

Sturbridge Finance Committee  
Meeting Minutes  
April 30, 2015 ~ Sturbridge Town Hall  
7:00pm

Call to Order:

The chairman called the meeting to order at 7:00pm with the following committee members present: Kevin Smith, Chair (KS); Joni Light (JL); Kathy Neal (KN); Bob Jepson (BJ); Arnold Wilson (AW); Mike Serio (MS); Larry Morrison (LM); and. Absent: Eric Perez (EP); and Alex Athans (AA).

Guests: Suzanne Kennedy (SK); Becky Plimpton (BP); Melissa Beauchemin (MB); David Zinther (DZ); Greg Morse (GM); Nelson Burlingame (NB); Penny Dumas (PD); Darci Schofield (DS)

Reserve Fund Transfer – Town Administrator

A Reserve Fund Transfer request was submitted by Suzanne Kennedy to cover the costs associated with the need for a new fax machine and a new binding machine (for the budget books) to the town administrator Supplies account.

AW moved the motion to transfer \$300.00 from the Reserve Fund to the Town Administrator Supplies (account 11232-54000); MS seconds. Motion accepted 7-0-0.

Moving to review the revised ATM warrant using document “07 FINCOM ATM WARRANT 20150430.doc”.

Article 27 – Roof Renovations

KS started the discussion by asking of the delta between the initial requests of \$282K to the newly revised amount of \$339K. SK said she requested the additional 20% to cover additional filing costs. GM explained that projects less than \$1.5M but more than \$100K require certain additional filing with the state and such fees will need to be considered. He was not certain if it specified the need for an architect, and did not feel an architect was necessarily needed for most of the buildings, but it could help with the library roof due to their recent issues and skylights. It can help to keep costs down during construction. KS asked if the town had a specific architect. GM said there were architects and constructions firms that they have used that hold such licenses.

KS asked about the new slates on the senior center building, and whether there was consideration given to removing the slates and using an alternative roofing material. GM stated that there is a savings to be made by using a different material and they would consider it. KS then asked if this amount was a true estimate for the work required. NB said he got multiple quotes and felt this was the best for the cost as it took into consideration the look and character of the town, and surrounding vintage buildings with similar roofs. He also said there was mold found in the library building and there are large leaks in the senior center building. These were included in the costs and better to address those issues now. AW mentioned the renovation to the senior center that was completed a few years back, and was wondering if the slate roof was replaced at that time, and also asked about the average life of a slate roof. GM said the roof was not replaced and the slate roof on the senior building was very likely the original from the time it was built back in the early 1800's. He explained how slate deteriorates yet is extremely durable. NB continued by explaining the new equipment for the roofs, heated roof mats, which go underneath the slate and will save money over time by preventing ice dams and breakage. KS asked about the usage cost of running the mats and if it was considered in their estimations. GM said they did not figure in the actual cost of running the equipment but did put in for new service with zoned areas that could help in savings by shutting down certain areas not in use. KS asked how it would affect the library work as they are currently finishing up the skylight replacement project from FY15. BP said it will not affect the installation or jeopardize any work already done because the skylight will not actually be replaced until September. It appears the contractor bungled the new skylight in September and had

to order new. The area was boarded up during winter as it couldn't be installed at that time. This area of the roof does not have slate tiles.

KS asked about the safety complex issues and with the long list of ailments to this building he wanted to know if this would solve the problems or if this was merely throwing good money after bad. GM said it should cut down on the ice issues which have been a major issue with the buildup on their communication wires. The back of the building is the worst part and the front of the building will not be touched. GM said the priority is the senior center building as it needs attention now. Then he would put the library as second due to the water and mold issues. MB spoke of the leaks they have had at the senior center building in rain storms, and that this is not just a winter problem or one caused by the winter weather.

BJ asked to clarify that the difference between the first quote and this new quote is for architect work. GM said the BOS wanted an architect involved and it was not included in the first price. Additionally the filing costs will increase. Not all buildings will required the architect but they will draft a detailed drawing to aid in the construction. KS asked again if there was a chance this could go over the \$339K estimate, and GM felt the quotes were pretty competitive and that they chose the best one.

AW moved the motion to approve Article 27 as written; BJ seconds. Motion accepted 7-0-0.

#### Article 8 – Acquisition of Plimpton Forest –Community Preservation Act

KS asked for specifics on the \$25,000 for closing costs and legal fees. SK explained that \$10,000.00 was for the Conservation Restriction (CR) to the Opacum, and eh \$15,000.00 would be for the legal fees and closing costs. It may not all be used as it's hard to predict actuals costs but any unused funds will go back to the town. KN asked PD how much the town was actually appropriating for the article was unclear with so many values listed. PD explained that the state requires all costs be detailed for a land purchase which is why there are so many values listed. The total purchase of the land is \$1,486,950.00. The difference between the \$1,511,950.00 and the purchase of the land at \$1,486,950.00 is the \$25,000.00 noted for closing costs and the CR to the Opacum.

KS wanted to know what was at risk if this deal fell through. DS said that the only amount at risk is the land grant for \$400,000.00. Very little is at risk at this point since the state paperwork has already gone through. KN wanted to know how much the seller received on the sale. DS said they received \$1,650,000.00 plus the 25 acres in Brookfield for a total of 320 acres. The town assessment of the land sans the Brookfield parcel is \$1,800,000.00.

BJ moved the motion to approve Article 8 as written; MS seconds. Motion accepted 6-1-0 (KN in opposition).

Motion to adjourn the meeting was moved by KN; MS seconds. Motion accepted 7-0-0. Meeting adjourned at 8.41pm.

/jml