

Michael Borg  
Town Manager



TOWN OF NORTH ATTLEBOROUGH  
43 South Washington Street  
North Attleborough MA 02760  
508-699-0100

---

## INTEROFFICE MEMORANDUM

**DATE:** Tuesday, April 09, 2024  
**TO:** Town Clerk Pat McNielly  
**FROM:** Michael Borg  
**CC:** Linda Catanzariti Town Accountant  
Chris Sweet Tax Collector/Treasurer  
Gail Heidke Executive Assistant  
**RE:** **Measure 2024-079- Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31**

---

**Town Council Meeting- President Justin Paré**  
**Measure 2024-079- Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31.**

### **Purpose and Justification:**

#### **Purpose:**

The purpose of this measure is to secure an additional \$72,562.31 in funding for the completion of the demolition and subsequent environmental remediation of the Webster Mill building located on Broadway. This funding is essential to address the financial shortfall encountered after the initial \$40,000 allocated from the current operational budget was expended. The requested funds will be used to pay the remaining invoices associated with the emergency demolition work that has been successfully carried out according to state regulations and the Board of Survey's recommendations.

#### **Justification:**

The demolition of the Webster Mill building was completed in compliance with MGL Chapter 143 Section 14. This action was necessitated by the building's deteriorated condition and the risk it posed to public safety. The demolition process has been completed without any issues, with all debris properly covered to prevent the release of asbestos or other hazardous materials into the environment. Air quality tests post-demolition have shown negligible levels of asbestos, far below the limit of quantification, thereby confirming the effectiveness of the containment measures.

Additionally, the absence of pest infestation has been verified by a specialist, and the Department of Environmental Protection has expressed satisfaction with the demolition work conducted.

This measure represents a prudent investment in public safety and environmental protection, underscoring the Town Council's commitment to the well-being and prosperity of our community.

**Webster Mill Demolition Project:**

<b>Item</b>	<b>\$/Unit</b>	<b>Units</b>	<b>Total</b>	
<b>Demo Contractor</b>	<b>\$1,025.00</b>	<b>37</b>	<b>\$37,925.00</b>	<b>Final (Contract in Progress)</b>
<b>Snow Fence</b>	<b>\$155.00</b>	<b>2</b>	<b>\$310.00</b>	
<b>Stakes</b>	<b>\$75.00</b>	<b>2</b>	<b>\$150.00</b>	
<b>Police Detail</b>	<b>\$65.00</b>	<b>64</b>	<b>\$4,539.52</b>	<b>Actual</b>
<b>Fabric</b>	<b>\$225.20</b>	<b>22</b>	<b>\$5,657.79</b>	<b>Estimated</b>
<b>Pest Control</b>	<b>\$1,030.00</b>	<b>LS</b>	<b>\$1,030.00</b>	<b>Through March 29th</b>
<b>Fencing</b>	<b>\$9,400.00</b>	<b>LS</b>	<b>\$9,400.00</b>	<b>Final</b>
<b>Fire Hose</b>	<b>\$350.00</b>	<b>1</b>	<b>\$350.00</b>	<b>Final</b>
<b>Verdantas-Scope of Work</b>	<b>\$53,200.00</b>	<b>LS</b>	<b>\$53,200.00</b>	<b>Final (Contract in Progress)</b>
			<b>\$112,562.31</b>	<b>Total</b>

The Town Council met on March 25, 2024, and on behalf of the Town Council, a motion was made by Vice- President Simmons to refer Measure 2024-079-Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31 to the Finance Sub-Committee for further review and consideration.

The motion was seconded by Councilor Donovan.

**Motion carried. 8-0 UNANIMOUS**

The Finance Sub-Committee met on April 1, 2024, and on behalf of the Committee, a motion was made by Councilor Donovan to refer Measure 2024-079- Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31 back to the Full Town Council with a positive recommendation.

The motion was seconded by Councilor Costello.

**Motion carried. 6-0 UNANIMOUS**

The Town Council met on April 8, 2024, and on behalf of the Town Council, a motion was made by Councilor Slobogan to approve Measure 2024-079- Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31.

The motion was seconded by Councilor Donovan.

**Motion carried. 7-0 UNANIMOUS**