

Holliston Community Preservation Committee

Meeting Minutes January 12, 2008

Selectmen's Meeting Room

9:00 A.M.

Present:

Mr. Sam Tyler, Chair, Mr. Frank Chamberlain, Mr. Phil Donovan, Mr. Thomas Dumas, Mr. Len Engel, Mr. George Johnson, and Mr. Peter Rosati

Absent:

Ms. Jan McDevitt, Vice Chair and Mr. Mike Pelon

Approval of Minutes of Meeting of September 24, 2007

Mr. Tyler opened the meeting at 9:05 A.M once a quorum was present. He announced that the purpose of this meeting was to approve the minutes of the CPC meeting of September 24, 2007 so that it could be certified by the Town Clerk to meet the requirements of Bond Counsel. He explained that at the October 2007 Town Meeting, the Town had approved the purchase from NSTAR of eleven parcels of land totaling approximately 86 acres off of Adams Street. The purchase price was \$1,022,000 of which \$560,000 was appropriated from CPA funds and \$62,000 from the Open Space Fund. The sale was contingent upon receipt of a Self-Help grant requested from the Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation Services. Mr. Johnson explained that a \$500,000 Self-Help grant was requested but for budget purposes, a grant of \$400,000 was estimated in case the full request was not approved. He reported that the full request of \$500,000 was approved but the Town had to complete the purchase of the land before the Commonwealth would reimburse the Town with the grant. Mr. Tyler stated that to complete the sale, the Town will reallocate \$500,000 from available funds and then restore the funds with the grant proceeds when received. The transaction will be treated as a borrowing and in order to proceed, Bond Counsel has requested a certified copy of the minutes of the CPC meeting in which it approved the Town Meeting Article to appropriate \$560,000 of CPA funds to assist in the purchase of land.

Mr. Johnson made a motion to amend the draft minutes to reflect that the Town had requested a Self-Help grant of \$500,000 but budgeted \$400,000. The amendment was approved by unanimous vote.

Voted: To approve the minutes of the CPC meeting of September 24, 2007 as amended. Five members voted yes and Mr. Dumas and Mr. Chamberlain abstained.

Additional Spending for Metcalf Pump House Tower Repairs

Mr. Tyler reported that since this meeting was scheduled, a new issue emerged concerning invoices received in excess of the total appropriation approved for the restoration of the Metcalf Pump House tower. He stated that \$20,000 was appropriated for this project at the May 7, 2007 Town Meeting but that invoices have been received for \$4,473.21 over that amount. Mr. Chamberlain explained that apparently the whole tower had twisted out of square and this and some other problems did not become apparent until after Colonial Barn Restoration, the contractor, had the tower structure opened up. Apparently, the contractor decided that it did not make sense to not make the necessary repairs the right way. In the subsequent discussion, the members questioned whether the contractor had informed members of the Historical Commission before proceeding with the work. Members expressed concern for the precedent this situation created and the need to return to Town Meeting in May for approval of whatever action would be taken. Members also discussed whether guidelines should be established to control this situation in the future. Various options were discussed including requiring the contractor to wait until the

May Town Meeting before payment would be approved. In the end, the consensus appeared to be that the contractor should be paid and that the funds could come from the CPC's administrative budget. At the May Town Meeting, an article will be submitted that will authorize the transfer of \$4,473.21 from the Historical Resources Reserve to the CPC's administrative budget. The members felt it was necessary for the Historical Commission to meet with the contractor to receive a written explanation for the additional expenditures and satisfy itself that the spending was justified. The members also discussed the need to be clear with boards, commissions and committees that seek CPA funds about their responsibility to manage their projects to keep spending within authorized appropriations.

Voted: To approve the expenditure of \$4,473.21 from the CPC's Administrative Budget to pay for work completed by Colonial Barn Restoration, Inc. on the Metcalf Pump House tower in excess of the \$20,000 appropriation approved by Town Meeting on May 7, 2007. This vote is contingent upon the Holliston Historical Commission receiving written explanation for the additional expense of \$4,473.21 and being satisfied with the explanation. Six members voted yes and Mr. Donovan voted no.

With no further business to be discussed, a motion was made to adjourn the meeting.

Voted: To adjourn the meeting at 9:30 A.M. Unanimous vote