

## **TOWN OF TRURO AD HOC BUILDING COMMITTEE - FOR THE FUTURE PUBLIC WORKS FACILITY - COMMITTEE MEETING MINUTES - THURSDAY, JANUARY 16, 2025, at 4:30 PM EST**

The meeting was held remotely and conducted via <https://us02web.zoom.us/j/87615803557>, recorded and available for review at the following link:  
<https://reflect-trurotv.cablecast.tv/CablecastPublicSite/show/7433?site=1>

A quorum of committee members was present:

Co-Chair Bob Higgins Steele, Co-Chair Michael Cohen, Members Anthony Garrett, Anastasia Song, Leif Hamnquist, and Alternate Bob Panessiti.

Other attendees were DPW Director Jarrod Cabral, Town Manager Darrin Tangeman, and Select Board Liaison Sue Girard-Irwin.

### **Agenda Item #1 - Notetaker**

- Leif Hamnquist is tasked to provide the meeting minutes.

### **Agenda Item #2 - Public Comments**

- Sue Girard-Irwin, the select board liaison, shared the board's concerns about the timing and expectations that the committee will have a recommendation for the May 2025 Truro Town Meeting.

### **Agenda Item #3– Meeting Minutes**

- December 12, 2024 Minutes - Bob Higgins Steele moved to approve, and Anastasia Song seconded.
  - November 21, 2024 Minutes - Anthony Garrett moved to approve, and Bob Panessiti seconded.
- Both sets of meeting minutes were approved. Michael Cohen abstained from the December 12, 2024 meeting minutes because he did not attend.

### **Agenda Item #4 – Staff/Member Updated by DPW Director Jarrod Cabral**

- Mr. Cabral updated us on the Phase 2 environmental process and the meeting with Weston & Sampson and Environmental Partners regarding the facility's space requirements. He also discussed the overall scheduling with the consultants and the goal of completing as much work as possible by the end of February.
- Tony Garrett requested the committee get on a more aggressive schedule, Michael Cohen agreed, and the committee discussed.
- Dennis O'Brien asked about the cost of capping associated with construction on the Town Hall Site; Jarrod Cabral will share the estimate.

## **Agenda Item #5 - Presentation by Anthony Garrett - DPW Study Group**

- Anthony Garrett presented the DPW Study Group's latest findings.
- The DPW Study Group produced two new studies, both campus-style plans and Anthony Garrett started with a very stripped-down plan of around 17,675± sq ft (plan A)
- Anthony Garrett brought the attendees through the ideas of Plan A
- Bob Higgins-Steel asked about the wash bay and if Plan A satisfied the entire program. Anthony Garrett said the wash bay was purposefully omitted to possibly be integrated into one of the buildings. Bob Higgins-Steele asked questions about the solar canopy shown, and Anthony Garrett explained several options.
- Darrin Tangeman questioned a dual-use building for the wash bay and questioned why there was no salt shed in the plan and how that affects operational requirements.
- Anthony Garrett presented Plan B, which shows a slightly modified overall square footage of 19,475± and an additional salt shed of 2000 sq ft.
- The committee discussed the overall required square footage and the exact program requirements.
- Michael Cohen stated his concerns on the campus-style design from an efficiency and operational point of view.
- Robert Panessiti agreed with Michael Cohen and finds a DPW study group recommending any design is not productive and confuses the general public and the committee's process.
- Dennis O'Brien wanted to reiterate the project's initial cost, which was not approved at the town meeting. He also questioned the size of the building Environmental Partners was using for their last costs. Robert Panessiti responded with his
- Anastasia S. Was concerned with the overall time frame the committee's recommendation has taken to come up with and would like to see a 'Kia'(car reference) solution to the facility and that there needs to be trade-offs.
- Jarrod Cabral answered what Environmental Partners referred to at their last appearance at the select board meeting. He responded to the presentations of Plan A and Plan B that he would require a salt shed and would prefer a single large building. He reiterated that the only way to reduce substantial costs would be to slash the program/size drastically.
- Anthony Garrett was perturbed by comments stating that the designs lacked certain information.
- Bob Weinstein, a select board member who spoke as a private citizen, questioned the overall process of the DPW Study Group designs and wanted to acknowledge that the Town Hall Site is inappropriate for the DPW facility.
- Bob Higgins-Steele discussed the plans presented and examined various ideas, such as whether to build a single building, use a campus style, reuse buildings, etc. They also had Environmental Partners come up with the costs of each scenario for discussion and to move forward.
- Michael Cohen asked for a straw poll about Single Building or Campus Style design. Bob Higgins-Steele is in favor of a single building, Michael Cohen is in favor of a single building, Alternate Member Robert Panessiti is in favor of a single building, Anastasia Song is in favor of a campus style, Leif Hamnquist is in favor of a single building, Anthony Garrett is in favor of a campus style.
- Darrin Tangeman asked Anthony Garrett to clarify how a campus style would honor the voters, and Anthony Garrett believes the campus style will cost less. A discussion ensued about the differences between the DPW Study Group costs and Weston and Sampson's costs.
- Discussed how to proceed with recommending to the select board and best practices.

- Jarrod Cabral will get information about exactly where the cap will be located and the building envelope.

#### **Agenda Item #6 – Charette Follow-Up Discussion (If Time Permits)**

- No discussion

#### **Agenda Item #7 – Next Meeting Date**

- The next meeting is set for 4:30 pm January 30<sup>th</sup>, 2025, at 4:30 pm EST.

Leif Hamnquist made a motion to adjourn the public meeting. Bob Higgins-Steele seconded, and the ABC members approved on a roll call. Accordingly, the public meeting adjourned at 6:33 PM EST.

The foregoing constitutes our records of matters discussed and conclusions reached at the subject meeting. All attendees and recipients must review the minutes in detail and notify the committee of any comments, errors, or omissions.

Respectfully submitted,

*Leif D. Hamnquist AIA*