



**Town of West Boylston**  
140 Worcester Street, West Boylston, Massachusetts 01583

## **Facilities Implementation & Strategic Planning Cmte. Meeting Minutes**

**Date / Time / Location of Meeting**  
**October 13, 2020; 6:30 p.m.; Virtual**  
**Meeting via Zoom**

**Members Present**  
**Christopher A. Rucho**  
**John W. Hadley**  
**Raymond Bricault**  
**Barur R. Rajeshkumar**  
**Michael Kittredge**  
**Patrick Crowley**  
**Robert O'Connell**

**Members NOT Present**

**Invited Guests:**  
**Nancy Lucier**  
**Faye Zukowski**  
**Chief Tom Welsh**  
**Lisa Clark Viklund**  
**Tony Diluzio**  
**Jim Pedone**  
**Roger Pontbriand**  
**Rich Meagher**  
**Nancy Hubbard**  
**Chris Herberger**  
**John MacMillon**

Mr. Hadley convened the meeting at 6:30 p.m.

### **Chairman's statement:**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 31A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of West Boylston FISP is being conducted via remote participation. No in person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to view this meeting while in progress may do so by:

- Join Zoom Meeting

If despite our best efforts, we are not able to provide for real-time access, and we will post a record of this meeting on the town's website as soon as we are able.

Approval of Meeting Minutes – August 12, 2020

***Motion Mr. Bricault to approve with amendment, second Mr. Rajeshkumar.***

*Roll Call Vote:*

*Mr. Hadley, yes*

*Mr. Crowley, yes*

*Mr. Rucho, yes*

*Mr. Kittredge, yes*

*Mr. Rajeshkumar, yes*

*Mr. Bricault, yes*

***All in favor.***

### **1. School Facilities Discussion with School Committee, School Superintendent and School Business Manager:**

Jim Pedone introduced Mr. Mahar, School Superintendent and Roger Pontbriand, School Business Manager. He explained they have been working on the possibility of building a new school. He explained they have sent NDEC the study that was completed a year and a half ago. They have a current evaluation of the building, the project, and enrollment. Mr. Pedone stated they were given four options from the study. He explained they have chosen option #3 which is to move the elementary school pre-k to grade 5 to the Middle High School and construct a new Middle High School for grades 6-12. He explained the School Committee recommended grades 7-12 move into the new building and leave Pre-K-grade 6 at the Middle/High School. He explained the current elementary school has many issues that need to be repaired; plumbing, heating and cooling in cafeteria is outdated, gym floor needs replacing. He explained the middle/high school is not up to current standards; high school gym outdated, no science labs. He stated they feel it would be perfect for elementary school with only needing the bathrooms updated. Mr. Hadley asked for a timeframe, Mr. Pedone stated ten-year plan. Mr. Pedone explained they started this process two years ago and this meeting is the next step. Mr. Rajeshkumar asked what the proposed square footage would be, Mr. Pontbriand stated it will be a little over 50,000 square feet. Mr. Bricault asked why they chose option 3, Mr. Pedone stated primarily due to the current building is not adequate for current high school standards and there is not enough space to complete an upgrade. Mr. Bricault asked what the cost is, Mr. Pedone stated they do not have figures yet but in 2011 Tahanto's school project cost \$30 million. He explained the State covered 60% for their project but may cover up to 80% of some things and the rest would need to be covered under Proposition 2 ½ vote at town meeting. Mr. Rucho asked if a statement of interest was sent to SBA, Mr. Pontbriand stated the Superintendent had sent it in. Mr. Pontbriand explained the state funds depend on the community and how much MSBA has available.

Mr. Diluzio explained the first step in the statement to the MSBA, he believed they are still accepting statements at this time and they offer many programs. He explained the demographics of the community will determine the percentage of reimbursement a community receives. Mr. Rucho asked when the town would know what the percentage issued would be, Mr. Diluzio stated once you are in the feasibility study phase. Mr. Pontbriand explained the state will not move forward until a

commitment from the town that they will fund the project. Mr. Rucho asked when the school will be looking for funds for the feasibility study, Mr. Pedone stated they need the state to accept the project first. Mr. Kittredge asked about the demographics and enrollment numbers. Mr. Pedone stated the enrolment has been steady and will be flat until 2029. Mr. Rajeshkumar asked what the justification is for the project if the enrolment is steady, Mr. Pedone responded the building needs major repairs, kitchen is horrendous, and energy resources are wasted throughout the building with heating and cooling. Mr. Rajeshkumar asked if they have a location in mind for the new building, Mr. Pedone stated they do not but his personal opinion would be to see the town get land back from DCR on Prospect Street. Mr. Crowley asked what the cash flow would look like, once the town approves what will the reimbursement time be. Mr. Diluzio stated the statement of interest will need to be approved, town meeting approval for funding for feasibility study, then the town could submit for reimbursement, and explained the statement of interest acceptance will outline the process. Mr. Rajeshkumar asked about the enrolment at Tahanto, Mr. Pedone stated it is comparable to West Boylston. Mr. Dilizio stated Fitchburg elementary school grade 1-5 with 735 students, 115,000 square foot design estimated \$60 million and Fitchburg was 80% reimbursement eligible. Mr. Dilizio stated to check the MSBA website for information on recent projects.

## **2. Fire Station Project Update:**

Chief Tom Welsh stated he put his abatement project out to bid back in September. He explained the whole second floor can be completed with abatement fund balance and also MIIA funds. Chief Welsh stated they will have to get a trailer to be used for the squad, and Jim Flagg expressed interest in helping the town. Chief Welsh stated the quote was for \$8,800 for three months including the connection cost. Chief Welsh stated the company that completed an abatement project in the past was the low bidder again this time. Mr. Hadley asked if the Chief will have enough funds to complete the project, he believes it can be done. Mr. Rajeshkumar asked for a timeline of the project, Chief Welsh thinks three months is a good estimate. Mr. Hadley commended the Chief for his work on this project this far. Mr. Rucho asked if he received other bids, Chief Welsh responded he did not.

***Motion: Mr. Kittredge moved to approve going forward with the plan as recommended, second Mr. Crowley***

Mr. Rucho would like to get a current quote for rental of the trailer.

***Roll Call Vote:***

*Mr. Hadley, yes*

*Mr. Crowley, yes*

*Mr. Rucho, yes*

*Mr. Kittredge, yes*

*Mr. Rajeshkumar, yes*

*Mr. Bricault, yes*

***All in favor.***

## **3. General Update on Senior Center:**

- Change Order #12 Clarification:**

John McMillon stated this is for design corrections and onsite as-built, it will be a credit to the town. He explained the civil engineer was reviewing for compensation.

He explained the contract allows to change the contractor to payback the town. Mr. Bricault stated they are looking for the contractor to pay Places.

***Motion: Mr. Bricault moved to approve Change Order #12 Revised, second Mr. Kittredge***  
***Roll Call Vote:***

*Mr. Hadley, yes*

*Mr. Crowley, yes*

*Mr. Rucho, yes*

*Mr. Kittredge, yes*

*Mr. Rajeshkumar, yes*

*Mr. Bricault, yes*

***All in favor.***

- **Senior Center Lawn:**

Mr. Hadley stated the lawn is a disaster, Mr. MacMillon stated at the time the town accepted the project it was in better shape and without irrigation it would not fare well. Mr. Rucho stated the question is about the topsoil to maintain a lawn in the future. Mr. MacMillon stated UMASS can analyze soil contents. Mr. Rucho stated Tony and John MacMillon were happy with the lawn at the time. Mr. Dilizio stated the topsoil was only installed around the building and not the entire site, basically only locations that were disturbed by the construction. Mr. MacMillon stated there will be a \$5,000 credit from KB to pay Places.

- **Electrical Box**

- **Utility Pole**

- **Puddle Remains in Front Parking Lot:**

Mr. Crowley exited the meeting 7:30 p.m.

- **Gutter seams leaking form the bottom**

Ms. Clark Viklund stated they have had the same issue since the day they moved in. Mr. MacMillon stated he contacted the manufacturer and received the installation information and stated the caulking was not installed properly and asked if tape seal could be used. Mr. MacMillon feels this is a maintenance issue and asked Chris Herberger if they are willing to send someone up there to fix. Mr. Herberger stated they will speak to Belcor if the town puts it in writing. Mr. Rucho stated he has concerns that they are fixing issues with Home Dept grade sealant on a commercial building that cost 6 million dollars that is less than a year old.

- **Trash Enclosure Doors Failing:**

Ms. Clark Viklund stated the gates will need to be replaced.

***Motion: Mr. Rucho moved to approve the repair, second Mr. Bricault.***

***Roll Call Vote:***

*Mr. Hadley, yes*

*Mr. Crowley, yes*

*Mr. Rucho, yes*

*Mr. Kittredge, yes*

*Mr. Rajeshkumar, yes*

*Mr. Bricault, yes*  
*All in favor.*

- **Multipurpose Lights not Working in Two Rows:**

Ms. Clark Viklund stated Energy Electric has been out to the site twice and is claiming it is a programming issue or a bad circuit board. Mr. MacMillon stated the town should check the programming video and test to see if they come on. Mr. Hadley stated Energy Electric should be returning calls, Mr. Rucho agreed.

- **Two Outdoor Security Cameras on East Side of Building Lenses are Fogged:**

Ms. Clark Viklund stated two of the cameras have failed and believes they should have warranty. She explained she contacted Evonne at Energy Electric and the manufacturer is out of business. She stated on September 18 she had an electrician scheduled to come out but they never showed up. Mr. MacMillon asked if it is the outside glass on the cameras or the inside, Ms. Clark Viklund stated she is unsure but the fog never goes away. Mr. Clark Viklund will contact Evonne again.

- **Landscape Plants Dead (landscaper is Coming to Replace them)**

Mr. Herberger stated he will be onsite tomorrow and Thursday to see this is taken care of.

- **Invoices:**

- **Maki Building Center**

- **Invoice #356157/3, \$13.99**
    - **Invoice #356157/3, \$23.49**
    - **Invoice #355953/3, \$143.88**
    - **Invoice #356131/3, \$213.74**

*Motion Mr. Rucho moved to approve the invoices, second Mr. Kittredge.*

*Roll Call Vote:*

*Mr. Hadley, yes*

*Mr. Crowley, yes*

*Mr. Rucho, yes*

*Mr. Kittredge, yes*

*Mr. Rajeshkumar, yes*

*Mr. Bricault, yes*

*All in favor.*

*Motion Mr. Rucho moved to adjourn at 8:07 p.m., second Mr. Bricault.*

*Roll Call Vote:*

*Mr. Hadley, yes*

*Mr. Crowley, yes*

*Mr. Rucho, yes*

*Mr. Kittredge, yes*

*Mr. Rajeshkumar, yes*

*Mr. Bricault, yes*

*All in favor.*

Respectfully submitted,

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Faye Zukowski, Municipal Assistant

Approved December 9, 2020:

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John W. Hadley, Chairman

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Barur Rajeshkumar

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Christopher A. Rucho

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Patrick Crowley

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Raymond Bricault

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Michael Kittredge

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Robert O'Connell