

Municipal Building Committee Meeting Minutes

September 24, 2007

Mixer Offices

120 Prescott Street

West Boylston, MA 01583

Members Present:

Kevin McCormick, Bruce Peterson, John Hadley, Michael Maljanian, Christopher Rucho, Allen Phillips

Members Absent:

Michael Vignaly, John DiPietro, Valmore Pruneau, Roger Hall, James Dugan

Guests:

Leon Gaumond, Eric Moore, LPA, Michael Pagano, LPA

The meeting convened at 7:09pm

Approval of last meeting minutes:

Motion: John Hadley motioned to approve the minutes from the meeting on August 21, 2007. Chris Rucho seconded, no discussion, voted all in favor.

Lamoureux Pagano Associates, Inc Invoice Approval:

Invoice number 0705-0709 dated September 4, 2007 for the sum of \$4,950.00. This invoice is for 35% of the design phase, which has been completed.

Motion: Chris Rucho motioned to approve and recommend payment of invoice number 0705-0709 for the sum of \$4,950.00. Allen Phillips seconded, no discussion, voted all in favor.

Lamoureux, Pagano & Associates, Inc. Needs Assessment Study update, Eric Moore:

Eric Moore of LPA provided an updated on the currently on going Feasibility/Cost Estimation Study.

Eric Moore stated the design phase has reached a milestone and MBC decisions are required to set the course for the remainder of the design work.

Deed research was conducted by R.E. Cameron & Associates, Inc on the Police/Fire and DPW land parcels. The research identified there is not one deed for the land parcels. The Northern boundary neighboring the Kittredge parcel is unclear and will need further title research.

LPA recommends a professional title search be conducted on the Police/Fire and DPW land parcels.

Motion: Chris Rucho motioned to allow LPA and Leon Gaumond to develop an RFQ to conduct a meets and bounds with title study complete with parcel boundary staking. Allen Phillips seconded, no discussion, voted all in favor.

Hancock Associates conducted a Wetland Delineation on the Mixer land parcel. No wetlands were located. A letter stating the study findings is required. Leon Gaumond will follow up with Stacey Carpenter from Hancock Associates to obtain a letter.

LPA reviewed and provided copies of the Phase 3 Interim Report dated 24, September 2007. Option prints were provided as well. The report outlines how each of the options was assessed for merits and limitation in relative cost, ability to support program requirements, construction impacts and regulatory/permitting impacts.

Options 1a, 1b, 2, 3, 4, 5a, 5b, were discussed in detail. Reference the LPA's Phase 3 Interim Report, dated 24, September 2007 for details.

Kevin McCormick asked if modifying option 5b by having a smaller addition and using the additional space for parking would be a viable option. LPA noted the site is not the best location for a Town Hall facility. Public access is difficult and the number of parking spaces does meet the requirements.

Kevin McCormick and Allen Phillips asked the MBC to review and consider the possibility of constructing a new Town Hall at a closer to downtown more public location. The MBC agreed to review all possible options. A meeting will be scheduled to discuss the options in detail and vote on a final location.

Other Business:

R.E. Cameron & Associates, Inc submitted invoice number 3644-0 dated September 12, 2007 for the sum of \$1,220.00. This invoice is for the deed research conducted at the Fire and Police land parcels. Leon Gaumond has reviewed this invoice and is recommending payment.

Motion: Allen Phillips motioned to approve and recommend payment of R.E. Cameron & Associates invoice number 3644-0 for the sum of \$1220.00. Chris Rucho seconded, no discussion, voted all in favor.

Leon Gaumond noted that this meetings agenda package contained correspondence from public.

- Email dated August 23, 2007 from Jon Raymond pertaining to renovating the Mixer building.
- Email from Elizabeth Arnow pertaining to Geothermal Heat. A URL link was provided to an article on geothermal heating technology.
- A letter from Shirley F. Smiley dated September 18, 2007 pertaining to the maple tree located next to the flag pole on the Mixer property.

Next Meeting:

October 10, 2007, 7pm

Adjournment:

Motion: Kevin McCormick motioned to adjourn the meeting. Bruce Person seconded, no discussion, voted all in favor. The meeting adjourned at 8:41pm.

Meeting minutes prepared by Michael Maljanian MBC member.

Approved: _____