

**Cohasset Advisory Committee**  
**Wednesday, March 16, 2022**  
**Virtual Meeting-Zoom Video Call**  
**7:00 p.m.**

Pursuant to M.G.L. c. 30A, Section 20(b), following Governor Baker's declaration of a state of emergency in the Commonwealth arising from the COVID-19 Pandemic, the Advisory Committee will meet virtually utilizing remote technology. **All votes will be taken by a Roll-Call Vote.**

**Documents Received:** Town Hall Building Committee Presentation.

This meeting was recorded. Meeting was called to order at 7:17 pm by Chair Robert Hillman.

**Advisory Committee Members in Attendance:**

Adam Amann, Jeanne Astino, Fran Collins (joined meeting at 7:35 p.m.), Robert Hillman, J. Patrick Kennedy, Mark Maggi, and Meg Wheeler.

**Advisory Committee Members Absent:**

Michael Barclay and Mary McGoldrick

**Guests:** Chris Senior, Town Manager; Don Piatt, Director of Finance; Chair Phil Lehr and members Gerhard Lubitz and Mark Cameron of the Town Hall Building Committee.

**1. Presentation by the Town Hall Building Committee**

Chair Robert Hillman welcomed Phil Lehr, Chair, and Gerhard Lubitz and Mark Cameron, members, of the Town Hall Building Committee, who made a presentation on the current status of the project. They noted that the Committee is 50 to 75 percent through plans on the historic renovation and new annex design phase of the building project, but are not yet ready to request entire project funding at the May 2022 Annual Town Meeting. The Town Hall Building Committee has voted to instead request that Town Meeting approve through a warrant article expenditure of \$200,000 of previously-approved funds to hire a contract-manager-at-risk for the remaining design and pre-construction phase of the project, with the details and justification summarized as follows:

- Current market conditions have greatly increased construction material and labor costs, with longer lead times needed to obtain construction materials;
- Given the complex bidding process and other timing issues, if approved, the project would not likely have a construction breaking-ground point before Spring 2023;
- Using a construction-manager-at-risk is an alternative method for bidding and construction phases gaining traction with municipalities for larger construction projects;
- It would shift substantial delay and cost-overrun risk to the manager and away from the Town; and
- It would help the Town zero in on a concrete cost figure for the project that would assist in the Committee's planned effort to seek full project approval at the Fall 2022 Special Town Meeting.

Messrs. Lehr, Lubitz and Cameron responded to questions posed by Advisory Committee members. No vote was taken by the Advisory Committee during this meeting on whether to recommend approval of this article at the May 2022 Town Meeting.

## **2. Citizens Petition on Town Election Vote for Non-budgeted Expenditures of \$1 Million or More**

Chair Robert Hillman led a discussion of whether the Advisory Committee should recommend to Town Meeting, or not, approval of the Citizens Petition that would require a Town Election vote authorizing expenditure of any non-budgeted item of \$1 million or more approved at a Town Meeting (whether from free cash or otherwise funded). Lee Jenkins, one of the sponsors of the Citizens Petition, had presented the petition and reasons for it at the Joint Select Board and Advisory Committee Meeting held on March 15, 2022. Following discussion by Advisory Committee members,

- J. Patrick Kennedy moved to recommend the Citizens Petition warrant article, with an understanding that a negative vote would inform Town Meeting that the Advisory Committee does not recommend the article; there was no second of this motion.
- J. Patrick Kennedy moved that the Advisory Committee **not recommend** approval of the Citizens Petition warrant article to Town Meeting; Mark Maggi seconded the motion, and all members present voted Aye (7-0-0). The Advisory Committee will not recommend approval of this warrant article to Town Meeting.

## **3. Review of Draft Warrant Article for May 2022 Town Meeting**

Chris Senior updated the Advisory Committee on the status of the draft Warrant for the May 2022 Town Meeting, and went through a summary of proposed articles. Members of the Advisory Committee had a discussion of which articles should be presented to this Committee prior to Town Meeting, with a consensus that the Cook Estate sewer expansion and hook-up articles be presented, the Remote Town Meeting participation articles (both Select Board and Citizens Petition) be presented, the Cohasset Affordable Housing Trust article on residential property transfers be presented, and the Alternative Energy Committee article on support of a micro-grid be presented. Chris Senior and Robert Hillman responded to questions posed by Advisory Committee members.

**4. Topics not reasonably anticipated within 48 hours of meeting posting / Upcoming Meetings:** No 48-hour business was discussed that was not on the Agenda. Upcoming meetings: March 23.

**Motion to Adjourn** by Fran Collins, seconded by Mark Maggi, and all present members voted Aye (7-0-0).

Meeting adjourned at 8:40 p.m.