

Members Present: Hank Rauch, Gary Wells, Jim Driscoll, Paul Huegel, Jim Tepper, Sean Keogh, Beth Blumberg, Phyllis Jaffee was absent.

Hank Rauch called the meeting to order at 7 PM.

Open Forum was postponed until later in the evening.

Approval of Minutes was passed over.

**Articles 12 & 17 with the School Department were addressed.**

Amber Bock and Steve Doret were in attendance for the School Department.

Ms. Bock began her presentation with Article 17 and addressed the major points regarding the purchase of 115 East Main Street and possible uses with regards to the Hastings school property. While the School Department supports the G2 initiative on the Warrant, the property at 115 East Main could become a business which may or may not have an impact on the school in the future. Ms. Bock reviewed the rationale for purchase points in her presentation.

Mr. Huegel questioned the value of the property. Mr. Doret addressed the value and tax implication and that the assessed value was old, the property was last sold for \$310K and is valued today at \$318K.

Ms. Blumberg commented that the property value would increase with the G2 extension and the commercial implications.

Mr. Keogh questioned the projected growth of the schools. Ms. Bock indicated we were on track for a 12% increase over the next 10 years and it was the desire of the School Department not to increase the number of school campuses beyond the current six locations.

Mr. Rauch questioned the transfer of property from the Town to the School Department. Mr. Doret replied it would take action by Town Meeting in the future.

**Article 12, Geothermal System at Hastings.**

Ms. Bock and Mr. Doret reviewed the history surrounding this system and alternatives.

Mr. Keogh questioned the backup plan if the system failed. Mr. Doret indicated it would probably be a stand alone boiler system to supply heat tying into the existing water transfer system and a very costly solution.

Mr. Tepper questioned whether or not any of the engineering work previously done could be utilized or if it would be start from scratch. Mr. Doret indicated that previous engineering work could be utilized but would require updating to be used in the current design and engineering work and updated costing purposes.

Ms. Blumberg commented on presentation for Town Meeting. Ms. Bock acknowledged and would add Cost Comparisons and Savings over the years relative to more traditional systems used in the other schools.

**Mill Pond Gym Floor Update:**

Although it was not on the agenda Ms. Bock wanted to update the committee on the progress being made with the Mill Pond Gym floor as this has been an on-going issue for many years now. The School Department was pleased with the progress and attention to detail by the Architect, Engineers and Contractors to get this done right this time. Expected completion is the end of October, just in time to move the PE classes back inside.

Mr. Rauch thanked Ms. Bock and Mr. Doret for their attendance and information provided.

**Article 11 – Tot Lot Committee:**

Ms. Erica Dube came before the committee on behalf of the Tot Lot Committee.

Ms Dube reviewed the history of the project as provided in a handout produced for the committee and expected to be presented at Town Meeting. Ms. Dube reviewed the design and location of the project.

Ms Blumberg questioned why there is no fencing. Ms. Dube stated there was no intention to install any at this time and that most playgrounds in Westborough do not have fencing at the current moment, but they were looking at ideas to add something in the future more in style with the location than just chain link style fencing.

Mr. Tepper questioned whether or not the funding raising would continue after the Town had provided a matching amount. Ms. Dube indicated that funding was complete. Mr. Tepper congratulated them on their funding raising effort to raise more than had been expected.

Mr. Driscoll also questioned no fencing. Ms. Dube reiterated her points made with Ms Blumberg.

Mr. Rauch questioned who would supervise construction. Ms. Dube indicated that would fall to the Town Manager and Department of Public Works to work with the selected contractor on the installation of the playground.

Ms. Blumberg again questioned the fencing and safety. Ms. Dube responded that they (the Tot Lot Committee) felt the location, well away from any traffic and sided by a wall on one side, were confident with any safety concerns.

Ms. Dube comment their hope was to begin construction as soon as possible, depending upon weather conditions to complete this by spring.

Mr. Rauch thanked Ms. Dube for her appearance and presentation.

**Open Forum – Library Project Articles 19 & 20**

Maureen Ambrosino and Dexter Blois appeared on behalf of the Library Trustees and Municipal Building Committee to update cost estimates with regards to this project as they wanted the committee and the Town to be fully informed of anticipated costs \$21.8 Million.

Mr. Blois indicated the original figures were based on Architectural estimates and the new figures are based on the actual construction cost from engineers from contractors associated with the project.

Mr. Huegel questioned the Grant amount. Mr. Blois responded it was proportional to the value of the project and what items were approved for reimbursements and that typically fell into the 45% range as with other projects in Town and that was how the estimate of \$9 Million dollars was determined.

Mr. Keogh questioned comparisons to Shrewsbury and Hopkinton's costs and reimbursements. Mr. Blois responded that while similar in size and scope all projects were inherently different and each had to be considered individually on their approved reimbursement items.

#### **Spurr House:**

Mr. Blois regretted not being able to attend the previous Thursday meeting, but wanted to provide the committee with the latest updates on the Spurr House property boundaries. He provided an assessors map and two detailed survey maps associated with the property for review.

He explained that the boundaries as shown on the assessor's map which were originally thought to be true were in fact not and when the property was properly surveyed and the old deeds reviewed by the survey company the lot lines were significantly different. The original RFQ did not accurately state these boundaries and the intent of the town to retain portions of the property which are now a parking lot for the Forbes Building. So a new RFQ has to be developed for any potential purchaser of the property.

There was some back and forth discussion with the committee.

Mr. Rauch thanked Mr. Blois for bringing the committee up to date, even though there is no business before the committee regarding the Spurr House property at this time.

#### **End Open Forum**

Mr. Rauch indicated the committee should move on to open Articles that need to be voted.

#### **Article 11:**

Ms. Blumberg made a motion to Transfer and Appropriate \$60,000 from Free Cash for the purposes of the Article. Mr. Keogh seconded. No further discussion. Vote: 7-0-0

#### **Article 12:**

Ms. Blumberg made a motion to Transfer and Appropriate \$34,500 from Free Cash for the purposes of the Article. Mr. Keogh seconded. No further discussion. Vote: 7-0-0

#### **Article 17:**

Ms. Blumberg made a motion to Transfer and Appropriate \$500,000 from the Sale of Real Estate account for the purposes of the Article. Mr. Keogh seconded. There was continued discussion on the value of the property. Vote: 5-2-0

#### **Article 4:**

Ms. Blumberg made a motion to Raise and Appropriate \$267,200 for the purposes of the Article. Mr. Keogh seconded. There was continued discussion on the value of the property. Vote: 7-0-0

**Article 6:**

Mr. Rauch presented some points of discussion with the 300<sup>th</sup> Committee and the confusion on the actual amount in the Article, whether they were getting \$30K from the State or \$50K and whether or not they would need to come back to the Town for more money.

The committee discussed and decided to defer on a vote.

**Article 10:**

Mr. Tepper made a motion to Transfer and Appropriate \$72,000 from the Open Space Fund account for the purposes of the Article. Mr. Keogh seconded. No further discussion. Vote: 6-0-1

**Article 14:**

Mr. Wells and Mr. Rauch relayed discussions with Mark Stockman from MIS on the Article. There were various discussions on size and scope of the work, timing, etc.

Mr. Wells made a motion made that the committee defers until Town Meeting when more information may be ascertained. Mr. Tepper seconded. No further discussion. Vote: 6-0-1

**Reports and Recommendations:**

Mr. Wells indicated he had posted the 1<sup>st</sup> draft of the R&R Book on the Dropbox for everyone to review and that an update was certain coming and that he will keep everyone informed as he does updates over the weekend. He requested that everyone be ready for a review on Monday night as that will be our last chance to work on the book as a committee.

**Committee Reports**

Ms. Blumberg reported that the School Committee seated a replacement for Ilyse Levine-Kanji until the elections in March.

No other committee updates.

John Arnold, Town Moderator, wanted to do a reminder to everyone regarding his Town Meeting Open Forum seminars to be held in Room 23 Forbes, Wednesday and Thursday nights at 7 PM.

**Adjournment**

Ms. Blumberg moved to adjourn at 9:42 p.m. Vote: 7-0-0

Respectfully submitted,

Gary Wells  
Vice Chair