

Municipal Building Committee Meeting Minutes

July 29, 2009

Town Offices

Hartwell Street

West Boylston, MA 01583

Members Present:

Kevin McCormick, John Hadley, Michael Maljanian, Allen Phillips, Valmore Pruneau, Greg Zarkarian, Chris Rucho

Members Absent:

Michael Vignaly, James Dugan, Steven Quist, Bruce Peterson, Roger Hall

Guests:

Leon Gaumond

The meeting convened at 7:00pm

Approval of last meeting minutes:

Approval of the minutes from the MBC meeting held July 22, 2009.

Motion: A motion to approve the minutes from the June 22, 2009 with noted corrections by Allen Phillips, seconded by Valmore Pruneau, no discussion voted all in favor.

Noted corrections are;

Chris Rucho was missing from the absent list.

Allen Philips motioned to adjourn the meeting on June 22, 2009 and Valmore seconded.

Rap up on 150 Hartwell Street public hearing:

Kevin McCormick provided a summary of the public hearing.

Leon Gaumond stated he had spoken with Susan Meola requesting an appraisal. Susan Meola said she would provide a list of names that can provide a commercial property appraisal.

John Hadley said he could provide a recommendation to Leon.

A letter written by town resident William D. Mulcahy was disseminated to the MBC and reviewed. The letter will be taken under advisement and the stated issues will be reviewed.

150 Hartwell Street Finance Committee Discussion:

The MBC and Finance Committee discussed details pertaining to 150 Hartwell Street. It was determined more details on the required legislation for the Senior Center are needed. Leon will contact the CMRPC for more detail. Leon stated he had requested the CMRPC representative be present at tonight meeting, however he could not make it. The CMRPC representative will be invited to the next MBC meeting.

Chris Berglund from the Finance Committee discussed that a net present value process could be done however it would most likely not provide much additional value. The purchase decision is not be based on economics.

The Finance Committee also recommended that a detailed maintenance program be developed prior to the town meeting. Leon stated he will work with Mike Daily on developing maintenance cost formula.

Possible processes to fund building maintenance activities were discussed. A separate stabilization with a capital fund for emergency repairs was mentioned. These funds would be controlled by the Finance Committee. A specific policy and practice will need to be developed.

The Finance Committee recommends a plan be developed where the additional \$100k in the operating budget will be used.

The presentation was discussed.

The existing tax impact presentation will be left as is.

A general budget discussion will be added.

Cost comparisons

Senior center programs

Value added points will be included.

List of benefits of owning a building

Other Business:

None

Next Meeting:

August 4, 2009, 7pm

Adjournment:

Motion: Allen Philips motioned to adjourn the meeting. Valmore Pruneau seconded, no discussion, voted all in favor. The meeting adjourned at 8:45pm.

Meeting minutes prepared by Michael Maljanian MBC member.

Approved: _____