



TOWN OF UPTON, MASSACHUSETTS

Capital Budget Committee Capital Budget Committee Meeting Minutes

Date: October 20, 2020

Location: Virtual – GoToMeeting Online

A: Call to Order

Having a quorum, Dan Lazarz called the meeting to order at 6:04 pm.

B: In Attendance

Committee Members:

- Justin Pollard
- Dan Lazarz
- Rick McGuire
- Tom Davidson
- Dave O'Brien
- Krystyn Moen

Absent:

-

Guests

- Mike Penko
- Bill Taylor
- Dave Ross

C: Discussion

- Dan reviewed the Agenda for this evening.
- No Meeting Minutes were brought forward; therefore, no discussion.
- Dave Ross, chairman of the Economic Development Committee discussed the 1st warrant article. The article states that the Town Manager in conjunction with the Board of Selectmen will purchase .25 acres of land (gravel parking lot) at 0 Grove Street for \$210,000. The cost of the parking lot is listed:
 - \$150,000 for the land

- \$60,000 for remediation of oil contamination if required

Dave Ross explained that this money would be taken out of free cash. The article as written needs to be clarified because it sounds as though the funds would be obtained by raising and appropriating funds with a tax implication.

Dave Ross also mentioned that \$10,000 would be taken out of the Town Manager's budget to conduct soil sampling of the 0 Grove street property.

Rick McGuire stated that we need to build a persuasive rationale for why we were pursuing this property for \$210K. A different Board of Selectmen than the current Board of Selectman told the citizens at an Annual Town Meeting that when we purchased the Holy Angels Church and future properties involved in this economic revitalization that not one penny of town money would be spent on this revitalization project. If this article is approved, we will have spent:

- \$187K for the Holy Angels
- \$190K for the 8 Main Street property (known as telephone office)
- \$210K for the 0 Grove Street
- \$10K for soil testing of 0 Grove St
- \$25K for survey work and soil testing of first community center site on Grove St
- The total spent so far with this acquisition is \$622K.

Rick McGuire also stated that when you look at the proposed revitalization project that the arcade building is essential for completing this downtown revitalization. Without the arcade site, we do not see a way to complete the revitalization of downtown. The EDC should be asking for the \$400K for the arcade property on Main St.

Dave Ross agreed that the arcade site was essential to complete this project. He also indicated that the town had an option to purchase this arcade building for \$400K. Unfortunately, this option granting the town the rights to this property expired on September 30, 2020.

- A motion was made and seconded to approve warrant article #1 for \$150,000 for the property and not to exceed \$60K for remediation work. The motion was approved by roll call vote. The vote was unanimous.

Mike Panko and Bill Taylor discussed warrant article #2A. The article endeavors to bring a water connection to the community garden on Mechanic St. The garden is located on the Stefan farm land which the town owns. The cost would be \$15,000 for a 4 in water line to the garden.

Dan Lazarz indicated that at 4 inch water line would flow about 500 gallons per minute which is an amount of water to support a commercial building or an apartment building. A 1 inch pipe would support over 100 gallons per minutes.

An accidental water line break of this 4 inch pipe would cause a great deal of damage to the community garden.

- Rick McGuire made a motion to investigate a 1 inch or 2 inch pipe before proceeding with this proposal. Dave O'Brien seconded the motion. The motion was approved by roll call vote. The vote was unanimous.
- The committee discussed and approved the warrant article #2B to pay \$296,575 from the Community Preservation Fund to meet the 8th payment for the Town Hall Renovation project. Twelve payments are remaining. The motion was approved by roll call vote. The vote was unanimous.
- The committee discussed and approved the warrant article #2C to purchase 66.2 acres of land from the Kelly family. This acreage will provide full ownership of Pepper Corn Hill property to the Town of Upton. The price would be \$320,000 from Community Preservation Funds. It is expected that the State will provide a grant of \$100,000 toward this purchase price. The motion was approved by roll call vote. The vote was unanimous.
- Dan requested that the open space and conservation committee begin to provide parking spaces, marked trails, and trail maps to the citizens of Upton for the land that is held for conservation purposes. Dan suggested that the committees should include these amenities in their charter and mission statements.
- The committee did not discuss the warrant article #3.
- Dan announced that he was working with Derek Brandisi, the town manager, to hold a capital budgeting workshop with the department heads and key committee chairs in the fall to build the 10 - year capital budget. Further dates and times will be announced over the next few weeks.

D: Committee Actions and Action Items

Motions recorded:

1. Dan Lazarz to schedule a Capital budget workshop in the next few weeks.
2. Rick McGuire made a motion to adjourn the meeting, and it was seconded by Justin Pollard. Motion passed unanimously on a roll call vote.

G: Meeting Adjourned

The meeting was adjourned at 7:55PM.

Respectfully submitted,
Rick McGuire