

TOWN OF FOXBOROUGH
ADVISORY COMMITTEE MINUTES

October 1, 2014

Committee Members Present: Tracey Vasile, Larry Thomas, Kristin Papianou, Sue Dring, Larry Stern, Patrick Mosesso, Cal Calnan, Thom Freeman, Javed Hussain, Heidi Krockta

Members Absent: John Chlebek, Monica Fisler

Others Present: Bill Keegan, Randy Scollins, Lorraine Brue, Ginny Coppola, David Feldman, Dick Heydecker, Bill Casbarra, Bill Yukna

Notes taken by: Maham Zia

The meeting was brought to order at 7:00 by Tracey Vasile, Chairman. Tracey went over the meeting agenda and the locations of the upcoming meetings. Tracey noted that the next meeting will be held at the McGinty Room, the one on the 8th at FHS, the one on the 15th at the Rec Center on Mill Street and the one on the 29th at the McGinty Room. In preparation for the Town Meeting, Larry Stern will be taking the lead on Town Hall, Larry Thomas will be leading the Sign Bylaw meeting, Heidi will lead the DPW article and Tracey will be covering Liquor Licenses.

7:05PM- Discussion and Closure on Liaison Assignment- Tracey read out the liaison assignments. No objections or changes were brought up and the assignments were finalized. Randy will distribute to the department heads and post online.

7:10PM –Town Hall Soft Cost Funding Presentation by Bill Keegan-

Bill Keegan overviewed the Working Group’s formation and the issues surrounding the construction of Town Hall. The considerations made by the Working Group include: 1) if the New Town Hall has the ample space needed to continue the current activities and programs, 2) how the project will be financed throughout planning and construction, 3) the two possible locations for the Town Hall construction at Payson Road and at the current location in the downtown area, and 3) whether renovation or constructing new is a better option. Much of the Working Group’s findings are available online for further details.

Discussion on the **Location of the New Town Hall---**

Tracey and Larry Stern asked why Town Hall will be built in its existing location instead of at Payson Road. Bill Keegan responded that there were strong public sentiments about keeping the Town Hall in its current location. Lorraine Brue seconded this point saying that there was a strong reaction to the location of the Town Hall during the Planning Board meeting as well. The economic considerations were brought up during this meeting but they were over shadowed by the attachment to the current location. Larry Stern further asked about cost difference between the two locations since the Working Group's initial recommendation leaned towards the Payson location. Bill Keegan responded that instead of actually making that recommendation, the decision was put to the board since the location was an emotional issue for the community. Both Larry Thomas and Larry Stern asked about the cost difference between the two locations, including the option of selling the lot that will not be used for construction. The discussion concluded with Roger Hill stating that the cost difference between the two locations is negligible.

Discussion on New Construction Instead of Renovation—

Bill Keegan said that the option to renovate was thoroughly considered before being dismissed. A few of the reasons for opting the new constructing are: 1) this is a better investment for tax payers, 2) the new structural building code requirements such as disability accommodation, stability in earthquake, deleading and energy efficiency are better addressed in new construction and 3) maintenance costs over the long term. Bill Keegan concluded that all except one members of the Working Group had agreed on these points adding that although renovation is possible it will not be a long term investment. Tracey asked if leasing is an option and Bill Keegan explained that the Working Group has found that leasing will be one of the less economic options over the long term. There was a discussion on heating, cooling and maintenance costs in the new building which ended with Thom speaking about the new systems in the Fire Safety building that have already started showing financial returns. Dick brought up several points regarding renovation. He passed out a pros and cons sheet and a financial comparison between the options of renovating and construction anew. One of the issues brought up was if the Town Hall could actually be built in the parking lot as suggested. The other issue was where everyone would park during the construction. Finally, there was a discussion on how much the timeframe will be thrown back if the renovation is opted for at this point. Further input included that renovation would still mean including a lot of non-standard aspects to the building due to the existing old structures.

Discussion on Building Size and Spaces Inside—

Tracey asked how the size of the proposed Town Hall is smaller than the plan proposed last time around. Bill Keegan responded that the last plan was more than what was needed and also financially burdensome. The plans for the Town Hall this time are based on how the space is used and what type of space is practically needed. Bill Yukna and Dick seconded this point saying that the last plan was impractical in terms of size and use of space. Larry Stern also added that he was comfortable with the proposed sizing. Kristin asked about the actual spaces inside the office and the feelings surrounding those. Bill Keegan explained that relative to the previous design, more private spaces are needed in the office. Bill Yukna agreed saying that in the previous office, sometimes private conversations would have to take

place in an open space. Kristin asked if there will be more offices in the proposed plan. Bill Yukna responded that there will be a balance of open and private spaces.

Discussion on **the Steps after the Soft Cost Approval**—

Bill Keegan said that if town approves the soft cost then another Special Meeting will be held to approve construction budget. The rough timeline ends in a completed Town Hall around November 2016. Larry T. asked if the Town Hall Working Group would be disbanded after the soft cost is approved. Bill Keegan responded that the issue will be taken back to the public during the construction phase. Larry asked if there was a chance that we could run into the issues we had with the library construction and complains about the way it looks. Bill Yukna responded that this was unlikely as there were two committees working on the library but there is a singular vision for Town Hall. Bill Keegan finally added the approval comes with an ongoing maintenance plan associated with it to keep everyone in the fold.

Discussion on **Financing Options**—

Bill Keegan said that the soft cost will be determined by the RFP process. Tracey double checked that there will be a real number, not a price range before Adcom votes on Town Hall. Both Bill Keegan and Bill Yukna affirmed that there will be a number not a range. Larry asked where the soft cost funding came from. Randy said that there is money left over in the Capital Projects Account from the library project that will be appropriated to the Town Hall. Larry further asked about funding during actual funding. Randy said that the goal was to accommodate the construction in the operating budget and said that there was already informal communication with other departments. Larry Stern asked if the money in the Capital Projects Account can be used for the debt service instead. Randy said that this was not possible due to the strict rules surrounding that money. Bill Yukna further added that they had opted for this funding route because there are known costs this time as opposed to the library project. Tracey asked if we can borrow before the project and Randy responded that it was best to move the Capital Projects money along since it can only be used in very few instances.

Discussion on **Energy Efficiency and Solar Panels**—

Heidi asked whether all options to make the new construction more sustainable and energy efficient were explored, including solar panels. Bill Yukna responded that many options were explored and will be included in the new plans but the look of solar panels may not fit the appearance of the rest of the town.

Summarily, Bill Keegan reiterated these points:

- Working Group has evaluated all options
- Decided that parking lot best option
- Prepared RFP for an architect cost and an OPM

- When the RFP is done, the Working Group will present to the Town and Adcomm

On a final note, Tracey thanked the Working Group for its detailed work and dedication.

9:00PM –DPW Administrative Office Funding Presentation by Roger Hill-

Roger Hill said that expenses are well under 600,000 for modular building but the amount will be kept at 600,000 for furniture and fixtures. There are two possible schemes for the building and the floor plan utilizes basement storage to cut back cost. Larry asked if this building is new to which Roger responded that it is and will last longer. Roger also added that they will be doing some of the work in house to keep the cost low. Tracey asked about the funding. Roger said that the town cost will be subsidized with the larger amount coming from the Water Sewer budget. Randy added that the town share is 223,000 and the water and sewer fund will be more than a half a million dollars and that this has already been budgeted in the Fiscal Year budget as 64,000. Linda Walsh asked why water and sewer money was being used for this. Randy responded that this falls into the total cost like insurance etc or. Larry further added that the modular building is believed to be more cost effective than adding onto Town Hall. The modular building also has room for further expansion in the future if needed. The discussion concluded with Mike thanking Roger on behalf of everyone in town his leadership.

9:15 PM-Adjourn- Larry motioned to adjourn and Kristin seconded

Vote: 10-0-0

Minutes approved by Vote of the Advisory Committee.

Date of Meeting: October 8, 2014

Vote: 8-0-0

Tracey Vasile

Signature of Chairperson

Maham Zia

Signature of Secretary