

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
James Wieler, Citizen-at-Large
Ken McKay, Conservation Committee
Rob Pomponio, Historical Commission
Robert Reagan, Parks Commissioners
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning and Economic Development Board
Tina Wright, Member, Open Space Committee

Approved: April 1, 2013

Meeting Minutes: February 4, 2013
Medway High School Library

Call to order:

With a quorum being met, this meeting was called to order by Chairman Cerel at: 7:35pm.

Committee Members present: Mark Cerel, Chairman, Dave Kaeli, Vice Chairman, Member Rob Pomponio, Member Robert Reagan, Member, Alison Slack, Member, Bob Tucker Member Tina Wright(8:05); Member Jim Wieler and Administrative Assistant Shirley Bliss.

Guest Present: Frank Rossi, Finance Committee Liaison, John Foresto Board of Selectman Member (7:50), Glenn Trindade Board of Selectman Member (7:55), Dan Hooper, Thayer Homestead Committee Member (8:20).

Discussions:

Thayer Homestead Update: John Foresto

Five (5) bids were submitted during the re-bid process. The re-bids have been opened and the project is still too over budget. The original budget was 2.5M; it looks like it will be closer to 2.75M.

Mr. Foresto presented the project facts through a handout (attached). Costs of the project were broken down into categories. Prior to the re-bid changes were made to some areas, such as the frame which was changed from ash to pine, the driveway went from pavers to asphalt and various other changes in an effort to reduce the projects costs.

The re-bid also contained a few items that were not included in the original bid, such as the necessary site work.

Committee Concerns:

**Project is already over budget, what is to stop Thayer Committee members from continually returning to CPC for more funds. CPC was told that the OPM that was hired is the type that won't let that happen, no funds over the contracted amount will be paid. It was also stated that because bids are in, the price is more certain.

**Project being pushed through too fast.

**Board of Selectman Member Glenn Trindade stated the the Board of Selectman will not come back to CPC for future funds.

**How is the house going to run as a business, as it currently has no organizational structure, and no business plan in place? The answer was that a group will manage building and events. Several inquires have already been made into renting house for meetings. The Thayer Committee believes that rental opportunities are out there. This house is nothing like anything else currently out there.

After a lengthy discussion a motion was made and seconded to recommend to Town Meeting that they approved "the use of additional Community Preservation monies, either in CPF or to be borrowed, to fund rehab of existing building and construction of sympathetic addition"

Motion: Alison Slack Seconded: Jim Wieler

Discussion:

One member asked if there could be a comment from the BOS going into TM that they will not ask CPC for more funds, but will go to TM for any additional funds needed to fund this project.

BOS Member Glenn Trindade stated that the BOS will NOT come to CPC for additional funds; if any further funds are needed they will be presented at TM.

A roll call vote was taken on the motion of additional funds:

Jim Wieler	Yes	Alison Slack	Yes	Bob Tucker	Yes
Tina Wright	Yes	Dave Kaeli	Yes	Mark Cerel	Yes
Bob Reagan	Yes	Rob Pomponio	Yes		
		Vote	8-0-0-1		
		Absent:	Ken McKay		

This request for additional funds will be voted on at the STM scheduled for February 25, 2014.

8:20pm – Member Rob Pomponio leaves meeting.

A motion was made at and by a Roll Call vote was unanimously passed to enter into Executive Session, with no intent on returning to Open Session.

Roll Call:

Jim Wieler	Yes	Alison Slack	Yes	Bob Tucker	Yes
Tina Wright	Yes	Dave Kaeli	Yes	Mark Cerel	Yes
Bob Reagan	Yes				
		Vote:	7-0-0		

Open Session was adjourned at 8:35pm.