



Town of Boylston 221 Main Street, Boylston, MA 01505

Board of Selectmen Minutes 10/02/15

Date of Meeting: Friday, October 2, 2015

Location: Town Hall, 221 Main Street

Time: 9:00AM - 10:23 AM

Members Present: Chairman James Wood; Michael May; Jamie Underwood; Stephen Madaus, TownCounsel; Martin McNamara, Town Administrator; Lori Esposito, Administrative Assistant; Nadine Ekstrom, Patrick Healy, Nel Lazour and Scott Pashoian.

The meeting was called to order at 9:00AM by Chairman Wood.

Gough House Renovations:

Lease Extension: There was a recent one-year extension. Some sections in the lease are contradictory:

§ 24: subleasing, lease payments go to the Town

§ 22: subleasing, lease payments go to HRP

- Mr. McNamara expressed concern if the school department moves into Gough House as it means a \$40K loss for the Hillside revolving account, which supports such things as maintenance and the facilities technician's salary. Jim Wood said he doesn't want to lose the rental income. Nel Lazour feels the lease needs to be completely renegotiated. Time is needed to think through a partnership and put together a business and operating plan and determine costs to maintain Gough House. She is currently researching and will return with solid numbers with which to negotiate the lease.
- Patrick Healy said that beyond finishing the house for the school, additional capital repairs are needed.

The first five years of rent revenue would allow additional work to be done. Jamie Underwood said several Town buildings, such as the Police Department, also need maintenance, updates, etc., and the \$40K helps support that.

Jamie said he doesn't feel it is a good idea to begin allowing other parties to sublease Town property. He asked how much has been spent to date on Gough House and Nel said \$1.2M has been spent on restoration. Jim Wood asked where the money is coming from to prepare for occupancy. Nel said the Fuller Foundation agreed to give a substantial amount toward completion of the project. She is hoping there are also State funds and other grant sources, including private donations to assist. We also need to plan for long-term maintenance once completed. Jim Wood said he would not support any Town money going to the project.

- Jamie asked the time frame for completion versus when the School Dept. wants to leave. What would the school be paying for a lease? Nel thinks it is fair to charge what the area average per square foot is. Discussion regarding no set estimates of the cost of restoring and using Assabet Valley School labor. They also need plumbing, heat, etc. done by licensed contractors. Currently no money is in the budget for materials, contractors, etc. Nel said she has a verbal commitment from the Fuller Foundation but that would cover less than one third of the costs.
- Marty McNamara said a \$40K loss to Hillside revenues is something the Town cannot tolerate now, let alone

provide funds to renovate and maintain Gough House. Money needs to be secured for materials before Assabet work begins. Nel said a timeline needs to be put together.

- Mike May said step one is the School Dept. needs to answer if they want to go to Gough House and, if so, when and, if not, where would they go. Step two would address what money is available at this time. What part is financeable and ongoing maintenance for the building? Nadine said maintenance in their current location is needed: carpet, windows, air quality, ADA accessibility, etc. It would cost approximately \$30K, minimum, for necessary work to be done. They are interested in Gough House and can make it work if the upstairs and back of the first floor is available to them. If available in the next three years, they would be interested. Their preference is to stay in Boylston.
- If Assabet is not used this year, we might not get them to commit next year. A decision needs to be made as to whether we plan to use them or not.
- Mike May asked if there is a way to take a budget commitment to the State, the Fuller Foundation, etc. Mark Fuller can be supportive if an end to the project and use for the building is planned. Five hundred thousand dollars has been verbally offered; we need a short-term capital plan and long-term maintenance plan. The School Dept. should also research if any State/grant funds are available to assist with this move/renovation project.
- Jamie said that whatever money is put into the building all of it needs to first go to the School Dept. space. Nel feels the whole house restoration needs to be done. Patrick said if we accept historic funds from the State, it may only be used for historic restoration; it does not include infrastructure. Nel said the front portion of the house is to be restored historically; the remainder does not need to meet the same historical standards. Town Counsel Stephen Madaus said the entire building needs to be brought up to code. The Architectural Access Board (AAB) requirements are that if one third or more is being improved, the entire building must be brought to code.
- Craig (Gough House architect) said the first floor would need to meet ADA requirements. AAB gives variances if there are limitations for a historical building. Mike May said that if we can have a segmented budget of historical versus non-historical renovations, we can do work in unison. Representative Naughton might be able to dedicate some state money. Patrick said the grant application needs to be done.
- Discussion regarding costs, plan, etc. Craig said to accommodate Assabet, we need a master plan. Regarding school needs, Nadine said they need a downstairs conference room 16x13, a 12x12 office and a 10x12 office and bathrooms. Upstairs they need office spaces. Patrick said breaking out spaces on the bottom floor wasn't planned and wouldn't work. Craig said it is not a good idea to subdivide the rear large space but there might be other rooms on the first floor that might work for offices.
- Stephen Madaus said public funds received will require a bidding process, but are not subject to prevailing wage requirements. If the Town receives funds, a special act would allow some waiver from 308.
- A potential floor plan and potential funding was discussed.

At 10:23 AM, Jamie Underwood motioned to adjourn. Mike May seconded; voted all in favor.

The meeting was adjourned at 10:23AM.

Respectfully Submitted,

Lori Esposito, Administrative Assistant Board of Selectmen