

Horizon For Youth Reuse Committee

Sharon, Massachusetts

Meeting of January 6, 2009



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In Attendance: Mike Bossin, Gary Bluestein, Marc Bluestein, Glenn Allen, Jay Bronstein, Jerry Sapphire, Lauren Hyman, Jane Desberg, Barbara Kramer

- 1: 7:35 **Meeting called to order** by Chairman Michael Bossin
- 2: 7:36 **Minutes of December 16, 2008** —
Motion to approve the minutes of December 16, as written, was made by Jay Bronstein and seconded by Barbara Kramer. All present Committee members voted in favor with Barbara Kramer and Jane Desberg abstaining.
3. 7:40 **Correspondence** —
 1. Email received on December 30, 2008 from Disc Jockey Rick Hodgkins, who runs dances and parties under the name of “Moving at the Speed of Light.” In his email he states that he is a former Kiddie Kamp councilor and remembering his good times at the camp, inquires if the Horizon property was going to maintain its usage as a camp facility for 2009 and if so, he would like to run a dance night free of charge.

Gary Bluestein said that he would reply to Rick Hodgkin’s email and would keep his name on file.
 2. Mike Bossin received a letter from Ben Puritz, Town Administrator, regarding the RFP for the Horizon property. Mr Puritz advised that the Administration Building is to be written as a separate RFP document from the Camp.
4. 7:50 **RFP** —
The RFP needs to be written when the rental fee is over \$25K or if the lease is for 10 years or more.

The RFP will be written and submitted to the Selectmen to be sent to Town Counsel. Once approved it will be posted and the bids will be analyzed based on the criteria of the RFP. A winner will be approved and sent to the Selectmen who will either agree or not, if approved by them it will need to go before Town Meeting in May for approval.

If the lease is less than 10 years, the written RFP will still need to go to the Board of Selectman for approval, but will not require posting to the Town Hall warrant for Town approval.

Mike Bossin strongly emphasized the importance of the written RFP and timing to be ready to the Board of Selectman for their approval and posting so a winner can be selected and presented to Town Meeting in May 2009. He asked each of the Committee members to present their assignment given to them at the previous meeting and based on the Wilbur School RFP as a guide, to the rest of the committee for comments and/or changes starting with:

Marc Bluestein

- Site Preservation
- Environmental

Mike Bossin

- Use of Property
- Inventory Use
- Seasonality
- Exclusivity (left open for further discussion)

Glenn Allen

- Community Access
- Site Management

Jerry Sapphire

- Experience
- Financial

Gary Bluestein

- Lease Price
- Terms
- Improvement Plan

Lauren Hyman

- Maintenance

Being that all the category presentations were presented as individual written documents, the Committee agreed that it would be more advantageous to have all them capsulated into one document for better reading and understanding.

Therefore, a sub-committee, made up of Jay Bronstein, Glenn Allen, Marc Bluestein, Mike Bossin and Gary Bluestein will meet next Tuesday, January 13 @ 7:00 PM at the Sharon Community Center to consolidate all the presentations into one document which will then be emailed to each Committee member to view and be part of the January 20th agenda discussion.

5. 8:30 **Presentation** —

The Committee welcomed Linda Valentin, Executive Director from the Loubille Le Montessori Du Village, LLC, her husband Joe and Theodora, one the staff members.

Mrs. Valentin gave a brief synopsis of her background of 14 years experience in child care as well presented her foresight in bring a Montessori school French Program into Sharon.

She is showing interest in using the Administration Building, which is sited on the Horizon property for the “Le Montessori Du Village” school and introduced her architect Jerome Dixon to present a colored layout and handouts to the Committee of the expectations as to how the school will be designed and reconstructed to meet the Montessori criteria.

Several questions were asked to Mrs. Valentin and Mr. Dixon when viewing the layout concerning the parking area, septic system, playground, and etc. She said that everything, she felt, has been taken into consideration and addressed when designing the school and the surrounding land:

- ❖ the parking area is sufficient for the amount of staff personnel on a day-to day basis (Monday-Friday)
- ❖ there will be scattered drop off times with staff personnel assigned to assist in escorting students into the building
- ❖ envisions a 7 person staff, with a maximum of 49 student headcount in three classrooms (9 toddlers and 20/20 preschoolers)
- ❖ that the age group of the students will be 2-6 years so, the water consumption will be low and not bearing to the septic system
- ❖ there is an area with small underbrush that can easily be cleared in use of a playground area
- ❖ fenced in construction will surround the perimeters of the building to prevent access to the lake waterfront

Mrs. Valentin, in her conclusion of her proposal, offered an open invitation to the Town Council and Committee members to visit her school in Chestnut Hill.

The Committee thanked her for her presentation and informed her that Standard Municipal Procurement terms and conditions will apply (RFP).

6: 9:25 **Old Business** —

1. Jay Bronstein questioned the status of past tenants.
 - There is a new contact person for the Boy Scouts and he will be contacting us regarding the 2009 calendar and interest in 2010.
 - Jean Pekham is onboard with her lease agreement
 - Pop Warner is okay
2. Pipes froze in the Arts and Crafts and the Maintenance buildings, the DPW shut off the water to prevent any further damage.
3. Heating bids are coming in.
4. Security lighting has been rewarded
5. Bid is out to change all the locks in the buildings that are currently getting the most use to one master key

7. 9:35 **New Business** —
None

8. 9:40 **Meeting Calendar** —
The Committee will continue to meet on Tuesdays at 7:30 pm at the Sharon Community Center - 2nd floor.

January 20 - RFP scorecard discussion
- Montessori Proposal

9: 9:45 **Motion to Adjourn** —
Barbara Kramer motioned and Marc Bluestein seconded to adjourn the meeting. All present Committee members voted in favor.

Respectfully Submitted
Gary Bluestein
/Micki Baker