



Town of Medway
FINANCE COMMITTEE
155 Village Street
Medway MA 02053

Tel: (508) 533-3200

Fax: (508) 533-3201

Approved:

Meeting Minutes: October 20, 2010
Medway High School Library

Members Present: Chairman Eric Arbeene, Vice Chairman Martin Dietrich, Clerk, Chris Lagan and Members: Rondi Chapman, Kevin Dickie, Tony Pacholec, Frank Rossi and Administrative Assistant, Shirley Bliss.

Guest Present: Frank Faust, Medway Energy Committee, Suzanne Kennedy, Medway Town Administrator, Dennis Crowley, BOS Chairman, Tom Holder, Medway DPS Director and Deb Trindade, Medway School Committee Chairman.

Call to Order: With a quorum being met, this meeting was called to order by Chairman Arbeene at: 7:11pm.

New Business:

Appointment:

Frank Faust – Medway Energy Committee – Medway Stretch Code

Mr. Faust was present at this meeting to inform this Committee on the upcoming vote on the "Stretch Code". The purpose of this Article is to require new measures of energy conservation on any new buildings and renovations to existing homes. This Article will be voted on at the STM on November 15th. This new code requirement would require that all new homes be 25-30% more efficient and a 3rd party inspector must sign off prior to the closing of the sale. This new requirement does increase the cost of an average size home approximately \$8000 - \$10000. If it passes, the requirements will not become effective until 6 months. Mr. Faust did explain that whether or not it passes now, it does become part of the Massachusetts Building Code in the year 2012. Mr. Faust also informed all present that there is a public meeting on Thursday October 26th at the Middle School to address all questions and concerns on this issue.

Warrant Articles Presentations:

#1 – Community Preservation Funds Adjusted:

The purpose of this Article to balance the three (3) CPA accounts. It has been determined that the monies have not been allocated properly over time and this will bring the accounts up to date as of June 30, 2010. Figure account spreadsheet attached.

Warrant Articles Presentations: (continued)

#2 – Thayer Homestead Designer Fee

The Thayer Homestead Committee is requesting funds to hire a design consultant to prepare both schematic designs as well as a vision for uses for this piece of property. The Committee is looking to have this piece of property ready for the 2013 300th birthday of the Town. The Committee has a plan for they would like it to be like, but are waiting for this report to move forward. They will be asking Community Preservation for approximately \$20,000.

#8 – Residences of Medway Firefighters and EMT's:

Currently all Medway Firefighters and EMTS must reside in Medway; this Article is a change of language that would allow the Chief to hire qualified people from all towns contiguous to the Town of Medway.

There was a concern over the whether the wording should be a mileage distance due the size of the contiguous towns and the time it would take someone to reach Medway from the furthest points in these towns. FC Liaison Kevin Dickie will speak with the Fire Chief and report back to this Committee.

#9 – Settlement between the Town and SB General Contracting, Inc.

DPS Director Tom Holder reported that this is connected to the West Street sewer project and that an amount has been agreed upon. When asked the amount was stated to be: \$354,787. Mr. Holder also stated that the DPS/Town may have to come to the Town for a sum of money as there are 5 residents who feel that they were not fairly compensated for their land that was taken as part of this project. More information will follow as the discussions proceed.

Middle School Renovation Project:

Deb Trindade – Medway School Committee Chairman

Mrs. Trindade explained that the current costs of the project is 22.1m with the State paying 10m leaving the town to raise and appropriate 11.5m through a Debt Exclusion. Because this is a MSB project it must first be passed at Town Meeting and then pass at a town wide vote. Should this pass at Town Meeting, the vote is scheduled to take place on January 18th. It has been estimated that the costs to the tax payers would be an increase of approximately \$200 on a house appraised at \$300,000.

Mrs. Trindade gave a quick background on this project and explained that it is ONLY a repair project as MSB does not pay for new buildings. There will be NO adjustments to the buildings current footprint. Each step of the project must be approved by the MSB, they keep a tight rein on their projects. This renovation will give the school an additional 30-40 years of life. Building a new school is not cost effective but would never allow for such a large school to be built.

Finance Committee members has questions and concerns on the some of the numbers and the fact they were listed as one (1) number: Soft Costs: 3.8m – they are looking to know what is included in that number as it seems high. There was also concern as to the Electrical Costs. More information will be provided to this Committee on these numbers.

Also of concern was the costs of the entrance – it was thought to be a bit grand at a costs of 1m, was it necessary? Also questioned was what would happen if this Article fails? It was stated that Medway would go to the bottom of the MSB project lists.

Mrs. Trindade closed with the announcement that the School Committee will be holding a public meeting and tours on October 27th.

Accounts Payable:

Shirley Bliss Payroll July 1, 2010 – September 30, 2010

Hours: 46.25 Total: 704.39
Motion to Approve: Chris Lagan Seconded: Rondi Chapman Vote: 7-0-0

Liaison Reports:

Suzanne Kennedy:

The 5 year Town forecast is ready and she would be happy to come to the November meeting to present and discuss.

Kevin Dickie:

Will speak with the Fire Chief concerning the wording of his Article.

Jim Sheehan:

Thanked Mr. Holder for coming to this meeting and discussing the West Street sewer project. Also spoke that the DPS is still looking for a new barn and have a approximate costs of 13m. Currently DPS is in maintenance mode on all properties.

CIPC will attend next scheduled meeting on October 25th.

Frank Rossi:

CPC: Thayer Property: CPC members have concerns over spending more money on this property. They are considering spending money on the necessary renovations to the home at 50 Winthrop Street, with the assistance of the Organic Garden which is using space on this property. Costs are looking to be around 96,000. The Organic Garden will come to the CPC meeting next month with more exact figures.

Rondi:

COA: Rondi had a meeting with Director Missy Dzikczek and the procedure for funding was discussed and it seems she is amenable to going to CIPC prior to TM. Missy is also working the DPS on her maintenance issues.

Clerk's Report:

No expenses for this Committee this month.

Current Balances:

Salaries:	\$2316.39 – not including payroll approved this evening
Expenses:	\$4122.22
Reserve:	\$149,671

Chairman's Report:

Emails: Please no deliberations, meeting confirmations only.

Legislative Breakfast: Date: November 13th at the High School

Special Town Meeting: Monday, November 15th at the High School

Appointments: Suzanne Kennedy has asked that all requests for employees to attend meetings be sent thru her.

Department Tours: Felt this tour was helpful and informative.

Middle School Tour: Helpful in seeing what will/needs to be done.

Chairman's Report: (continued)

Article discussion: Middle School:

A discussion was held as to the concerns and opinions of Committee on this project.

Concerns:

Front End – necessary? Costs high

Money well spent: is it wise to spend that much money on a building that is as old as it is.

Wants VS Needs: 85% of project is needed 15% of project is wants. Wants need to be look at closely

Contingency funds: it is felt that this number is very much inflated.

Adjournment:

With no further business before this Committee a motion was made and seconded to adjourn at: 10:05pm.

Motion: Rondi Chapman

Seconded: Chris Lagan

Vote: 7-0-0