



Town of Medway  
**FINANCE COMMITTEE**

155 Village Street  
Medway MA 02053

**Tel: (508) 533-3200**

**Fax: (508) 533-3201**

Approved:

**Meeting Minutes: November 10, 2010**  
**Medway Town Hall - Sanford Hall**  
**Public Hearing - November 15, 2010 STM Articles**

**Call to Order:** With a quorum being met this meeting was called to order at: 7:10pm

**Members Present:** Chairman, Eric Arbeene, Vice Chairman Martin Dietrich, Clerk, Chris Lagan, Members: Rondi Chapman, Kevin Dickie, Jeffrey O'Neill, Anthony Pacholec, Frank Rossi, Jim Sheehan and Administrative Assistant Shirley Bliss.

**Guests Present:** School Building Committee Chairman Bob Tucker, Thayer Development Committee members: Dan Hooper, Mark Wilcox, and John Forresto, Board of Selectman: Dennis Crowley and Glen Trindade, Organic Garden Representative, Heather Scott and Jeremy Barstow, School Committee Chairwomen, Deb Trindade; CIPC Chairman, Tom Anderson, Citizen, Paul Marble, Town Moderator, Mark Cerel, CNC Reporter Julie Blaise and Town Administrator, Suzanne Kennedy.

**Warrant Articles:**

#1: Mark Cerel, Chairman of Community Preservation explained that this Article is simply a housekeeping item, due to the appropriate allocations not being credited to the proper CPC uses.

#2 Mark Cerel, Chairman of Community Preservation explained that up to \$30,000 has been approved by the CPC to used for the hiring of a design professional to prepare conceptual schematic and preliminary plans for improvements to 2B Oak Street/Thayer Property. Mr. Dan Hooper, presented a quick summary of the Thayer Development Committee's ideas, concepts and hopes for this piece of property. The designer that is hired will also provide the town with specific possible uses for property, as well as estimates on renovation costs. A copy of the Thayer Committee's report is attached. This Committee had concerns over the drawings and their detail as well as the estimates. Concerns were also raised as to the funding, Mr. Hooper explained that they will be seeking grants and possible CPC funds. Access to property was also a concern and it is an issue that will be considered as part of the plans. The Historical Commission

has started the process of getting the piece of property on the Historical Registry, which would open up many more grant opportunities. The previously funded report/study was also discussed in as that study was specifically to render a decision on the structural soundness of the house and barn, as well as renovations to return it to its originally historical state, no specific uses were studied.

### #3 Organic Farm

Heather Scott and Jeremy Barstow reported that the Community Preservation Committee has approved "up to" \$50,000 for repairs on the house; with the stipulation that the roof of the house is its top priority. They also reported that the house is structurally sound and with the anticipated repairs the house will be safe. Mr. Barstow stated the Tri-County Vocation School is all set to come in and do the work. The funds will be used for "materials only" with the exception of the work on the roof, if Tri-county is unable to get to it quickly; and any lead removal that is necessary. A citizen questioned the future expenses of this property and who is responsible. The Farm is responsible for maintenance of the property, this is a onetime expenditure to avoid future damage to the house. It was future explained by CPC Chairman Mark Cerel that because the Town leases the land to the Organic Garden, the Town is the landlord and it is their responsibility to maintain the property. The CPC meet several times with the Organic Garden and agreed to funds to stabilize the property with the understanding that this group will take care of the property going forward. Another question was raised as to the holder of the insurance on the property, the Organic Garden holds a 3M policy as well as the land being covered under the Town's umbrella policy. Currently as part of the lease agreement between the Town and the Garden, there is an oversight committee in place that oversees all the spending of the Organic Garden.

### #4 Route 109 Design:

These funds are being requested to have a design work completed on the upcoming redesign and re-paving of Route 109/Main Street and West Street.

### #5 Stretch Energy Code:

This article is looking for the town to accept the new code on energy efficiency.

### #6 Money transferred for prior years bills.

### #7 Change of language in by-Law pertaining to the hiring of Medway firefighters.

#8 Middle School renovation

the Town is being asked to fund 50% of the 10.589M it will cost to renovate the Middle School buildings. This is the first step in the process of approval, the next step is a Town vote in January, 2011. The Finance Committee raised questions on both the costs of the entrance way as well as its extravagant design; as well as the costs to renovate both the main entrance (\$720,000) and the Administrative Wing (\$280,000), neither of which is covered by the MSB money. The School Building Committee feels that although the economy is not good, the interest rates for borrowing are great; as well as "free money" from the MSB make this a good time to go forward with this project. Borrowing could be done with a short term interest rate as low as 2.25% and a long term rate of 4.0%. The Finance Committee suggested that the School Committee and Building Committee get more information out to the public prior to the meeting and the vote; so that people will understand it more and possibly vote for the Article. It was also suggested that the figures being put out there are true and current.

#9 Settlement Funds \$374,787

These funds are needed due to excessive amount of rock on the West Street sewer job. Funds were in budget, no extra money is needed, but a vote is needed to move money.

**Adjournment:**

With no further business to discuss or any public comments, this Public Hearing was adjourned by unanimous vote at: 9:19pm.

Motion: Rondi Chapman

Seconded: Martin Dietrich

Vote: 9-0-0