

Holliston Park Commission
Minutes of April 22, 2015

Present: Melissa Kaspurn, Paul Healy, Inge Daniels, Kristen Hedrick, John Givner, Art Winters, Tom Chipman

Holliston Lions Club Carnival

Mr. Chris Gaboriault, President of the Lions Club spoke about the upcoming carnival. Dates are set for June 25 through June 28 at the high school. The set-up of tents, parking, field usage and fireworks will all be the same as last year. The carnival will run from 4:00 p.m. to 11:00 p.m. The large pieces of firework debris will be cleaned up immediately, with the remaining smaller piece clean-up beginning Monday evening when they have the man power. Mr. Gaboriault coordinated this clean-up with Mr. Bob Nemet to insure that the lawn mowing schedule at the high school will not be impacted by the scheduled clean-up.

Ms Hedrick discussed the drop-off/pick-up pattern of camps impacted by the carnival use of the parking lot. Head coaches of the camps were contacted so that drop-off occurs near the gymnasium and then cars will exit around the back of the school.

Mr. Gaboriault stated that Fanelli Amusements will begin set-up on Monday, June 22.

Ms. Kaspurn made the Motion to allow the Lions Club use the fields and parking lot for the annual carnival. All in favor.

Directors Report

Ms. Hedrick discussed the playground equipment at Stoddard Park. She passed around pictures and the new layout design. The project needs to be approved at town meeting, then demolition and installation to begin June 1. Equipment cost is \$50,795.32, surfacing cost is \$5,650.00 and installation is \$18,995.00. CPC is funding \$55,000.00 of the project. Additional parking at Stoddard will cost about \$3,000 more than the \$5,200 due to installing a draining system as well as stump removal. The additional money will come from the revolving account. The additional parking will remain as gravel as paving the spots would be an additional \$10,000. Quotes will be obtained for this paving. The goal for the playground completion is before the start of summer camp.

Ms. Hedrick emailed the final mold report to board members. Ms. Kaspurn noted that Paul Healy said that it should be reviewed by members. Ms. Kaspurn asked if the Board of Health needs to review it no one knew the answer.

Ms. Hedrick sent Brad Jackson an email prior to her sending the DVD of the Flagg Building. He feels that he is left with the building where he would have preferred if the cost of the building demolition as well as the cost to purchase the Veristat building were presented in one option to the town. Ms. Kaspurn feels that the cost to demolish the flag building has nothing to do with the purchase of the Veristat building. The Flagg building is school property that should be included in the school budget. Ms. Hedrick did keep Mr. Jackson updated on their desire to test the building for mold. In late November/early December he and Mr. Keith Buday took a walk through the building and did not want to perform or pay for any testing on the building but were supportive of this department's desire to do so. Ms. Hedrick sent Mr. Jackson a copy of the preliminary report and requested that he call with any

questions. Mr. Chipman noted that every year the Flagg Building issues are brought up in front of the school committee and the demolition is part of the budget and nothing has been done yet. He feels that the cost of demolition or to make the space useful is a school issue and not a park and recreation issue.

The meeting moved into Executive Session

Ms. Kaspern noted that the meeting is now in executive session regarding the discussion of the purchase of the Veristat building.

Ms. Hedrick handed out copies of the listing; She recently attended a meeting with Paul Lebeau, Kristen Hedrick, Rick Kaplan and Peter Tartakoff, town building inspector. She discussed her research of the building. Veristat purchased 2006 bought building for 1.4 million in 2006. In 2008, purchased for land where the building resides and the land next to it for 300,000. Veristat put \$200,000 into the building for improvements. According to Mr. Tartakoff, the land where the building resides is zoned residential and commercial. The additional parcel next door is commercial. The town of Holliston gave Veristat variances for their parking lot and improvements because they owned the smaller piece of land which would be used as a buffer. The land next door does not really have value. Rick Kaplan thought that the \$1,450,000 is a fair valuation/price for the building. He feels the \$325,000 price tag for the land next to the building does not make sense. The assessor's office has the property valued at \$280,000 of which \$80,000 is deemed unbuildable and the other \$200,000 is made up of some wetlands. Ms. Kaspern suggests to offer 1.5 million (1.4 for building, 100,000 for land next to it). The current asking price for the building and both properties is \$1,775,000. Prior to this meeting, Paul LeBeau went before the selectmen to request that he be the town representative for the purchase of the building.

The building inspection was discussed before making an offer and a quote of \$2,800 was obtained to get the property inspected. This money for the inspection would come from the revolving account of the department. Because of the timeliness of the transaction, Ms. Kaspern asked that they decide on a top price for the property so that we can close negotiations quickly so that the purchase of the building can go before town meeting.

Mr. Chipman speculated that the \$200,000 in building improvements were actually changes to the building to accommodate their business (making multiple offices out of larger offices, etc).

Ms. Hedrick's additional research found that the Septic is good as it was updated 7 years ago. The cost of electric and gas services in 2014 were \$29,615 and \$4,659, respectively. Mr. Chipman noted that multiple avenues to cut electric costs include simplifying meters and to conserve light usage. We also don't have the computers, computer servers or lights going 24/7 like the current owners. Ms. Hedrick noted that we currently pay \$14,500 for gas and electric per year.

Ms. Daniels asked Mr. John Givner, Director of Veterans Services about his current office space at town hall, specifically the ability to hold confidential conversations. Mr. Givner confirmed that he needs more private space as well as a general need for more space for more interns (paid by the VA). Space needs to be ADA compliant. Ms. Daniels noted the accessibility to the rail trail as well as the ease of adding a school bus stop could be added to the building as they already stop at post office for another after school program.

Other items needing response as noted by Ms. Kaspern were the town's loss of \$20,473.00 tax dollars per year by losing a business in the property. In a separate meeting, Michelle Zeamer raised the

questions P&R department pays in rent. Melissa believes that the rent question is going to come up during town meeting.

A motion was made by Ms. Kaspern to make an offer to purchase the property and adjoining land for 1.4 million and to allow Rick Kaplan to negotiate up to 1.5 million including the land. All in favor; motion passed.

Motion was made to adjourn the executive session. All in favor; motion passed

Ms. Kaspern would like the committee to be prepared to present options at Town Meeting about other properties in town that could house the department besides Veristat building; and be prepared to answer questions about why these options are not viable. Options explored over the years were the Wilde building, Mill building and carving out office space in the library.

Ms. Daniels discussed election signage for a building purchase. Cannot use parks account or their funds for signage. Commissioners can make donations to this campaign. Ms. Daniels will design yard signs and confirmed that she has an outline for presentation at town meeting.

Ms. Daniels discussed general campaigning rules: Commissioners can state opinion with their titles; may use personal email list to provide information and express opinion about the issue; may promote position on our website; may ask support for town meeting, but cannot ask people which way to vote.

Ms. Hedrick confirmed that the video of the Flagg was completed and could be viewed.

Motion to adjourn