

## **May 27, 2015 Meeting of the Facilities Implementation & Strategic Planning Committee**

Members present:     John Hadley                     Kevin McCormick  
                                 Christopher Rucho         Siobhan Bohnson  
                                 Ray Bricault                 Marcia Cairns

Members absent:     John DiPietro  
                                 James Dugan

Motion Mr. McCormick at 7:01 p.m. to enter into executive session under the provisions of Massachusetts General Laws Chapter 30a, Section 21(A), Part 6 to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, seconded by Ms. Cairns. The Chair so declared and stated that the Committee will return to open session. Roll call vote: Ms. Cairns yes, Mr. Bricault yes, Ms. Bohnson yes, Mr. McCormick yes, Mr. Hadley yes.

Motion Ms. Bohnson at 7:32 p.m. to come out of executive session, seconded by Mr. McCormick. Roll call vote: Ms. Bohnson yes, Ms. Cairns yes, Mr. Bricault yes, Mr. Rucho yes, Mr. Hadley yes, Mr. McCormick yes.

### **Approve Minutes of April 29, 2015 meeting**

Motion Mr. McCormick to approve as submitted, seconded by Ms. Bohnson. Vote on the motion – all members, with the exception of Ms. Cairns vote yes, Ms. Cairns abstains as she was not in attendance.

### **Discuss COA May 12<sup>th</sup> Presentation**

Council on Aging Director Lisa Clark Viklund distributed the presentation, which has been updated since the May 12<sup>th</sup> launch. Mr. McCormick favors the new presentation as it shows the proposed new building and the current building at 127 Hartwell Street. Mr. Bricault questioned if we are purchasing the building for a Senior Center with a few extra uses, or as a Community Center with seniors.

Jennifer Breen, Director of the Recreation Program is in attendance this evening to provide comments on behalf of her department. She states that for recreation, it doesn't make a lot of sense for her. A lot of the programs she runs are either after school, such as tennis and soccer, and they take place at the school. Most of the time it is children whose parents cannot transport them. The proposed building does not have any fields and she would have to figure how to transport children from the school to another facility. The reason the Recreation Departments works is because it is easy to walk the children across the street to the high school. The location doesn't make sense for what she is doing. She was asked about using it for her office space. Ms. Breen noted that the space she currently uses over the DPW is not ideal, but she doesn't sit in an office. Most of what she does is on site and she has moved all of the supplies, previously stored at her home, to her space at the DPW.

Mr. Hadley suggested providing space for other groups such as the boy scouts and girl scouts. Mr. Rucho asked about winter programs, which do not involve using a field. He also voiced his concern that when other groups use the school they have to pay a fee and he feels Ms. Breen doesn't pay a fee because she is on the School Committee. Ms. Breen noted that School Superintendent Beth Schaper does not give her the space at the school because she is the Chairman of the School Committee, she does it because the Recreation Department is a part of a town department and she feels

they should be used by the town. Mr. Rucho suggested that for the future of the town, we should talk about this building for town recreation. Ms. Breen asked if there is any outdoor space available. Mr. Rucho replied, none, right now. Mr. Hadley feels that in the future we could build fields. Mr. McCormick suggested the new facility could be used in the winter for indoor programs such as basketball. Ms. Breen noted that she works for \$300 per month and if she were working 40 hours a week to run recreation programs, perhaps we would grow it to a point to get there. That is not the case right now. Mr. Hadley stated that the bottom line is we cannot replicate the proposed building for what we could purchase it for.

In reviewing the presentation, it was agreed to keep the bullet point on parks and recreation department as it may happen some time later. Ms. Breen commented that she supports the senior center, but doesn't want to go into town meeting selling this as a recreation center. Ms. Bohnson suggested going back to selling it as a Community Center, which encompasses other uses without pinpointing one group. It would be open to the entire community. Ms. Breen questioned who will be in charge of booking the building and keeping track of who will be using it. That question still needs to be addressed. With regard to the slide on Possible Other Uses, Mr. Bricault feels Parks and Recreation Department should be lower on the list. Mr. Rucho suggested using it for the Parks and Recreation Office. Mr. McCormick doesn't think the boy scouts will move as they have been meeting in the Congregational Church for years, however, he doesn't think it will take long for groups to move in there.

Mr. Bricault feels if you are going to put this in front of people as a Senior/Community Center, he is questioning it. The building is bigger than the seniors need. We will look for other users of the space. What we are talking about and what we are presenting is not consistent. It could be two phases with phase 1 being the Senior Center and phase 2 other uses. Mr. Rucho suggested sports groups. Ms. Breen noted that all the sports groups currently meet at town hall and don't have an issue getting a room. The girl scouts meet at the school after school and on Friday nights at someone's home. The big issue is maintenance of the building what are the costs and having somebody schedule everything. It cannot be sold as maybe it could be this. She would like to see cost of renting versus the cost of buying. Mr. Hadley stated that the big issue is we promised the seniors something. Ms. Breen agrees they deserve better.

John Curren, member of the Council on Aging, noted that it was promised that the next project would be the senior center and the idea of a Community Center was an add on because we talked about the size of the building was bigger than we needed. Then we said probably more departments could be using this. They were add ons for a marketing strategy. He would like to know how much it will cost. Mr. Hadley would like to get the figures for \$1.4 million over 15 or 20 years and we need a slide on how that will impact your real estate tax bill. There is \$283,000 of debt coming off in FY6 and FY17. If we borrow \$1.4 million how much will it cost per year. It was decided to go with a 20-year borrowing. Ms. Breen asked about the \$400,000 in improvements. Mr. Rucho noted that it includes parking lot improvements and repaving. Ms. Viklund would also like to replace the carpet as you cannot have carpet with food. We would need a wood floor. Ms. Viklund would like to know how much will be included for renovations. She would like the kitchen rated commercial to do cooking, and they need new counter tops. Pat Boucher asked about putting a butler building on the Mixter property. Mr. Hadley advise that we had a price of \$4 to \$5 million for a butler building.

Mr. McCormick thinks we should go to the people and say this is the best deal we can get for the seniors and possibly other uses in the future. Mr. Bricault thinks we need to change our approach to build versus buy and make a real contrast to what it will cost to build versus buy. They would like to keep the slides using Northborough, Westminster and Sterling. We will also remove any reference to Community Center It will be Senior Center. We will leave in other possible uses. Mr. Bricault is concerned that the \$410,000 for improvements is a soft number. On the costs, he suggested using 3-

1/4%. Mr. Hadley would like to meet with Ms. Viklund to discuss improvements they would like to make to get a tough idea on price. We will also get a price on paving of the lot. Mr. Bricault would like a list of needs and wants. Janice Ash hopes to have donations to fund kitchen improvements. Marcia Cairns suggested having Assabet renovate the kitchen.

#### **Finalize Schedule of Informational Meetings**

It was agreed to postpone the June 9<sup>th</sup> informational meeting previously scheduled for town hall at 6:30. The Banner, Channel 11 and the new town sign will be used to spread the word.

It was agreed that the Council on Aging Director will do the presentation and Mr. Hadley will present the financial impact. The Council on Aging will make the changes to the presentation and Mr. Daley will be asked for the impact of a \$1.4 million borrowing over 20 years showing the medium household. Mr. McCormick would like the figures for \$1.5 and \$1.6 million borrowing as well.

#### **Discussion Police Station**

Chief Minnich reports that FISP member Jay Dugan has put together what they are looking for and whenever the committee would like they will make a presentation and they have all the numbers. They will have all that information available at the next FISP meeting. It was agreed to request the Finance Director put together the impact of a \$2.7 million borrowing for the police station over 20 years.

Motion Mr. Rucho at 8:45 to adjourn, seconded by Mr. Bricault, all in favor.

Respectfully submitted,

Approved: June 24, 2015

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Nancy E. Lucier, Municipal Assistant