

# TOWN OF LINCOLN

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## Capital Planning Committee Executive Session Meeting Minutes

**Wednesday January 5, 2022, 7:30 pm**

*Virtual Meeting Pursuant to Governor Baker's March 12, 2020  
Order Suspending Certain Provisions of the Open Meeting Law*

**Meeting Called to Order at 7:32 PM via Zoom** – Attendance Established via Roll Call

**CapCom Voting Members Present:** Audrey Kalmus, Jacquelin Apsler, Chris Burns, Jonathan Dwyer, Peter Hussey, Norman Levey, Adam Hogue

**Non-Voting CapCom Members Present:** Dan Pereira (Asst. Town Administrator), Richard Rosenbaum (FinCom Liaison)

**CapCom Voting Members Absent:** Richard Selden

**Guests:** Mary Ellen Normen (LPS), Buck Creel (LPS)

### **Executive Session:**

The Chair explained that this Executive Session was being called in accordance with MGL, c. 30A, s. 21 Exemption # 6: To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. She further clarified that having the discussion in an open session may be detrimental to the public body's negotiating position.

The town is required to get the highest price for the school modulars as real property. Early on in the school building project it was assumed that proceeds from selling the mods would go back into the school building. The cost of restoring the central field after the mods are removed was not budgeted in the school building project. Earlier this year LPS pursued an RFP process (listed at \$600K) however no bids resulted because commercial industry is not interested in classroom configured mods, and municipal entities cannot buy mods directly from us by law. However there is a law that allows us to negotiate directly with municipalities for real property and we have identified a school district in MA that may be interested in the mods, negotiations will begin in the coming weeks.

**Cost estimates:** Cost of demolition, as estimated by Consigli, would be approximately \$150,000 - \$200,000 and field restoration would be approximately \$150-\$200K, leaving Buck to estimate \$350,000 for the total project. This estimate was updated in 2021 by Consigli. This work would be done under Consigli's supervision, so we think these estimates are probably good.

Buck estimated the sales of the modular to be between \$500,000 and \$600,000. It is currently inappropriate to get a formal quote for the field restoration due to ongoing negotiations for the sale of the mods. It was noted that there are no funds available in the school project budget to cover field restoration - no funds were budgeted and expected all contingency funds to be needed elsewhere.

**Timing:** Need to fund field restoration at this year's TM to complete the project without missing 2 growing seasons (Fall 2022 / Spring 2023).

Jonathan Dwyer asked: are there any other items in the school building project that are required that are not covered by the budget? Sections of Ballfield road and the Hartwell parking lot do need to be repaved, but not funded by the school building project because of uncertainty about a community center project.

**Jaki Apsler moved, Jonathan Dwyer seconded vote to exit executive season at 8:08PM.** Unanimous vote to exit.