School Reuse Committee
September 22, 2020
6:00 P.M.
Cumston Hall - Theater

Agenda

1. Call meeting to order
2. Acceptance of Minutes
3. Adjustments to Agenda
4. Update from KVCOG
5. Cost Analysis from Mr. Michaud (if ready)
6. Update on Cottrell
7. Other Business
8. Public Comment
9. Set time for next meeting
10. Adjourn

School Reuse Committee
August 18, 2020
Minutes

1. Call meeting to order

   Tim McDonald called the meeting to order at 6:06 PM.
   Present: Jim Grandahl, Nancy Smith, Laurie Gifford, Kelvin Hasch, Larry Buggia, Dave Shaw, Dianna Boisvert and Dawn Hodsdon (after vote on the minutes).

2. Acceptance of Minutes

   Motion was made by Mr. Shaw and seconded by Mr. Grandahl to accept the minutes. Ms. Smith asked to have the information regarding the Bureau of Parks and Lands added to the minutes. Passage 8-0.

3. Adjustments to Agenda

   Mr. McDonald added a request from Elizabeth Shardlow regarding day services for virtual school students.

4. Brownfields Assessment Phase 2

   Gabe Gauvin, from KVCOG, said the town is already approved for the Phase 2 Assessment, which will determine the presence of asbestos, lead paint and other items needing remediation. It will also include remediation costs. We should have final approval from EPA by the middle of September. He said it will take about two months to get information back, and KVCOG is covering all costs. There was discussion about what types of samples would be taken, destructive or non-destructive, and it was decided that some destructive testing should be done, as long as the building isn't harmed any more than necessary. Mr. McDonald asked if the testers would be going in with hazmat suits, and, if so, he would like the public to get some notice so they are not alarmed. Mr. Gauvin said he was not sure, at this point, but suspected they would be suited up. Mr. McDonald asked that the committee receive an update at the next meeting.

5. Grant Opportunities

   Mr. Gauvin said that grants would not cover all that these buildings need, but they could possibly help with greenspace. He said the committee will need to know what it wants to do before applying for any grants, but noted KVCOG has a $250,000 revolving loan with low interest and sub-grants with a $30,000 max. He said the Economic Development Agency has some money that is loaned at 0%. He said that if issues can be tied to COVID, the EDA has some options. He warned that getting the middle school

designated as an historic landmark could limit economic development around it, and that it puts a lot of limitations on funding because it is geared toward conservation and preservation. He said that the town's membership in KVCOG covers grant writing and research, and he just needs direction.

6. Days for Public Access and Sale of Contents

Ms. Cohen noted that there is a lot of furniture left in the two schools, but because the voters did not authorize the sale of the contents, the town can't really sell it without risking a lawsuit. Mr. McDonald said that parents are asking about desks to have at home for the days when their children are being schooled virtually. Mr. Hasch asked if the town could declare the desks to have zero value and then give them away. Ms. Cohen said she would check with legal counsel. Mr. Hasch suggested moving all the furniture out of Cottrell and leaving it at the middle school since disposition of the latter is probably a year away.

7. Reuse Options

Mr. Grandahl had provided a list of options, and these were discussed:

Description
Remove/demolish all buildings except original Academy building. Create public green space adjacent to fairgrounds
Remove/demolish all buildings, including old Academy.
Remove/demolish all buildings, including old Academy. Use former Supt. Bldg. as community or recreation space
Demolish back wing and A/B wings. Retain Gym for Rec/Community Center and Old Academy
Retain and mothball all facilities until future date. Continue to explore options.
Renovate and Save all Buildings
Sell all or Part of Property

He said the committee needs to narrow down the options. Mr. McDonald stated that the Recreation Department wants the superintendent's old office building. Mr. Grandahl questioned what would happen if the we move the playground, and Mr. Shaw said that Mr. Beck had said we wouldn't get any more federal funding. Option 2 had originally stated that the superintendent's building would have to be moved, and that language was removed. Mr. McDonald added the last option. Engineer Robert Michaud will be asked to come up with costs for the various options. Ms. Smith said she would like to add a column for Value After. Ms. Hodsdon said that no one should be critical of the committee for the time it has taken to get where it is, since the buildings just got turned over to the town, and the committee is just getting down to nuts and bolts. Ms. Gifford asked that the next packet be put on the website for the public. Ms. Cohen will email the options chart to committee members, and anyone with additions or deletions should get them to her by the 14th of September. There was discussion about the condition of the playground at the middle school, and Mr. Hasch said it needs chips and

the swing accessible to those with handicaps needs to be repaired. Ms. Cohen said the swing has been removed for now, and the monkey bars were repaired.

7B. Elizabeth Shardlow is requesting to use some of the school space to house students being virtually schooled, so parents can go to work without leaving children home alone. Mr. McDonald noted that there is no money in the town budget for this, and with the poor condition at the middle school, the town could not put anyone inside. He asked Ms. Cohen to talk with the RSU about funding and staffing as well as the town's insurance carrier. This would be a decision of the Select Board, not this committee. He also stated that Ms. Cohen might reach out to DHHS for any requirements or restrictions on this activity. There was discussion about how long this might last, and School Board Member Donna Seppy said that it varies per age group from 9 to 18 weeks. Selectman Mike Minkowsky warned that there might be more restrictions than people think, such as sprinklers, if it is a Day Care center. Mr. Shaw said the criteria is different if it falls under recreation. Ms. Seppy said the MPA is about to decide on sports for the year and that might be an opportunity for the recreation program. Also, there are some teachers offering to tutor. There was discussion about other costs involved and what other communities are doing. Ms. Seppy was asked if the RSU is discussing this situation, and she said no, that they would need to know the municipality was able to help in order to move forward. Ms. Smith suggested the committee had gone beyond its purpose and authority with this issue.

8. Other Business

9. Public Comment

Jeff Howes asked if the entire committee has been through the buildings. Most, but not all, members said they have.

10. Set time for next meeting

The next meeting was set for September 22nd at 6 P.M. at Cumston Hall. The agenda items are tentatively an update from KVCOG, the cost analysis from Mr. Michaud and discussion of any proposals received for Cottrell.

11. Adjourn

Motion was made by Mr. Shaw and seconded by Ms. Smith to adjourn. Meeting adjourned at 7:55 P.M. by unanimous vote.

Respectfully submitted,
Linda C. Cohen
Town Manager

Monmouth Middle School - Options for Discussion

Option	Description	Est One-time Cost	Est Annual Cost	Estimated Value After	Benefits	Drawbacks
1	Remove/demolish all buildings except original Academy building. Create public green space adjacent to fairgrounds	$XXX	$XXX		• Use of playground • Low annual maintenance costs • Access via sidewalks • Retain historic property	• Demolition/cleanup costs
2	Remove/demolish all buildings, including old Academy.	$XXX	$XXX		• No annual maintenance • Increased green space	• Loss of historic property
3	Remove/demolish all buildings, including old Academy. Use former Supt. Bldg. as community or recreation space	$XXX	$XXX		• Provides Recreation and/or Community Space for activities	• Some annual maintenance and startup costs
4	Demolish back wing and A/B wings. Retain Gym for Rec/Community Center and Old Academy	$XXX	$XXX		• Increased facility for local events, activities and gatherings • Proximity to schools/downtown	• Annual Maintenance • One-time cost for modifications/construction
5	Retain and mothball all facilities until future date. Continue to explore options.	$XXX	$XXX		•	• Buildings will continue to deteriorate
6	Renovate and Save all Buildings	$XXX	$XXX		• Lots of Space	• Costly to repair and maintain
7	Sell all or Part of Property	$XXX	$XXX		• Add to Tax Base	•
8	Retain the half acre of land that original 1855 build sits on with or without the building as a memorial park for the academy. Seek development of the rest of the land into condominiums.				•	•