

Justin Paré, President
John Simmons, Vice President
Daniel Donovan
Mark Gould, Jr.
Darius Gregory



Kathleen Prescott
Patrick Reynolds
Andrew Shanahan
Andrea Slobogan

Town of North Attleborough

TOWN COUNCIL

43 South Washington Street, North Attleborough, MA 02760

Phone: (508) 699-0100

2/9/2023 - Minutes

I. Roll Call

Vice-President Simmons called the meeting to order at 7:00PM and lead the Committee and other guests present in the Pledge of Allegiance.

Members Present:

Vice-President Simmons
Councilor Prescott
Councilor Gould
Patrick Reynolds
Craig Cameron
John Porter

Members Absent:

Chris Champ

Staff Present:

Town Manager Michael Borg
Assistant Town Manager Antonio Morabito
Town Accountant Linda Catanzariti
Dr. John Antonucci Superintendent of Schools
High School Principal Peter Haviland

Residents Present:

Kathryn Hobbs member of the School Committee

DOCUMENTS REVIEWED:

- Minutes from the January 26, 2023 Finance Sub-Committee Meeting
- Measure 2023-030- Approval of Transfer of Funds to the School Building Committee for the MSBA Feasibility Study
- Measure 2023-034- Approval of Transfer of Free Cash for Constructing Roadway for Boulter Farm Cleanup

II. Pledge Of Allegiance

III. Approval Of Minutes

- a. Approval of Finance Sub-Committee Minutes of January 26, 2023

Councilor Prescott moved to approve the January 26, 2022, Finance Sub-Committee Meeting Minutes.

Councilor Gould seconded the motion.

Motion carried 4-0-2.

IV. Town Councilor Community Announcements

Nothing to report at this time

V. Resident And Community Comment

Nothing to report at this time

VI. Old Business

None at this time

VII. New Business

- a. Measure 2023-030- Approval of Transfer of Funds to the School Building Committee for the MSBA Feasibility Study

Purpose and Justification:

Attachment A

ARTICLE

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the North Attleborough High School Building Committee for the feasibility study for North Attleborough High School, 1 Wilson Witty Way, North Attleborough, MA, for which the Town may be eligible for a grant from the Massachusetts School Building Authority. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in connection with the feasibility study in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town.

MOTION/VOTE/ORDER

That the Town of North Attleborough appropriate the amount of Two Million (\$2,000,000) Dollars for the purpose of paying costs of the feasibility study for North Attleborough High School, 1 Wilson Witty Way, North Attleborough, MA, including the payment of all costs incidental or related thereto, and for which North Attleborough may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the North Attleborough High School Building Committee.

To meet this appropriation the sum of One Million Dollars (\$1,000,000) Dollars will be transferred from the Capital Improvement Stabilization Fund and the sum of One Million Dollars (\$1,000,000) will be transferred from Fiscal Year 2023 Free Cash. The Town of

North Attleborough acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town of North Attleborough incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town of North Attleborough.

\$1 Million from the Capital Stabilization Fund. This requires a 2/3 majority.

\$1 Million from FY23 Free Cash.

Mr. Borg told the councilors that half of the \$2 million will be allocated from the Town's Capital Stabilization Fund while the remaining monies will come from FY23 Free Cash. Town Manager Borg stated that this is the next step for many on this council and this town to refurbish, renovate, or rebuild our High School and this will start the Feasibility Study for our High School.

Dr. John Antonucci Superintendent of Schools was in attendance to present this measure and to answer any questions that the Committee may have had.

Schools Superintendent Dr. John Antonucci was in attendance to answer any questions that the Council may have had. Dr. Antonucci said that this is one of the most exciting things that he has been working on and it will be incredible for the community too. Dr. Antonucci thanked the Council for their consideration and explained that it will be incredible for the community. Dr. Antonucci said that the \$2 million was an estimated amount based on past projects the MSBA shared with the district. While the exact price is not known, the superintendent said the current amount of funds was reasonable. He said that the number comes from past projects that the MSBA shared with us, there was a big range.

Dr. Antonucci was in attendance to answer any questions that the Council may have had. He said that the number comes from past projects that the MSBA shared with us, there was a big range.

There was discussion amongst the Council members and the Town Manager as well as Dr. John Antonucci. Items discussed:

- If we were to say no to this Feasibility Study, this would end this project.
- We would need State Assistance to build/renovate High School
- High School was chosen by MSBA, an Elementary School was not chosen by the MSBA, and the Town is not able to choose themselves.
- If we do not move forward with this MSBA Study, we would be dropped from the program and no funds would be allocated toward the rebuild/renovation of the High School.
- Reimbursement Rate has not been determined yet.
- Scope of project has not been determined. It will be determined once the Feasibility Study is conducted and completed.
- Many facilities in the district are in dyer need of renovation and maintenance, as well as the High School.
- Range of project in surrounding areas is between \$1.2mm-\$1.8mm
- In order to get any assistance and funding with this project we need to do this Feasibility Study
- Taking care of the repairs & long-term managing of maintenance of the Elementary Schools in the district is part of the FY2024 Proposed Budget and CIP
- A new High School will lift up the entire community.
- Will increase the desire for people to move into and stay in North Attleborough
- Would the OPM be the same OPM for the Feasibility Study as the OPM for the

Architects and Engineers for the project?

- How do we come under budget? How can we save money?
- MSBA process is tried and true. This process is tight and thorough, and we will work side by side with them. They will work with the Town to select the vendors. Very impressive process.
- What percentage of projects, after the MSBA Feasibility Study, would the MSBA not provide any funding. This would not happen.
- The Town would have the choice to move forward, or not move forward based on the results/findings of the Feasibility Study. If it was too expensive, we would not move forward.
- This is a Market Driven number, the estimation of \$2 million dollars. This is a recommended number.
- Other High School renovation costs through the MSBA were compared to this \$2 million dollar ask.
- The Town has the right to negotiate.
- We can do this project cheap or we can do it right.
- We will follow MASS Procurement Law for this project.
- The Feasibility Study, will be carried forward to the final design, it will be the floor plan of the new design/rebuild/ or renovation. It is an extremely detailed design that will give us an estimate of what this project will cost. This will be the foundation of our design.
- Without the Feasibility Study, there is no MSBA Funding. We would be out of the process.
- MSBA would reimburse us 50% to 60% of the entire project based on many factors that are determined after the Feasibility Study is conducted.
- We will get a cost for renovation and the cost of a new building along with each of the timelines to do each.
- The Time Frame of this project.
- The High School is 50 years old. Buildings last between 50 years to 100 years old. But, the facility currently does not have the component to deliver the best education that meets the current times.
- We need to sell this proposed project to the Taxpayers. We need to convince them why this is beneficial to them.
- We need to be responsive and empathetic to the Taxpayers that would not be able to afford this.
- Is this the right path? Is this the right time now?
- This is the time!!!! MSBA said this is the time.
- MSBA approved this project now.

Councilor Prescott made a motion to refer Measure 2023-030- Approval of Transfer of Funds to the School Building Committee for the North Attleboro High School MSBA Feasibility Study, with \$1 Million to come from the Capital Stabilization Fund and \$1 Million to come from FY23 Free Cash, back to the Full Town Council with a favorable recommendation.

Councilor Reynolds seconded the motion.

Councilor Gould stated that he would feel comfortable if the amount to be allocated was between \$1.2mm and \$1.5 mm. He feels strongly that \$2 mm is not the right amount, it is too much.

Motion carried 6-1.

b. Measure 2023-034- Approval of Transfer of Free Cash for Constructing Roadway for

Boulter Farm Cleanup

Purpose and Justification:

The Director of Public Works, through the Town Manager, is requesting a transfer in the amount of \$30,000 to the Highway Division Regular Overtime Budget 014228-513000 for the purpose of assisting in providing matching funds of \$125,000 in support of an EPA funded grant of \$500,000 to clean up the Town-owned Boulter Farm contamination site.

DPW Director Mark Hollowell was in attendance to explain the measure in detail and to answer any questions that the Committee may have had. Mr. Hollowell explained that we would need to spend \$30,000.00 of Free Cash to provide matching funds of \$125,000.00 in support of an EPA Grant of \$500,000.00

There was discussion amongst Mr. Hollowell, Mr. Borg, and the Town Council regarding this measure. Project is the combination of the Courtois Property and Boulter Farms, it 90 acres in size. Economic Developer Lyle Pirnie applied for and received this \$500,000.00 Grant to clean up this property. We would need to be an 1,100 foot gravel road for the EPA to be able to collect samples of this property to see what remediation would need to occur. We would then need to build a more substantial road for the larger trucks to travel to the back of the property for the cleanup efforts. Once cleaned up, this property could be put to great use.

Councilor Gould made a motion to refer back to the Full Town Council with a favorable recommendation Measure 2023-034- Approval of Transfer of Free Cash for Constructing Roadway for Boulter Farm Cleanup.

Councilor Prescott seconded the motion.

Motion carried 6-0.

VIII. Adjournment

Councilor Prescott made a motion to adjourn.

Councilor Reynolds seconded the motion.

Motion carried 6-0. UNANIMOUS

Meeting adjourned at 8:18PM.