

Town of Kingston
Community Preservation Committee
Minutes
July 14, 2011

Chairman Ken Moalli called the meeting of the Community Preservation Committee to order at 7:34 PM in Room 203 of the Town House in Kingston, MA.

Present were: Ken Moalli, Marilyn Kozodoy, Donald Ducharme, Matthew Hamilton, David Gavigan, and Paul Ricci.

Absent was: Craig Dalton.

Participants: John Labrache, Jill Goldsmith, Dan Pallotta, Lynne Spencer, Daune Frey, and Kate Kelly.

Chairman Moalli noted that a quorum was present.

OLD BUSINESS

ADAMS LIBRARY APPLICATION SUBMISSION

The Adams Library Heritage Center are submitting an application to the CPC for funding the \$300,000 deficit to complete the project. Chairman Moalli recalled Mr. Dalton's previous motion to expedite the funding due to the critical need and timeline, as contractors have agreed to hold the bid prices until September of this year. If the CPC votes to accept the application the Library Committee would then go before the Board of Selectmen, which would then proceed with a Special Town Meeting.

Mr. Hamilton inquired why the ALHC was requesting \$300,000 when the deficit is \$260,424.97 and stated he wanted to hear from the Owner's Project Manager of P-Three Inc., Dan Pallotta. Mr. Pallotta arrived at the meeting and Ms. Goldsmith asked that he explain the funding request.

Mr. Pallotta gave an overview of the Adams Library project. He spoke of the construction steps to this point, and that as time went by the cost of materials and energy went up. When the project crossed a certain financial level an OPM was required, which added to the budget. The project was put out to bid, with alternates of plans and bids came back high.

Mr. Hamilton asked if there was anywhere else to cut back, to which Mr. Pallotta explained that it could not be done without jeopardizing the functionality of the site, designed to bring an income through renting and storage. Ms. Kozodoy pointed out that if the excess funds went unused it would be returned.

Mr. Hamilton questioned whether there was a building committee, such as when the

Senior Center was built. He stressed his opinion that there should be a project committee, as this project has taken years to reach completion.

Mr. Pallotta interjected that over the length of years and with different pieces a project may have difficulties, changes and problems arise. They do not plan or want to use the extra \$35,575.03, unless required due to an unforeseen situation. The end of this project is in sight, they want to see it done.

Chairman Moalli pointed out that Mr. Hamilton would need to speak before the Board of Selectmen in regards to the need for a building committee attached to the project. He stated that the CPC was here with a specific matter before them.

Lynne Spencer, the principal architect for the ALHC, added that they have been involved for fifteen months time and since that time the project has been moving and is ready.

Mr. Hamilton asked Mr. Labrache about the availability of the funding. The reply was the issue is not the money, the issue is whether it is being well spent. Ms. Goldsmith added that the CPC cannot exceed spending \$300,000. Mr. Labrache mentioned the possibility that the CPC could fund \$275,000, if he could find additional money from another source.

Committee member Marilyn Kozodoy made a motion that the committee entertain and accept the application for funding \$300,000.00 to supplement and finalize the budget for the Adams Heritage Center building. Donald Ducharme seconded the motion, and a 3-2-1 vote. Voting Yes: Ken Moalli, Donald Ducharme, and Marilyn Kozodoy. Voting No: Paul Ricci and David Gavigan. Abstaining: Matthew Hamilton.

VOTED: Accept the application to fund \$300,000.00 to supplement and finalize the budget for the Adams Heritage Center building.

A Public Hearing regarding this matter will be held on July 28, 2011.

Upon a motion made by Mr. Hamilton, seconded by Ms. Kozodoy, and a unanimous 6-0-0 vote, it was-

VOTED: To recommend the Board of Selectmen open a special meeting.

Committee member Matthew Hamilton made a motion that the CPC recommend to the Board of Selectmen that there be a building committee formed for the Adams Center. Donald Ducharme seconded the motion.

A discussion followed the motion. Ms. Kozodoy asked who should make up this committee, to which Mr. Hamilton suggested the treasurer or a Finance Committee presence as examples.

Ms. Daune Frey added that ALHC did ask for a Finance Committee member when they began. Ms. Sandra MacFarlane suggested filling the vacancies on the Heritage Center

Development Committee with existing members from other committees to meet that request.

Mr. Hamilton withdrew his motion to recommend a building committee.

All non-CPC members exit the meeting.

MINUTES

The committee reviewed the minutes of July 05, 2011.

Mr. Gavigan made a motion, seconded by Mr. Ricci to correct a typo regarding a count. Mr. Ricci requested that the rounded dollar amount of \$260,000 be revised to reflect the exact amount of \$264, 424.97.

Following a 4-0-2 vote, it was-

Voting Yes: Ken Moalli, Donald Ducharme, Paul Ricci, and David Gavigan. Abstaining: Marilyn Kozodoy and Matthew Hamilton.

VOTED: To accept the revised July 05, 2011 minutes.

Ms. Kozodoy made the motion to approve the minutes of the May 03, 2011 meeting. Mr. Hamilton seconded the motion, and a 4-0-2 vote. Voting Yes: Ken Moalli, Donald Ducharme, Marilyn Kozodoy, and David Gavigan. Abstaining: Matthew Hamilton and Paul Ricci.

VOTED: To accept the May 03, 2011 minutes.

INVOICES

Upon a motion made by Mr. Hamilton, and a unanimous 6-0-0 vote, it was-

VOTED: To pay \$495.00 to Gate House Media regarding publication.

Upon a motion made by Mr. Hamilton, seconded by Mr. Ducharme, and a unanimous 6-0-0 vote, it was-

VOTED: To pay \$4025.18 to Project Dog.

Upon a motion made by Mr. Ducharme, seconded by Mr. Gavigan, and a 5-0-1 vote, it was-

Voting Yes: Ken Moalli, Marilyn Kozodoy, Donald Ducharme, Matthew Hamilton, and

David Gavigan. Abstaining: Paul Ricci.

VOTED: To pay \$4500.00 to P-Three Inc. for Dan Pallotta's fee.

Upon a motion made by Mr. Hamilton, seconded by Mr. Ducharme, and a unanimous 6-0-0 vote, it was-

VOTED: To pay \$1200.00 to Real Worth Appraisal in regards to the Money Pond Property.

NEW BUSINESS

REORGANIZATION

The committee agreed to hold reorganization until Mr. Dalton was present and another committee member is assigned.

NEXT MEETING

The next meeting for the CPC is the Public Hearing, scheduled for July 28, 2011 at 7:00 PM in Room 200 of the Kingston Town House.

ADJOURNMENT

Upon a motion made by Mr. Hamilton, seconded by Mr. Ricci, and a unanimous 6-0-0 vote, it was-

VOTED: To adjourn the meeting at 8:31 PM

Respectfully Submitted,
Kate Kelly
CPC Secretary