

Town of Upton



Massachusetts

Capital Budget Committee

Kenneth Glowacki, Chairman

Robert Varney, Secretary

Frank Aniello

Gary Bohan

Jonathan Calianos

Tina Cote

Capital Budget Committee Meeting Minutes

February 3, 2011

Location: Town Hall Treasurers Office

Present: Gary Bohan, Tina Cote, Ken Glowacki, Bob Varney

Also, Kelly McElreath and Steve Rakitin of Town Hall Renovation Committee, Mike Penko of the Open Space Committee, Blythe Robinson Town Manager and Joan Shanahan Finance Committee

The meeting was called to order at 7:12 PM.

Kelly McElreath presented an overview of the current status of the Renovation of the Town Hall.

The Renovation Committee got an encouraging letter from Massachusetts Historical Committee in that the MHC is willing to work with Upton to find a suitable design for renovating the Town Hall.

The Renovation Committee is not looking at other alternatives for Town Office space and as such recommended to the Selectmen and received approval not to pursue other sites. The RC didn't feel that spending \$30,000 to have a study for alternative sites conducted when in the end the Town Offices would end up at the Town Hall. Also that CPA funds can be used to help defray costs if the Town Hall is utilized for Town Offices whereas an alternate site would not qualify for CPA funds.

Other Reasons to utilize the Town Hall;

Town Hall could be made ADA compliant.

The Deed Restriction on the Town Hall would carry to a new owner making it difficult to find a buyer.

Spending \$30,000 to find alternative sites does not solve the ADA issue with the Town Hall.

A renovated Town Hall would be the center piece for a new Town Center.

The Town Hall would provide 75% of the office space needs for the next 15 years. Note: Steve Rakitin commented that the Risteen building would not be able to be renovated.

The Town Hall would continue to provide efficient meeting space.

Town Hall was built in 1884 and is on the National Historical Register. Therefore the building should be maintained.

Town Hall is a valuable asset and should be maintained.

Selling the Town Hall would be difficult because of the Deed Restriction.

When renovated it would be like a new building.

A question was asked of the Renovation Committee as to what was being done to increase the parking requirements for the Town Hall. As it is today there is not enough parking, and when the renovated Town Hall houses more functions and employees the parking requirements would be significantly increased. The RC stated that they didn't have a specific plan on the parking requirements but understood that it needs to be addressed. They thought this would be addressed in the plan for the new Town Center and that alternatives discussed are to use the Congregational Church parking lot and build a walkway to the Town Hall, buy the auto repair shop building, and utilize the space vacated by closing the lower half of Warren Rd. At this point there is no plan to address the parking.

The next step is to request at the next Town Meeting \$140,000 for Design Development (\$70,000) and Schematic (\$70,000).

A couple of questions need to be answered, 1) Can the CPA funds be used for the entire project including the elevators required for ADA compliance? 2) When is it anticipated that construction would commence?

Chairman Glowacki summed up the discussion by asking the RC to reconsider seeking out alternative sites since he felt this would be questioned at Town Meeting and the article for \$140,000 could be lost if the answer and comparison of alternative sites is not presented. He also encouraged the RC to address the parking needs of the Renovated Town Hall.

Mike Penko presented to the CBC the 2nd Modification to Valuation alternative 5C for Sweet William Farm. This was prepared by Joseph E. Green, MAI of Green and Moody associates. This modification reduced the Estimate Market Value to \$1,152,500. Mr. Penko indicated that he felt the entire project (Sweet William Farm) could have gone smoother and that he plans on contacting the CBC earlier in the process on the next project.

Blythe Robinson Town Manager discussed the TIP project and that the \$595,000 for Design would be requested at the Annual Town Meeting in May. The initial concept design is completed and the intersection at Pratt Pond did not qualify for a traffic light.

Chapter 90 funds may increase for Fiscal Year 2012 however we need to spend more than the Chapter 90 funds in order to get ahead of our Road problems. It appears that the drainage improvements will amount to \$100,000 per year. The 3rd water source project (\$3,000,000) will commence in fiscal year 2012. Chairman Glowacki will update the Capital Improvement Plan with Mrs. Robinson's new numbers.

At this point Mr. Glowacki moved and Mr. Bohan seconded to put an Article on the Town Warrant for \$30,000 to look at alternative sites for the Town Hall. After a discussion the motion was tabled.

Mr. Varney moved and Ms. Cote seconded to adjourn the meeting. Meeting adjourned at 9:10 PM

Respectfully submitted,

Robert Varney
Secretary to the Committee