

*Approved at the March 19, 2019, Business Meeting*

**Town of Rehoboth  
Municipal Building Study Committee  
Notes of the Meeting on March 4, 2019  
Location: Council on Aging Building**

**Present:** Frank Barresi, David Foss, Bill Maiorano, Scott Meager, Joseph Nunes, James Medeiros, Carolyn Panofsky, Richard Panofsky

**Guests:** Selectman James Muri; Edward Rowse, architect; Marc Zawatsky, CGA Project Management; Dan Tavares CGA Project Management

**Excused:** Helen Dennen, Deborah Arruda

**Call to Order:** 5:05 pm

**Minutes of Meeting on February 18, 2018.** Not acted on.

**1. Continue review of plans for a new municipal complex**

- J. Muri reported on a discussion with the Animal Control Officer of needs for the current animal shelter to be improved. More discussion is needed.
- The newly hired Facilities Manager will be contacting unit heads about needs for their work areas. We could invite him to a meeting.
- A new ambulance slated for purchase in the fall will have larger dimensions. Planning will need to consider this.

**2. Continue to consider process and timing**

- CGA has completed an analysis of the “do-nothing scenario”—upgrading existing town buildings if Town Meeting does not support the new construction program, using the comprehensive 2017 study by Russo and Barr and other sources. The estimated cost for “do nothing” just for the Town Office and Fire Stations was estimated to be \$9.5M. CGA is updating the cost by adjusting Russo and Barr’s baseline budget to use Fiscal year 2021 construction costs, and to include costs for repairs listed but not included in the budget (e.g., asbestos abatement), to pay for new requirements such as OSHA, and to incorporate the Police Station and Animal Shelter.
- Pros and cons were discussed of placing the \$1.1M funding request before town voters at the Spring Town Meeting or the Fall Special Town Meeting. Having enough time to organize and present informational workshops is a major consideration. J. Nunes moved and C. Panofsky seconded that the MBSC request to meet with the Board of Selectmen at an upcoming meeting (preferably March 11) to discuss whether to hold the \$1.1M debt exclusion override vote at this spring's town meeting or this fall's special town meeting.

**3. Prepare public information sessions**

- Initial planning for our public information sessions resulted in a conceptual framework to be drafted in detail for consideration in the next meeting. D. Foss led a discussion of ideas for specific poster boards, slides for a video presentation, and other graphics such as a flyer. J. Nunes led a discussion of ideas for Q-and-A documents.
- Before the next meeting, members will suggest specific facts and analyses to be included. Members should send these as individual emails to D. Foss and J. Nunes respectively.
- We expect to give considerable time for input from citizens and stakeholders at the public information sessions.

- The first session is scheduled for April 4 at 7:00 pm; the COA building has been reserved.

**4. Other business: Any other business which may come before the MBSC**

- The next committee meeting will be Tuesday, March 19, 2019, at 5 pm.

**Adjournment**

- R. Panofsky moved to adjourn at 6:30 pm; D. Foss seconded; motion carried.

Respectfully submitted,

---

James Medeiros, Chair

---

Richard Panofsky, Clerk

MBSC Agenda  
Workshop Meeting  
March 4, 2019 — 5:00 pm  
Senior Center  
5:00 pm — Call to Order  
Business for discussion  
Continue review of plans for a new municipal complex  
Continue to consider process and timing  
Prepare public information sessions  
Other business: Any other business which may come before the Committee