

**TOWN COUNCIL MINUTES
Budget/Management Committee
Town Hall Council Chambers
September 18, 2012**

Present: Kenneth DiFazio, Chairman
Patrick O'Connor, Vice Chairman
Arthur Mathews, Council President
Michael Smart, Councilor

Not Present: Michael Molisse, Councilor

Also Present: Ed Harrington, Councilor
Richard Swanson, Town Auditor
George Lane, Town Solicitor
Kathy Deree, Town Clerk
James Clarke, Director of Planning & Community Development
Rob MacLean, Director of Libraries
Jeff Richards, Director of Building
Mike Parker, Animal Control Officer
Walter Flynn, Chair/CPC
James McKinnell, McKinnell, McKinnell and Taylor

Recording Secretary: Diane Hachey

Chairman DiFazio called the Budget/Management Committee Meeting to order at 7:02 PM.

12 105-CPC Fogg Library Phase III Renovations

Jim McKinnell from McKinnell, McKinnell and Taylor and Jim Clarke presented. Jim Clarke noted that in February the Council approved \$250k from the CPC fund and \$400k from the Southfield Mitigation account.

\$1.6 million was expended in 2010 on exterior renovations of the library, the town estimated remaining costs to be \$800k of which \$690k was set aside for that purpose. McKinnell, McKinnell and Taylor estimated \$1.4 million for interior renovations plus \$160k for architectural expense-for a total of \$1.56 million. Budget/Management approved an additional \$360k from CPC funds and \$200k from the special purpose stabilization fund--with a federal grant (CDBG) to cover the gap. Work on the interior of the library will begin this fall and targeted date of completion is next fall. Mr. Clarke further noted that phase II of the project encompasses refurbishing of all 50 exterior windows,

Mr. McKinnell explained that they looked closely at Cecil Group's study to conform. He noted that the driveway will be redesigned (in and out configuration) with two parking lots with handicap access from rear, installation of an elevator, two public meeting rooms, replacement heating and air conditioning system, new wiring and new electric panel. His firm developed a detailed 12 page cost estimate to accommodate the new elevator which meant relocating the rest rooms, he feels confident in his cost estimate.

Rob MacLean delivered the details of the interior to the committee. The bottom floor will house a neighborhood library with café, upstairs will be children's library and nook, adult/teen collection with a reading room. Joe Merten has generously donated tiles and very old art for display in the library.

The two new meeting rooms will accommodate 12 and 25 people and will facilitate boy scouts and neighborhood meetings. The top floor will house special collections, Joe Merten's donation of his personal papers, in addition to those of Mary Toomey.

A discussion ensued regarding changes from the original estimate, noting that this estimate is twice that of the original. Mr. Clarke brought to light the following suggestions, made by the architect, which added to the original estimate: full mechanical HVAC (inclusive of central air conditioning), new wiring, new electrical panel, entranceway opened to allow for an inviting entrance, which results in necessary grading changes, and improvements to surrounding Columbian Square. The elevator relocation meant rearranging plumbing, which is an expensive undertaking. Mr. Clarke noted that within 90 days the estimate will be firmed up, once bids for the windows arrive. He noted that timing bids in the off winter months is beneficial as contractors are looking for work.

Councilor Smart noted that \$30k still remains for the library and suggests that this funding is retained for filling the library.

A discussion ensued regarding funding to fill shelves with books, and computers. Mr. MacLean stated that collections are based on donations and fundraising initiatives.

Mr. Swanson stated that the estimate from McKinnell, McKinnell and Taylor was \$1.4 million in addition to their architect charge of \$160,000, citing measure number 12 001 which approved \$250k, measure number 12 009 which approved \$400, and the Mass Grant allotment of \$40,000, which results in a deficit of \$10,000.

Councilor Hackett posed the idea of considering going out to bond- as rates are historically low versus utilizing funding as previously discussed. One benefit would be that we wouldn't be spending down these funds from the Host Community Agreement account and CPC account. Mr. Clarke was asked what if any would be the ramifications of waiting to investigate this possibility, as the public hearing is scheduled for September 24. Councilor Hackett offered to discuss with Mr. McKinney as to feasibility. Councilor Mathews noted a point of order in that bonds need advertisement which would add further time to the process. The committee agrees with the bonding idea but feels it is too late in the game to pursue, possibly utilizing this for Legion Field. The Mayor decided to put forth these two measures, nothing has changed since measures were originally submitted, although the bonding point is well taken.

Councilor O'Connor motions for favorable action on measure number 12 105, motion seconded by Councilor Smart, unanimously voted.

12 106-Special Purpose Stabilization Fund-Fogg Library Phase III Renovations

Chairman DiFazio noted that this measure was previously discussed and he wants to clarify funding. The suggestion was made to leave \$30k, take \$200 from the 2 million; and if the \$30k is not needed, it can be rolled over to the Columbian Square Beautification Fund (CSBF).

Councilor O'Connor motioned for funding to be derived from the Columbian Square Beautification fund, decreasing from \$2 million to \$1.8 million, motion seconded by Councilor Smart and voted unanimously.

At 8:04 PM, there being no further business, a MOTION was made Councilor O'Connor to adjourn the Budget/Management Committee meeting, motion was seconded by Councilor Mathews and UNANIMOUSLY VOTED.

Respectfully submitted by Diane Hachey as Recording Secretary

Approved by Kenneth DiFazio, Chairman of the Budget/Management Committee