

**RECORD
TOWN OF GRANBY
SPECIAL TOWN MEETING
DECEMBER 11, 2023**

In accordance with the foregoing warrant, the inhabitants of the Town of Granby qualified to vote in elections and town affairs, met at the East Meadow School at East State Street on Monday, December 11, 2023, at 7:00 p.m. then and there to act on the following articles, to wit:

The Moderator, Lynn Snopek Mercier opened the Special Town Meeting at 7:00 p.m. with a quorum present (30 or more), 204 voters attended the time of opening. The Pledge of Allegiance to the Flag was led by Select Board Chair, Glen Sexton, and Town Officials along with the residents joined in.

The Moderator calls on the Town Clerk, Katherine A. Kelly-Regan, to certify that all the warrants were posted in accordance with the law.

The Clerk responds they have. The warrant for this Special Town Meeting was declared to be in order.

The Committees, Boards, and Officials present at this STM:

Select Board: Chair, Glen Sexton, Members, Richard Beaulieu, and Crystal Dufresne All Present, sitting with the Select Board was the Town Counselor, Brian O'Toole, and the Town Administrator, Christopher Martin.

Finance Committee: John Libera, Jr., Chair, Members Joseph Furnia, Robert Glesmann, III, Jennifer Mallette, and Scott Wilson, All Present.

West Street School Building: Chair, Lynn Mercier, Members, Steve Chojnacki, Dayle Clark, Chris Martin, Kevin O'Grady, Jen Silva, Jim Trompke, and Micheline Turgeon, All Present

Vote Counters & Checkers:

Richard Gaj, Sr., Michael LaBonte, Elaine Lafleur, Emily Reed, & Virginia Snopek

GCAM-Filming the meeting

Police Officer: Stephen Marion

Moderator, Lynn Snopek Mercier, acknowledges the Boards and Committees sitting up front on the stage, the Finance Committee, the Town Clerk, Select Board, along with the Town Administrator, Town Counselor, and sitting in the front row on the floor is the West Street Building Committee.

She now instructs the voters on town meeting procedures and mentions that we will be using microphone runners for this meeting they will come right to the voter so they may speak.

Lynn Mercier, Moderator, addresses the voters:

As the currently elected Town Moderator of Granby, I am informing you that I am also the chairperson of the West Street Building Committee. A Special Town Meeting has been called for December 11th regarding expending \$5,328, 868 or a greater or lesser amount, for the purpose of funding the renovation of the West Street building (the former West Street Elementary School) for municipal offices, senior center and additional future programs at the site or take any other action in regard thereto.

Pursuant to Mass General Laws Chapter 268A, I am providing you with notice that no conflict of interest exists, and that I can moderate the meeting. Neither I, nor any member of my immediate family, have any financial interest in the outcome of this article. Furthermore, I have checked with the Town Attorney Brian O'Toole, who has assured me that no conflict of interest exists if I moderate this special town meeting. As such, I am confident that I can exercise my duties as moderator in a fair and impartial manner. Thank you.

The Moderator now calls on Micheline Turgeon from the WSBC

Articles 1- presented by the West Street Building Committee Member Micheline Turgeon

Ms. Turgeon's report:

The Future of The West Street Building

The Town of Granby has started the process of finding a solution for the West Street Building, formally known as the West Street School. While well-maintained for many decades, West Street School was closed in 2018 and has remained vacant since. The building is maintained by the Town and insured yearly, at a cost of approximately \$23,000 per year.

The Town's Select Board appointed a West Street Building Committee (WSB) in January 2023 to determine the best course of action for the Town regarding this building. Specifically, the Select Board asked the WSB Committee to review the 2018 West Street School Re-Use Committee report: determine square footage needed for office space and records storage; review the building's original blueprint and tour the building for current condition; and develop options regarding the building and cost estimates for each option.

Who's on the WSB Committee?

The WSB Committee, appointed in January 2023, currently consists of the following individuals:

- Lynn Mercier, Town Moderator and Attorney (Chair)
- Steve Chojnacki, Former Select Board, and 2018 West Street Re-Use Committee Member
- Dayle Clark, Town Representative Chris
- Martin, Town Administrator
- Kevin O'Grady, Chief of Police
- Jen Silva, Town Representative and Former Select Board
- Jim Trompke, Business Owner, and Chair of Planning Board
- Micheline Turgeon, Fire Department and Former Board of Health

What did the WSB Committee conclude?

The WSB Committee has determined the most appropriate option for the Town's needs is to renovate the West Street Building. The building can be renovated for \$5,686,639.32.

The structure of the building is sound, the roof relatively new, and the existing approximate 44,000± sq. ft. of usable space is more than adequate for the Town's needs. The existing floor plan, as it currently stands, has plenty of space for all Town offices and storage, a Senior Center, and additional office spaces as needed: Additionally, the existing space is capable of conducting Town elections and Town Meetings and has the potential for a community and recreation center for teens, local organizations and Town members.

What are the benefits of using the building?.

Having all Town offices centrally located in one building, with an easy to navigate entrance/exit is convenient, cost effective and efficient. Moving Town offices out of the Annex and current Senior Center would save the Town monthly Annex rental fees, costs of building maintenance, mowing, plowing, paving and the wear and tear on the maintenance equipment. Additionally, the Senior Center building could be sold and subsequently returned to the tax roll to generate tax revenue for Granby.

How did the Committee determine this cost?

The Committee contacted several firms and individuals for potential costs for a renovation of the West Street Building. The estimates are as follows:

| | |
|----------------------------|-----------------------|
| Sprinkler/Fire Protection | \$ 489,866.00 |
| Windows & Doors | \$1,750,000.00 |
| HVAC | \$ 537,974.00 |
| Asbestos Removal | \$ 674,550.00 |
| PCB Removal | \$ 75,000.00 |
| Miscellaneous | \$1,028,357.32 |
| Water System | <u>\$ 80,000.00</u> |
| | \$4,635,747.32 |
| OPM Fees 10% | \$ 463,575.00 |
| Designer/Engineer Fees 10% | \$ 463,575.00 |
| Contingency | <u>\$ 123,742.00</u> |
| | \$5,686,639.32 |

How is the Town going to fund this project? Will my taxes increase?

The Committee is presenting a motion that would enable the Town to fund the renovation with available dollars from the following finds, and no property tax override will be required; your taxes will not increase due to this project:

| | |
|--------------------------|----------------|
| ARAP Funds | \$1,880,422.88 |
| Unspent prior: | |
| General Fund Articles | \$1,444,488.12 |
| Capital Project Articles | \$2,361,728.32 |

What are the next steps?

Once the Town approves the expenditure of \$5,686,639.32 for the West Street Building renovation, the WSB Committee will continue working on the project, with a projected completion date of December 2024.

If the Town does not approve the expenditure, the costs of general maintenance will continue until the West Street Building is decommissioned. It is estimated that the cost to decommission will be \$2.5 million due to asbestos abatement and demolition. Also, the Town will have to procure a building for Town offices.

John Libera, Chair, Finance Committee:

Mr. Libera speaks to the voters about what will happen and explains, the Oil Tank is the responsibility of the Town and no matter how this vote goes on tonight the town is responsible for taking care of the tank, and this will be dealt with before anything else is started.

He also mentions the difficulties of getting in and out of the Annex, and that we should consolidate to have all departments in the same building. If all departments were in the same building it would be a greater possibility for the town to get some grants for the renovation.

He concludes by saying to the voters that this is a wonderful opportunity, and we shouldn't pass this up.

The Moderator now calls for Article 1 of the STM at 7:32 P.M.

ARTICLE 1: move the Town vote to transfer from available funds as follows:

| | |
|--|-----------------|
| ARPA Funds | \$1,880,422.88, |
| Acct 01-122-5301-ART STM 12/19/17 #03 W.S.S. Engineering Study | \$783.76, |
| Acct 01-122-5802-ART STM 10/29/19 #08 EV Chargers | \$6,290.36, |
| Acct 01-145-5793-ART ATM 06/10/19 #17 Bonding Costs | \$100,000.00, |
| Acct 01-192-5814-ART ATM 05/09/22 #04 H.S. Gym and Locker Rooms | \$1,337,414.00, |
| Acct 30-192-5801-ART ATM 07/25/20 #13 Mower | \$424.72, |
| Acct 30-192-5802-ART ATM 07/25/20 #14 Transit | \$3,680.70, |
| Acct 30-192-5812-ART ATM 05/14/07 #35 W.S.S. Roof Replacement | \$11,071.74, |
| Acct 30-192-5814-ART ATM 06/13/11 #23 East Meadow Roof | \$76,273.24, |
| Acct 30-300-5301-ART STM 09/30/13 #01 W.S.S. Feasibility Study | \$156,997.92, |
| Acct 30-300-5801-ART ATM 06/17/13 In-ground Oil Tank Replacement | \$113,280.00, |
| Acct 30-300-5803-ART STM 02/08/16 #02 Elementary School | \$2,000,000.00, |

for a total of \$5,686,639.32 for the purpose of funding the renovation of the West Street building (the former West Street Elementary School) for municipal offices, senior center, and additional future programs at the site.

Motion 2nd

The Moderator now opens discussion to the voters:

There is an Amendment being presented by Lisa Petraglia, 6 Common Street.

Ms. Petraglia Amendment purposes to have Article 1, delete all but the ARPA Funds and to add three sentences describing the purpose of dealing with retiring underground oil tank and if environmentally safe, hire designer to present schematic to the public for a second town meeting.

The Moderator, Lynn Mercier speaks to Brian O'Toole, Town Counselor, and they determine that the Amendment presented by Ms. Petraglia is "Ruled outside the scope and therefore can not be accepted as an Amendment".

The Moderator continues answering questions from the voters for about 45 minutes until George Randall, 52 Taylor St "Calls to move the Question"

The Moderator asks is there a second to Move the Question, there is a Motion to 2nd. She now explains to the voters to move the Question 2/3 of the voters must be in favor.

A vote is taken to Move the Question and it Passes by the 2/3 Votes- Show of Hands –
Declared By the Moderator

The Moderator now explains we are going to be voting on Article 1 as originally drafted:

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Motion 2nd

Presented by Micheline Turgeon
Majority Vote Required- Long Discussion

Passed: Majority-Show of Hands
Declared by Moderator Passed

The business for this STM held on December 11, 2023, has been completed, all Articles have been voted on and the Moderator officially dissolves this STM at 8:19 P.M.

There were 232 voters, and 11 non-voters that showed up to support and contribute to this meeting.

Respectfully submitted,


Katherine A. Kelly-Regan.
Town Clerk, CMMC