

**Select Board Meeting
January 21, 2025 – 6:30 PM
Sanford Hall
155 Village Street**

Present: Frank Rossi, Chair; Todd Alessandri, Vice-Chair; Dennis Crowley, Clerk; Glenn Trindade, Member; Maryjane White, Member.

Staff Present: Michael Boynton, Town Manager; Allison Potter, Assistant Town Manager; Peter Pelletier, Department of Public Works (DPW) Director; Nolan Lynch, DPW Deputy Director; Barbara Saint Andre, Community and Economic Development Director.

Others Present: Library Board of Trustees: Susan Alessandri, Member, Lisa Sheehan, Member, Matthew Nutan, Member; Library Board of Trustees Candidate (s): Nicole Haberman, and Jennifer Huston; David Johnson, Ocean State Job Lot Manager; Municipal Complex Building Committee Candidates: Jessica Chabot, Timothy Harris, Fred Hopke, Anthony Kalicki, Andrea Kerr, Garry Legee, Chris McHugh, Larry Muench, Jeffrey Nelson, Gibb Phenegar, and Cristina St. Pierre.

At 6:30 PM, Mr. Rossi called the meeting to order and led the Pledge of Allegiance.

At 6:30 Mr. Trindade moved that the Board enter Executive Session for Reason Exemption 6: To consider the purchase, lease, or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body and the chair so declares [Oak Grove Urban Renewal Plan] with the intention of returning to open session and the Chair so declares. Mr. Alessandri seconded. It was voted by roll call: Alessandri aye; Crowley aye, Rossi aye, Trindade aye; White aye.

At 7:15 the Select Board returned to open session.

Mr. Trindade requested a moment of silence on behalf of the loss of Betty Wickis noting the date, time, and location of the visiting hours.

Public Comments:

Dawn Budde of 4 Fawn Road requested the installation of a protected crosswalk at the intersection of Fisher Street and Route 109 as there is an increase in children, dog walkers, and runners attempting to cross at that location. It was noted the speed limit is forty miles per hour at that location. Mr. Boynton stated this is a reasonable request noting the Town is under the requirements of the Massachusetts Uniform Traffic Control Regulations. He said we must legally have a sidewalk/safe landing spot to install a crosswalk. It was noted there are not any on Fisher Street. Mr. Boynton referred to Deputy DPW Director Lynch and he and the Police Safety Officer will look at options based on the regulations.

Introduction: Deputy Director of Public Works – Nolan Lynch

There were no materials for the Board to review.

Mr. Boynton reintroduced Nolan Lynch in his new role as the Deputy Director of DPW, noting he has done an incredible job in his prior roles in DPW, most recently, as Highway Superintendent. He

mentioned the number of ongoing projects and looks forward to Nolan partnering with Pete Pelletier on these projects. He noted he has recently completed his master's degree in public administration and has been very open to suggestions and guidance. Mr. Lynch stated his enjoyment of his job, his career path, and giving back to the community. Ms. White and the Select Board commended Mr. Lynch on his efforts. Mr. Crowley and Mr. Trindade commended Mr. Boynton on this promotion. Mr. Trindade thanked him and the DPW for all the support provided to the Community Farm.

Joint Appointment Consideration: Library Board of Trustees– Nicole Haberman, Natalie Hachem, and Jennifir Huston

The Board reviewed the (1) candidates' expressions of interest, and (2) Library Board of Trustees recommendation.

Mr. Rossi noted that Ms. Hachem has withdrawn her interest in this position.

At 7:25 pm the Library Board of Trustees called their meeting to order.

Ms. Haberman explained her interest in serving on this committee noting she taught high school English for eight years before becoming a school administrator, which she has been for thirteen years. She stated in the administrator role, she supports educators and librarians. She acknowledged her passion for books. She started a local book club and heavily utilizes the library in her role as Girl Scouts Service Unit Coordinator where she coordinates their meeting schedules, usually held in the library. She used to live within walking distance and took her children there frequently. She noted the importance of the library in the community and the changes it is going through. The Board thanked the candidate for coming forward. Ms. White asked why the Library Board of Trustees did not wait until the May election to fill this position. Ms. Alessandri explained due to their workload, they wanted to get someone on board now rather than wait. It was noted that the appointed candidate would still need to pull papers for the May Town Election. That elected term would be to the end of the vacancy of the elected member who resigned which would be two years. This appointment is only up to the May Town Election. Mr. Crowley attended the Library Board of Trustees meeting where the three candidates presented themselves to the Board, and all three stated they would pull papers for the May Town election if appointed.

Ms. Huston explained her interest in serving on this committee noting she has lived in Medway for three years, loves both the Town and the library, is a Teen Librarian in Foxboro, and was mentored by her teachers and librarians which further fostered her love of books. In this role, she could help reach those children who fall through the cracks, specifically teens and tweens with nowhere to go. She commended the library for adding a "Library of Things". She also enjoys building programs for the community and has experience with budgeting. The Board thanked the candidate for coming forward. Mr. Rossi asked about the Trustees' meeting schedule. Ms. Alessandri stated they meet monthly on the first Tuesday at 7 pm at the library. She stated the Trustees are recommending Nicole Haberman for this position.

Mr. Trindade moved that the Board appoint Nicole Haberman to the Library Board of Trustees with a term ending on May 20, 2025. Mr. Alessandri seconded. No discussion. It was voted by roll call: Todd Alessandri aye, Crowley aye, Rossi aye, Trindade aye, White aye, Susan Alessandri aye, Sheehan aye, Nutan aye. Vote: 8-0-0.

Mr. Crowley noted the decision was difficult as all three candidates had excellent credentials.

The Library Board of Trustees moved to adjourn their meeting.

Appointment Consideration: Municipal Complex Building Committee (3 Citizens at Large) – Jessica Chabot, Timothy Harris, Fred Hopke, Anthony Kalicki, Andrea Kerr, Garry Legee, Chris, McHugh, Larry Muench, Jeffrey Nelson, Gibb Phenegar, Tim Rice, and Cristina St. Pierre

Due to a time constraint on a candidate, the Board interviewed Jessica Chabot, intending to continue with the agenda after this interview.

Ms. Chabot explained her interest in serving on this committee. She served on the Planning and Economic Development Board (PEDB) for three years, has been on the Design Review Committee for eight to nine years, was the Chair of the Master Plan Committee, and was Vice-Chair of the Oak Grove Committee. She is an interior architect with experience in architecture, construction, and civil engineering. Mr. Trindade asked what she sees as her role on this committee. Ms. Chabot stated that based on her background, her focus would be architectural design including space planning, moving around the site, building orientation, construction, and vendor construction selection. Mr. Trindade asked what her goal was for the project. Ms. Chabot stated to produce a product that meets the needs of the stakeholders, follows the Master Plan, has an extended lifespan, and is managed well fiscally. Mr. Crowley asked her to explain the specifics of her architectural work. Ms. Chabot stated currently, she is working in residential interior architecture on 8,000 to 10,000-square-foot private homes. Before this job, she worked for a builder, and before that for an engineering firm. She graduated from Boston Architectural College. Mr. Rossi commended her management of the Master Plan Committee whose membership totaled sixteen. Mr. Alessandri asked given her work and other Town Committee commitments if she has the time for this role. Ms. Chabot stated she is no longer on the PEDB confirming her time availability for this role.

Approval: Change of Manager Application for Off-Premises Wine & Malt License - OSJL Spirits, LLC d/b/a Ocean State Job Lot

The Board reviewed the redacted application.

Mr. Johnson stated he is the new store manager as of last November. Mr. Boynton noted all the documentation was in order. Mr. Crowley asked how long he has been employed by Ocean State. Mr. Johnson stated eighteen years. Mr. Alessandri asked if this negates the prior manager. Mr. Boynton confirmed explaining that once approved by the Select Board, the application is submitted to the Alcoholic Beverages Control Commission for approval.

Mr. Alessandri moved that the Board approve the change of manager application as discussed. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Discussion/Vote: Accept the Warrant Article with Proposed Zoning Bylaw Amendments for Accessory Dwelling Units and Refer the Warrant Article to the Planning and Economic Development Board

The Board reviewed the proposed warrant article.

Mr. Boynton stated this warrant article before the Board is for approval for it to be included in the May Annual Town Meeting warrant relative to accessory dwelling units (ADU). Ms. Saint Andre explained the reasoning for doing this now is the need to hold a public hearing before February second which is the effective date of the new law. Ms. Saint Andre explained the definition of an ADU noting they are sometimes called an in-law apartment. Medway has had these for many years and called them

Accessory Family Dwelling Units. We have to have our requirements adjusted to meet the new law regulations. Mr. Crowley asked the reasoning for the addition of the new paragraph on page two of the provided document. Ms. Saint Andre stated one of the questions on ADUs is if you have a non-conforming house can you add onto it by putting on an ADU? Normally this would require a special permit from the Zoning Board of Appeals (ZBA). This is to clarify that this must be done for an ADU. She gave the example of the need to go to the ZBA to add a family room to a non-conforming house and now will also need to do this for an ADU. Mr. Crowley asked what constitutes a non-conforming house. Ms. Saint Andre gave examples of a house on too small of a lot, too close to the lot lines, and any dimensional non-conforming issue. Ms. White requested clarification. Ms. Saint Andre explained we used to require that a family member must reside in an ADU. Under the new law, this is no longer required. Mr. Crowley noted that this is another state-mandated change.

Mr. Alessandri moved that the Board accept the warrant article with proposed zoning bylaw amendments for Accessory Dwelling Units and refer the warrant article to the Planning and Economic Development Board. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Discussion/Vote: Municipal Complex Building Committee (MCBC) Composition

The Board reviewed the MCBC Committee Charge.

Mr. Rossi thanked all the candidates for applying noting in his eighteen years of service to the Town we have never had eleven candidates put forth interest in serving on a committee. Mr. Boynton explained due to the number of interested candidates as well as their qualifications, the Chair would like the Board to discuss the potential increase in citizen at large members. That was the reason this was moved forward from the last meeting, to allow for this discussion. Mr. Boynton explained the impact of increasing the total to five or six, noting six would make the total an odd number for voting purposes. He further explained based on the candidate's qualifications, the potential of working groups within the larger full committee, giving the example of determining viable Owners Project Manager (OPM) candidates. This would include the decision of using the Building Commissioner or going with an outside vendor due to the breadth of the project. He stated the next step would be architectural firm selection which would want to interview the stakeholders, PEDB, etc., complete response time studies based on design, and hold at least one community feedback session. The next eighteen months would be spent on the design and then value engineering to determine the cost. Then the financing options would need to be evaluated based on the needs of the Town and school. Mr. Boynton affirmed that this building must have a half of century lifespan, so the Town does not have to come back in thirty years to do this again. He noted the Town's managers should be available to support this group's effort but not drive it. He stated we have to get this right and believes this will occur based on the potential candidates' experience. Mr. Rossi explained the current structure with the expansion to six citizens at large for a total of thirteen. Mr. Boynton reported the Finance Committee representative will be Brian Cowan, the Fire Department representative will be Lieutenant Chris Stygles, the Police Department representative will be Sergeant Bobby O'Neill, both Medway residents, the PEDB selected Andy Rodenhiser, and the Capital Improvement Planning Committee (CIPC) selected Emre Guzelsu. Mr. Rossi stated that Mr. Crowley and Mr. Trindade have worked on so many projects that he felt, and the rest agreed, that they would be the best representatives from the Select Board.

Mr. Alessandri moved that the Board amend the composition of the Municipal Complex Building Committee to increase the number of Citizens at Large from three to six. Mr. Trindade seconded. Discussion: Mr. Alessandri asked what number would constitute a quorum. Mr. Boynton stated seven. Mr. Alessandri identified his concern about slowing the process down due to the potential inability to

get a quorum with that many members. Mr. Boynton stated this could be addressed with working groups. **VOTE: 5-0-0.**

Appointment Consideration: Municipal Complex Building Committee (3 Citizens at Large) – Jessica Chabot, Timothy Harris, Fred Hopke, Anthony Kalicki, Andrea Kerr, Garry Legee, Chris, McHugh, Larry Muench, Jeffrey Nelson, Gibb Phenegar, Tim Rice, and Cristina St. Pierre

The Board reviewed the candidates' expressions of interest; and résumés (Hopke, Kerr, Phenegar).

Mr. Harris of 14 Kings Lane explained his interest in serving on this committee noting his twenty-four years of residency, serving on the DPW Facility and Water Treatment Plant Committee, and Chairing the Facilities Committee. This role would allow him to continue the implementation of the Facilities Committee recommendations. He understands the importance of this project to Town operations as well as the scheduling of the project financing. He has thirty-five years in construction development working on large complex projects in Boston, the suburbs, and up and down the East Coast. He stated his strong suits are organization and right sizing the facility, especially relative to the budget challenges, and using the right materials to allow it to last fifty years. Mr. Trindade asked what he sees as his role on this committee. Mr. Harris stated watching the budget/change orders, maintaining the schedule, high-quality construction standards, and safety. Mr. Trindade asked what his goal was for the project. Mr. Harris stated a building designed and constructed that will last for fifty years, will be the most cost-effective facility for the Town, and anchor that area of Town to dovetail into the Master Plan. Mr. Crowley asked for confirmation that he was on the Water Treatment Plant Committee which came in on time and under budget. Mr. Harris was confirmed noting the total project cost was \$23 million. Mr. Crowley asked about his specific degree. Mr. Harris responded in engineering technology from Wentworth Institute. Mr. Crowley asked what the last biggest project was that he worked on. Mr. Harris stated the Raffels Hotel and Residences at a total cost of \$370 million. Mr. Crowley asked about his role in that project. Mr. Harris stated he was the vice president and executive. Mr. Crowley asked if he was hands-on. Mr. Harris confirmed full-time daily. Mr. Rossi asked him to reiterate the outcome from the Facilities Committee of the evaluation of the Fire and Police Stations and Town Hall. Mr. Harris stated the first phase this committee will go through is the procurement of the OPM and design team. They will then go through exhaustive programming with the design team. He stated the Facility Committee completed the first phase of that giving examples of analysis of staffing, current building conditions, requirements going forward, present shortcomings of existing buildings, and developing a list of priorities. That analysis identified the Fire and Police Stations and Town Hall as priorities. The results of this analysis are located on the Town website. Mr. Alessandri asked what Mr. Harris saw as the biggest concern with the task ahead for this committee. Mr. Harris stated the project timeline for design, procurement, and construction will go through 2029. He stated the design team would need to look at potential project phases with Fire and Police as the number one priority as well as procurement and breaking out costs. Mr. Crowley stated Town Meeting voted to support the design and engineering of this project and if he was there and if he voted in favor of this. Mr. Harris confirmed.

Mr. Hopke of 11 Holbrook Street explained his interest in serving on this committee noting his eleven years of residency, having been very involved in Boy Scouts, and now with his children older, his desire to expand on his Town involvement and utilize his skill set. He is the head of engineering at his current job and has worked for many years in mechanical engineering and some structural engineering, specifically steel construction of automated warehouse systems on major projects. He also has a background in consumer products and robotics for the last twenty-five years. Mr. Trindade commended his efforts with the Boy Scouts and asked what he sees as his role on this committee. Mr. Hopke stated to ensure that they are balancing all of the collected requirements which he does daily as well as looking

at any commonalities and allowing for future implementation as technology changes. Mr. Trindade asked what his goal was for the project. Mr. Hopke stated implementation on time, on budget, and as economically concise as possible while still meeting the requirements and allowing for future expansion as needed. Mr. Crowley asked about his specific degree. Mr. Hopke stated mechanical engineering. Mr. Crowley asked about his current project role. Mr. Hopke stated he is the head of engineering with responsibility for all mechanical, electrical, software, and firmware elements for the product design. Mr. Crowley asked what type of company. Mr. Hopke stated a product company. He was asked what type of products. Mr. Hopke stated warehouse automation/robotics noting grocery is one of their largest customers. Mr. Crowley asked if he attended Town Meeting and if he voted in favor of this project. Mr. Hopke stated he did attend but did not vote in favor as he felt there was a more cost-effective alternative for the renovation of the existing spaces. Mr. Rossi asked if he toured the Fire and Police Stations. Mr. Hopke stated he toured the Police Station and watched the Fire Station video as he was out of Town when those tours occurred. Mr. Alessandri asked what he sees as the biggest project risk. Mr. Hopke stated that the economics are not balanced with the needs hence the need to be very conscious along the way that little things do not add up to a big thing. Ms. White asked when he toured the Police Station if he saw the needs. Mr. Hopke stated his agreement that something needs to occur but felt there were other alternatives. Ms. White asked what his main asset would be on this committee. Mr. Hopke stated his skill set of budget oversight and balancing requirements for systems engineering and systems requirements definition.

Mr. Kalicki of Thayer Road explained his interest in serving on this committee noting his residency since 1985. He was encouraged by a past Select Board member to join the Finance Committee in the early 1990s when the Fire and Police Stations were built. He spent five years on the High School Building Committee from site selection to certificate of occupancy. He stated he could bring the following to the committee: (1) experience from past committees, (2) his last twenty-year experience in safety and homeland security, and (3) his understanding of Police, Fire, and Municipal needs. He noted public safety is technologically driven so whatever is built needs to be geared towards those needs to allow future expansions. The building must accommodate whatever equipment, and vehicles will be stored in it. He knows the designer, OPM, change order, etc. requirements. He noted there are so many bumps in the road that we need to look at the big picture, but also take each item individually. He noted he is retired so can manage the time commitment. He did not attend Town Meeting as he was hospitalized at that time. He would like to have a project that is on budget, on time, with a minimum of change orders, and a place we can grow into for the next fifty-sixty years. Mr. Crowley thanked him for his efforts on the high school project. Mr. Rossi asked about his specific work experience. Mr. Kalicki stated he worked at several companies that manufactured law enforcement technology, fire trucks, SWAT vehicles, and vehicles for different government agencies. Before that, he worked in medical technology where he would design and set up operating rooms. Mr. Alessandri asked for his opinion on the biggest project risk. Mr. Kalicki stated the only risk he sees is providing the funding and keeping within budget. He stated since he has a disability, he would ensure this issue would be addressed by the appropriate group.

Ms. Kerr of 32 Waterview Drive explained her interest in serving on this committee noting she has been a licensed architect for almost thirty years. She has designed hospitals and life science buildings for her entire career and worked for Boston Children's Hospital in 2017 for a couple of years on the owner's side as a planner. She then moved to UMass Memorial Medical Center where she currently works as an OPM, planner, and is moving into the role of Director of Strategic Planning. This role involves working with their eleven entities and developing the capital budget. Due to the constant change in the medical field, she can plan for the present, near future, and far future. We want to build a complex that stands

the test of time, including the flexibility to deal with technological change, and the ability to expand over time. She has been a member of the Medway Friends of Performing Arts for over fourteen years and is currently the President. She has always wanted an opportunity to utilize her background and feels she now has the time with one child in college and one who can drive. Her experience and understanding of working as an architect and OPM bring a lot of knowledge to the process. She is accountable for budgets, design details, developing creative solutions, and making sure the project is completed on time. She stated she has the experience and background in everything critical to this project. Mr. Trindade commended her efforts in the Medway Friends of Performing Arts as they allowed the implementation of the new sound system, obtaining new risers, and a baby grand piano. Mr. Trindade asked what her goal is for the project. Ms. Kerr stated she would love to see this as something we all can be very proud of as well as being fiscally responsible and smart for the future. She watched all the videos of the buildings, read all of the background information, sees the critical need, and wants this to occur in a positive way. Mr. Crowley asked for her educational experience. She has a bachelor's degree in architecture from Roger Williams. Mr. Crowley asked her to explain her current day-to-day tasks. Ms. Kerr stated she was at the ribbon cutting on the evening the interviews were first scheduled to occur for a \$125 million tower at UMass Memorial Medical Center. She noted was on the project from start to finish and explained the project's specific steps. Mr. Crowley asked about her Town Meeting vote. She confirmed she voted for approval. She explained the tower project was a revamp of a skilled nursing facility so initially thought that would be a viable alternative. She does not see how we could have expanded the existing buildings and still keep the Town safe. Mr. Rossi commented on his touring of the Fire and Police Stations agreeing about the inability of expansion. Mr. Alessandri asked what she sees as the greatest risks. Ms. Kerr stated the risk of being under financial constraints that do not allow for all the necessary requirements. This is where her daily work in value engineering would be of value.

Ms. Potter reported Mr. Legee sent an email today stating he would not be attending the meeting tonight. Mr. Crowley stated they had a conversation today and Mr. Legee noted the talent of the candidates, appreciated the opportunity, and was withdrawing himself from consideration

Mr. McHugh of 4 Metcalf Lane explained his interest in serving on this committee noting he moved to Medway in 2020, his wife's family has lived here for fifty years, and he has had two children since the move. His background is as a senior construction estimator for the last ten years. He went to school at Wentworth. He sees his value to the committee because this is what he does for an array of different sectors. He does value engineering, tracks costs, and reconciles budgets. He has wanted to get involved in the Town and feels based on his background, this would be a good place to start. Mr. Trindade asked what he sees as his role on the committee. He stated his background in construction estimating and cost and budgeting experience from conceptual budgets forward. Mr. Trindade asked what his project goal is. Mr. McHugh stated being on time and budget while meeting the massive need. Mr. Crowley asked about his degree from Wentworth. He stated construction management. Mr. Crowley asked who he works for. He stated Erwin Construction. Mr. Crowley asked about the size of the projects he works on. Mr. McHugh stated he is currently working on a \$130 million project. Mr. Crowley asked if he was able to tour the facilities. Mr. McHugh stated no but did view the videos and understands the need noting renovation costs usually exceed a new build. Mr. Crowley asked if he was at Town Meeting and voted. Mr. McHugh stated he was out of Town but would have voted yes. Mr. Alessandri asked about the biggest risks. Mr. McHugh stated construction cost escalations, being able to track the trends, and possibly get ahead of it as well as building code changes.

Mr. Muench of One Quail Drive explained his interest in serving on this committee noting his residency of thirty years, raising three sons, and caring very deeply about Medway. His entire work experience has

been in the design and construction management of large building projects. He is a licensed mechanical engineer, started his career at Stone & Webster building power plants around the country, as well as industrial buildings, and rebuilt the Malden Mill in 1996 post-fire. He went to Harvard University doing the construction of large buildings and just retired from twenty years at Phillips Academy, a seven-hundred-acre campus with over 100 buildings as Director of Facilities. He enjoys the process and has availability for the time commitment. He has experience on the Medway Middle School Renovation Committee, a four-year project from 2010 to 2014, was Chair during the final year of the project, and is proud that it was brought in six months ahead of schedule and \$500,000 under budget. He sees this more as a 100-year building, with the goal that mostly everyone in the Town will be happy, along with the user groups but has to be flexible as we cannot foresee future changes. Mr. Trindade asked what he sees as his role on the committee. Mr. Muench stated he has experience in the entire process, experience working with both the contractor with oversight as well as the OPM. Mr. Trindade asked about his goal for the project. Mr. Muench stated an on time and budget project but one that really serves the needs of the community now, with the flexibility to handle the needs that we don't know of in the future. Mr. Crowley asked him to explain his role and impact on construction projects while at Philips Academy. Mr. Muench stated part of his role was management of the existing facilities' daily needs noting it is a boarding school with students from fifty-one countries. His other responsibilities were on new building construction projects as well as large renovation projects. He explained the steps taken on new building projects. Mr. Crowley asked what other committees he served on. He stated the Facilities Committee and is on the Finance Committee. Mr. Rossi asked if he toured the facilities. He confirmed. Mr. Crowley asked if he went to Town Meeting and voted favorably. He confirmed. Mr. Alessandri asked what he feels is the biggest risk for this project. Mr. Muench stated the biggest risk is first the cost of the asks of the stakeholders and the control of project costs moving forward.

Mr. Nelson of 9 Broken Tree Road explained his interest in serving on this committee noting his wife and two sons (in seventh and ninth grade) have lived here for four years. He stated he is the seventh-grade basketball coach, has always wanted to get involved, and went to Arizona State University obtaining a bachelor's degree in construction management with a specialty in heavy civil construction. He has been in the construction business for twenty-nine years starting in the 1990s on the Big Dig in Boston as well as other tunnel projects working with Perini and others. He traveled for the last seventeen years building tunnels as far down as Washington D.C., New York City, and Hartford, CT. He is now the General Superintendent on a Narragansett Bay Commission tunnel, a \$480 million project in Pawtucket, RI, and has been there for four years. He is a boots-on-the-ground type working along with the General Contractor and has always had a passion for building and being involved with the craft in the field as well as the management side. He has served many roles from project engineer, superintendent, project manager, and currently has been the General Superintendent for the past eight years. He strongly supports the projects in Medway, Route 109, 39 Main Street, and this one. He commended the Town for obtaining the property which will help push the downtown in the right direction. He stated his strengths are communication, understanding of the General Contractor language, brainstorming, working well with others, being used to taking the plans and building the work, and has been in project management his entire career. He sees his role in the building and site design, property site layout, engineering, design, and contractor selection. His goal for the project is to get involved with the Town, help support this initiative and assist in the bid and contractor selection process. He thinks the biggest risk is the cost as it can be astronomical with any delays and unknowns. The scope must be clearly defined and the cost known. Mr. Trindade commended him on his coaching noting the amount of effort required. Mr. Trindade asked what his goal was. He stated to get involved with and give back to the Town, assist with any contractor or bid selection as well as with the layout of the facilities. Mr. Crowley asked about his current employer. He stated CB3A which is a joint venture, a large French company,

noting he specifically works for CBNA and with Barletta who is the local contractor. Mr. Crowley asked who he worked for in the Big Dig. He stated he started with Perini then went to Modern Continental, then traveled, and then did a second stint with Perini. Mr. Crowley asked about his intent to stay in Medway relative to his availability. Mr. Nelson confirmed their plan to stay in Medway moving forward after moving six times. Mr. Crowley asked if he was able to look at the facilities. He confirmed on the website. Mr. Crowley asked if he was at Town Meeting and how he voted. He confirmed stating he voted in favor of the project. Mr. Rossi shared his experience with Mr. Nelson, coaching his children, and feels that being new in Town is a positive asset.

Mr. Phenegar of 5 Causeway Street explained his interest in serving on this committee noting his residency for twenty-seven years, is currently on the ZBA and has been for seven to eight years and has been in the high-end large residential construction business for thirty-five years. He was recently in New York looking to redo a house he had previously done of 64,000 square feet. He does software integration systems for these types of houses including lighting, HVAC, conferencing, and all of those control systems. He works with every sub-contractor to make the house usable for the end user. He noted the talented pool of candidates and stated what he can bring to the committee is coordinating with the end user and finance to ensure that all buy into the project. He can take very complex things and explain them to the average person to gain support and project buy-in. He can communicate the reasons behind the decisions made as well as the cost. He went to Purdue, Iowa University, and Notre Dame noting his degrees are not related to this as he was in politics for years however has a deep understanding of what goes into these projects. Mr. Trindade asked about his goal for the project. Mr. Phenegar stated his family's intent to stay in Medway for the next thirty to thirty-five years. He stated we need to design something that not only comes in on time and budget but can meet needs that we cannot even project thirty years out. He has forward planned for technology on the horizon in his house projects. He stated we need the community to buy into it. Mr. Crowley asked him to explain his role on the ZBA. He stated he is Vice-Chair of the ZBA which is the board that dealt with Chapter 40B, the public comments, and education on why this had to be done and was a positive thing for the Town. Mr. Crowley asked him to explain his specific role in his current project. Mr. Phenegar stated they work with the electrical, HVAC, Audio Visual, pool pump, etc. contractors and then overlay their controls over them. Mr. Crowley asked if he toured the facilities. He stated both the Police and Fire Stations noting he has not missed a Town Meeting in years and voted to approve this project. Mr. Rossi stated one of Mr. Phenegar's real strengths is his ability to communicate with the residents, which can be a difficult job. Mr. Alessandri asked what he thought was the biggest risk. Mr. Phenegar stated that we build something that we will have to return to in twenty-five to thirty years and then need to spend multiple millions of dollars to address any shortfalls. He noted that of course, it needs to come in on time and budget noting most of his projects are over four years. He stated the importance of meeting the needs of the stakeholders. Mr. Alessandri agreed about the importance of having support from the residents and having them see the importance of the project. Ms. White asked about his biggest contribution to this project. Mr. Phenegar stated the communication and achievement of buy-in from both the residents and stakeholders.

Ms. St. Pierre of 38 Fairway Lane explained her interest in serving on this committee noting she is a scientist turned project manager, moved to Medway in 2019, has a six-year-old and thirteen-year-old, was drawn to Medway due to the small-town feel and location of her friends, and plans to stay here for the long haul. She felt this was an opportunity to be involved in a project that her children would be proud of. Currently, she is a project manager for the pharmaceutical industry, managing five projects in the drug development stage, noting each project has its unique challenges and issues. She works with stakeholder communication and alignment both internally and externally. Mr. Trindade asked what kind

of scientist she was. Ms. St. Pierre stated at the bench, oncology noting one of her drugs in her current project is in Phase 1 trials. Mr. Trindade asked what she would see as her role on the project. She stated stakeholder management and reaching alignment, making sure we are on task, and budget management. She noted she is not the subject matter expert of the team, but her role is to listen to the subject matter experts to make sure they have all the information they need so the team/committee can reach the right decision. Mr. Trindade asked what her goal for the project would be. She stated to have a product the Town is proud of noting there is some contention regarding this project around a new building versus renovation and the needs for the school. This should be the legacy that we leave behind. Mr. Crowley asked about her education. She stated her degree is in biology from Boston University. Mr. Crowley asked if she serves on any other committees. She stated she is on the Board of Health and volunteered at the school on the Equity Steering Committee and the Strategic Planning Committee. Mr. Crowley asked about her daily work activities. Ms. St. Pierre explained that today she was in meetings from 7 am to noon with one thirty-minute break, noting one of her projects was three hours of her day which is in Phase 1 trials. She was just onboarded to the group, so she was doing meet and greets, gathering information about the team, their pain points, and critical next steps so she could learn on the fly. Her other meeting was on her largest discovery stage project which has over 150 full-time employees on it most of whom are out of the country with approximately forty employees in the United States and Germany where the company is based. She works a lot with the chemists. Mr. Crowley asked if she attended the Town Meeting and how she voted. She confirmed her attendance and voted for approval of the project. Mr. Rossi asked if she toured the facilities. She stated both Fire Stations noting the poor condition of the one behind Town Hall. Mr. Alessandri asked what she thinks is the biggest project risk. Ms. St. Pierre stated the short-term risk is funding the project, the mid-term risk is maintaining the budget as well as completing the project on time, and the long-term risk is future-proofing the facility. Ms. White asked her what her greatest contribution would be. She stated since she does not have the architecture or construction expertise, it would be her ability to listen as an outsider, ask questions, maintain alignment, read between the lines, and make sure this is what is best for our community. She also stated getting the word out on the importance of the project via her circle of friends.

Mr. Rossi explained the selection process he would like to follow. He requested that each Select Board member read aloud their top six selections, he will tabulate the results, and if there is agreement on less than six, he will request a motion and then have further discussion on the final selections. Mr. Rossi called for a five-minute recess at 9:12 pm with the intent to reconvene at 9:17 pm. Mr. Rossi re-explained the selection process upon returning to open session. Each Select Board member mentioned the difficulty in this as everyone is very qualified and cares about the Town. After each Select Board member provided their six selections, the results were as follows: Mr. Harris and Mr. Nelson were unanimous, Ms. Chabot, Mr. McHugh, Mr. Muench, and Mr. Phenegar had four votes, Ms. Kerr had two votes, and Mr. Hopke and Mr. Kalicki each had one vote.

Mr. Alessandri moved to appoint Tim Harris and Jeff Nelson to the Municipal Complex Building Committee for a term expiring upon the presentation of the proposed building plans to the Select Board no later than September 1, 2026. Mr. Trindade seconded. No Discussion. VOTE: 5-0-0.

Mr. Rossi asked for direction from Mr. Boynton on how to proceed. Mr. Boynton stated that of the remaining candidates, four candidates have four votes each which is strong support for each. Mr. Rossi requested a motion on those four candidates with four votes.

Mr. Alessandri moved to appoint Jess Chabot, Chris McHugh, Larry Muench, and Gibb Phenegar to the Municipal Complex Building Committee for a term expiring upon the presentation of the proposed building plans to the Select Board no later than September 1, 2026. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Mr. Rossi stated he neglected to state earlier that there were no votes for Ms. St. Pierre. He noted there are many opportunities on other committees and thanked the four who were not selected for stepping up. Those who were selected were reminded of the need to be sworn in by the Town Clerk. Mr. Boynton requested the Board appoint Tim Harris as Chair based on his experience with the other two Town projects and to get the first meeting scheduled. The Board agreed. Mr. Trindade reminded all of Mr. Harris's success on the DPW garage bringing that in on time and under budget as well as the Water Treatment Plant.

Mr. Alessandri moved to appoint Tim Harris as the Chair of the Municipal Complex Building Committee. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Mr. Rossi thanked the Board for their efforts on the selection process. Mr. Harris thanked the Select Board for their support and confidence noting the quality of people he worked with on the other committees as it was not all about him.

Contract Approvals:

- a. Dankris Builders Corporation for the Village Street Pump Station Rehabilitation - \$595,400**
- b. TEC, Inc. for Engineering Services for the Village Street over Chicken Brook Structure – Not to Exceed \$20,000**
- c. Hyper-Reach Technology for Emergency Outreach Communication - \$5,227**

The Board reviewed the (1) memos from Peter Pelletier for the Dankris Builders Corporation and TEC Inc. contracts, (2) excerpt of Dankris Builders Corporation contract, (3) TEC, Inc. contract, and (3) Hyper-Reach Technology contract.

Mr. Pelletier stated that Dankris Builders is currently working on the Oakland Street pump station rehabilitation project noting we have had great experience with them. It was noted that funds have already been appropriated for this project. Mr. Crowley asked how much was budgeted. Mr. Boynton stated \$750,000. Mr. Crowley asked if this funding was voted at Town Meeting. This was confirmed. Mr. Crowley stated we should hope to have leftover funds. This was confirmed. Mr. Trindade asked if this was a rehabilitation and not a new well. Mr. Pelletier stated the new well was already installed by a different company. This project is to connect it to the new system and the water treatment plant. Mr. Crowley asked if there was more than one bid. Mr. Pelletier stated there was only one.

Mr. Alessandri moved that the Board authorize the Chair to execute the contract with Dankris Builders Corporation as presented. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Mr. Pelletier stated TEC has been used to evaluate all of our bridges, noting there are ten in total. They evaluate them based on the Massachusetts Department of Transportation's yearly reporting as well as completing site reconnaissance. The Village Street bridge over Chicken Brook was the one that was identified as needing the most immediate attention. They will assess if this can be rehabilitated or needs to be replaced, will produce a preliminary design, and a cost proposal. Mr. Pelletier shared our experience, and the projects TEC has worked on for the Town. Mr. Alessandri asked for the funding source. Mr. Pelletier stated this will be funded via the operating budget.

Mr. Alessandri moved that the Board authorize the Chair to execute the contract with TEC, Inc. as presented. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Mr. Boynton commended Ms. Potter's efforts on the Hyper-Reach Technology contract. He explained we have used Blackboard Connect whose contract is expiring and this is an equal if not better replacement. We want to continue to utilize a reverse 911 system for true emergencies. Mr. Alessandri asked for the funding source. Ms. Potter stated it is in the Police Department's operating budget.

Mr. Alessandri moved that the Board authorize the Chair to execute the contract with Hyper-Reach Technology as presented. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Approval of Minutes: January 6, 2025

The Board reviewed the January 6, 2025, draft minutes.

Mr. Alessandri moved that the Board approve the minutes for January 6, 2025, as amended. Mr. Trindade seconded. Discussion: Mr. Rossi referenced page 2, requesting lines 49 & 50 be removed. Mr. Alessandri asked for the following to be added to page 3, line 142 after "etc." "The Board asked for a complete evaluation of the total cost comparing a grass surface to crumb rubber or Brockfill." **VOTE: 5-0-0.**

Vote: Open May 12, 2025, Special Town Meeting Warrant

There were no items for the Board to review.

Mr. Boynton stated we discussed only having one Town Meeting and not doing a Special Town Meeting but for tradition's sake, we will continue the process we have been following.

Mr. Alessandri moved that the Board open the May 12, 2025, Special Town Meeting Warrant. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Action Items from Previous Meeting

The Board reviewed the action items dated January 6, 2025

Unaccounted for water loss status report & CRPCD Volume Report: There was discussion about moving the due date further out due to the lack of a Water Superintendent. The decision was made to leave the due date as is.

Town Manager's Report

There were no items for the Board to review.

This agenda item was not discussed.

NEXT Select Board Meeting – February 3, 2025

Select Board's Reports

There were no items for the Board to review.

Mr. Crowley asked if the bids for the fields were going out in February. Mr. Boynton stated hopefully. Mr. Crowley asked if we would be requesting three different bids for the grass, crumb rubber, and

Brockfill. Mr. Boynton stated the base bid is crumb rubber which is what we have out there today with the addition of a shock pad. The next alternative will be replacing the crumb rubber with Brockfill. The final will be replacing the existing surface with grass. Mr. Rossi stated this is not an agenda item so halted any further discussion. Mr. Crowley asked if the budget had been balanced. Mr. Boynton stated he is waiting on the Governor's budget. Mr. Crowley asked if the health insurance number had been updated. Mr. Boynton stated it has been updated to the 4 to 4.7 percent range. Mr. Crowley asked about the status of the \$500,000 grant that we received to redo the intersection. It was noted the design was already decided on by the Board.

Mr. Alessandri stated he was impressed with the number of volunteers as well as the number of new volunteers who came forward and believes this is a good sign for the Town.

Ms. White reported the Medway High School boys' basketball defeated Ashland 67-22 tonight. She commended the snowplowing efforts of DPW.

At 9:49 PM, Mr. Trindade moved to adjourn. Mr. Alessandri seconded. No discussion. VOTE: 5-0-0.

Respectfully submitted,
Liz Langley
Executive Assistant
Town Manager's Office