



TOWN OF TEWKSBURY COMMUNITY PRESERVATION COMMITTEE

Meeting Minutes February 26, 2014

The meeting was called to order at 7:04 p.m. by Nancy Reed, Chair. Present were Thomas Churchill, Donna Pelczar, Steve Deackoff, Linda Brabant, and Richard Montuori. Also in attendance was Steve Sadwick, Director of Community Development, and Melissa Johnson, Recording Secretary.

Doug Sears was not in attendance.

Also present was resident Kayrn Sliva.

1) New Proposals/Articles:

a. Wamesit Indian Park and Muster Park Rehabs.

Mr. Sadwick explained that Lorraine Black is a Landscape Architect that has been helping with the Wamesit Indian Park. Mr. Sadwick will be meeting with Ms. Black regarding the two parks on Monday and he hopes to have more information for the next meeting.

Mrs. Reed noted that the Committee previously approved \$70,000.00 for the Wamesit Indian Park Rehabilitation and \$50,000 for the Muster Park Rehabilitation.

Discussion took place on the cell tower located near Muster Park that is expected to be relocated. This will not be part of the rehabilitation project and the cost to move the tower has not been included in the \$50,000.

b. Town Hall Article Discussion

Mr. Montuori provided the members with a copy of a summary of the town hall renovation budget and apologized for not getting the information out sooner. Mr. Montuori reviewed the expenses and project costs and funding to date. The total amount needed to complete the town hall renovation is \$6,842,108.77. The funding remaining balance to date is \$6,018,810.78. As a result, an additional \$823,297.99 is needed.

Ms. Pelczar asked if any of the plans provided by Jeff Cook could be utilized and Mr. Montuori explained that they could not be used as there were many errors including the elevations.

Mr. Montuori noted that none of the \$4,600,000 has been borrowed. Discussion took place on the current interest rates. Mr. Montuori explained that he would like to lump this borrowing in with an additional borrowing on the high school and/or the water treatment plant. Ms. Pelczar suggested some form of notification to the public be made when a borrowing is paid off. Mr. Montuori noted that the borrowing for the police station was recently paid off.

Mr. Montuori noted that there is approximately \$311,148 remaining from the records preservation appropriation and explained that he also considered utilizing these remaining funds for the town hall rehabilitation project for the vault. As a result, only \$512,149 would be needed instead of \$823,297. However, the Town Clerk has stated that she has needs for this money as there are still some old records that need to be preserved and bound.

Mr. Montuori reviewed the comparison done on the Jeff Cook contract and the Kang Associates contract and noted that there is an approximate 6.2% difference between the two contracts.

Discussion took place on whether there are sufficient CPA funds in the undesignated fund. The current balance of the undesignated fund is \$968,000.

The project is expected to go to bid over the next couple of months.

MOTION: Ms. Brabant made the motion to approve the expenditure of \$825,000 from the undesignated fund for the town hall rehabilitation project; seconded by Ms. Pelczar and the motion carried 6-0.

New Business

There was no new business.

Old Business

Mr. Churchill inquired as to the status of the Ella Fleming project. Mr. Montuori explained that three architects have been chosen by the Town. The school department needs to choose one for the project and Mr. Montuori will finalize the contract.

Adjournment

MOTION: Mr. Deackoff made the motion to adjourn; seconded by Mr. Churchill and the motion carried 6-0.

Approved: 1/5/15

No additional documents were submitted.