU is paying by the size and length of time regarding the dumpsters, and they will be removed shortly. The town needs to get the buildings, including playgrounds on its insurance. He noted that the shed inside the

fenced area will be leaving the property, but all others will remain. Ms. Cohen said she hope to take the department heads through the building and will get a timeline to the committee regarding future dates to offer items to the public.

Next Meeting. Agenda items will include KVCOG grant opportunities, coming up with possible outcome scenarios for the middle school, a quote from Mr. Michaud for further engineering study and oversight of the buildings. The next meeting will be on August 18th at 6 PM.

Motion was made by Ms. Gifford and seconded by Mr. Shaw to adjourn. Meeting adjourned at 7:40 P.M. by unanimous vote.

Respectfully submitted,

A handwritten signature in black ink that reads "Linda C. Cohen". The signature is written in a cursive style with a large initial "L" and "C".

Linda C. Cohen
Town Manager