

MINUTES OF THE BOARD OF SELECTMEN MEETING

April 24, 2017

Meeting held at Town Hall, 139 Main Street, Rowley, MA

5:30 p.m.

MEMBERS PRESENT: Chairman Joseph Perry, Vice Chairman Robert Snow, Clerk Cliff Pierce, Robert Merry, David Petersen (Town Administrator Deborah Eagan, Assistant Town Administrator Amy Lydon)

PUBLIC ATTENDEES: Emma Hunt - Pine Grove School Building Committee; Chris Kneeland - Pine Grove School Building Committee; Michelle Cresta - Triton School Business Administrator; Henry Rolfe; Mark Emery - Water Commissioner; Steve Comley; Brett Alger; Tina Tzortzis; Richard Ziemiak; Joan Petersen - Moderator; Bernie Cullen - 283 Wethersfield Street; Karen Summit - Treasurer/Collector; Susan Bailey - Town Accountant; Sean McFadden - Principal Assessor; Patrick Snow - Highway Surveyor; MaryBeth Wisner - Water Superintendent; Scott Dumas - Police Chief; James Broderick - Fire Chief; Brent Baeslack - Conservation Agent; Kirk Baker - Town Planner; Frank Marchegiani - Health Agent; Pamela Jacobson - Library Director; Brienne Walsh - COA Director; Andraya Lombardi - Pinck & Co., Larry Berger - Pinck & Co., Meridith Corsetti - 22 Arthur Gordon Drive

CALL MEETING TO ORDER

Chairman Perry called meeting to order at 5:33 p.m. He said the meeting is being audio and video recorded digitally, but the recording is not live.

Water Board Chairman Manning called the meeting to order at 5:33 p.m. and said it is being recorded as well.

5:30 p.m. JOINT MEETING WITH THE BOARD OF WATER COMMISSIONERS

Chairman Perry called the Joint Meeting with the Board of Water Commissioners to order by a roll call vote of the Board of Selectmen. Bob Snow so moved, Cliff Pierce second, all in favor – roll call vote: Joe Perry – aye, Bob Snow – aye, Cliff Pierce – aye, Bob Merry – aye, Dave Petersen – aye.

Chairman Manning called the Joint Meeting with the Board of Selectmen to order by a roll call vote of the Board of Water Commissioners. Mark Emery so moved, Bernie Cullen second, all in favor – roll call vote: Mark Emery – aye, Bernie Cullen – aye, John Manning – aye.

Joint Meeting opened at 5:35 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

EXECUTIVE SESSION

- To discuss strategy with respect to collective bargaining and to conduct collective bargaining sessions with the American Federation of State, County and Municipal Employees (AFSCME) Local 2905 pursuant to State Open Meeting Law, G.L. c.30A section 21(a) (3) and (2)

Chairman Perry called for a motion to go into Executive Session for the following purposes:

To discuss strategy with respect to collective bargaining and to conduct collective bargaining sessions with the American Federation of State, County and Municipal Employees (AFSCME) Local 2905 pursuant to the State Open Meeting Law, G.L. c.30A section 21(a) (3) and (2) because an open meeting may have a detrimental effect on the bargaining position of the Town; and to return to open session. Bob Snow so moved, Cliff Pierce second, all in favor – roll call vote: Joe Perry – aye, Bob Snow – aye, Cliff Pierce – aye, Bob Merry – aye, Dave Petersen – aye.

Water Board Chairman John Manning called for a motion to go into Executive Session for the following purposes:

To discuss strategy with respect to collective bargaining and to conduct collective bargaining sessions with the American Federation of State, County and Municipal Employees (AFSCME) Local 2905 pursuant to State Open Meeting Law, G.L. c.30A section 21(a) (3) and (2) because an open meeting may have a detrimental effect on the bargaining position of the Town; and to return to open session. Mark Emery so moved, Bernie Cullen second, all in favor – roll call vote: Mark Emery – aye, Bernie Cullen – aye, John Manning – aye.

Executive Session opened at 5:37 p.m.

Executive Session closed and open session resumed at 6:38 p.m.

OPEN SESSION

JOINT MEETING WITH THE BOARD OF WATER COMMISSIONERS

- To discuss Prospect Hill access road work and request to transfer funds from the Extraordinary and Unforeseen budget line of the FY 17 Water Department budget

Chairman Perry said the meeting is being audio and video recorded digitally, but the recording is not live.

Eagan said the Selectmen and Water Commissioners are already in a Joint Meeting, and there is a letter in the packet about a request to transfer funds. Perry read the letter. Eagan said we need to discuss the payment plan, and said there is extensive work needed. She said some of the work is related to just the water tank overflow pipe, which has been temporarily adjusted, and is not part of the Town's road project. She said we have \$50,000 in an article for the Special Town Meeting, and there is the \$35,000 transfer from the Water Department, but we are still \$33,750 short. She said the Water Department could do some of the work related to the overflow pipe, which is estimated to cost about \$18,000. Petersen asked how much the outstanding bills are. Eagan said aside from this incident, there is \$45,000 left. She said some work doesn't need to be done under the original contract, such as cleaning the culvert. She said the Conservation Agent has been at the site, and said the culvert is clean. Eagan asked the Board to authorize her to work out the funding of this work with one of the Water Commissioners. Manning said the Water Board is meeting tomorrow night, and they can discuss how to come up with the \$33,750. He said they can forego different projects. Eagan said they can save \$5,000 on the culvert cleaning, and she will report back next week.

Bob Snow made a motion to authorize the transfer of the balance of the Water Department's FY 17 Emergency and Unforseen line, \$35,000, to Line 7 – Engineering/Outside Services, Cliff Pierce second, all in favor – roll call vote: Joe Perry – aye, Bob Snow – aye, Cliff Pierce – aye, Bob Merry – aye, Dave Petersen – aye.

Chairman Perry called for a motion to close the Joint Meeting with the Board of Water Commissioners. Cliff Pierce so moved, Bob Snow second, all in favor – roll call vote: Joe Perry – aye, Bob Snow – aye, Cliff Pierce – aye, Bob Merry – aye, Dave Petersen – aye.

Chairman Manning called for a motion to close the Joint Meeting with the Board of Selectmen. Mark Emery so moved, Bernie Cullen second, all in favor – roll call vote: Mark Emery – aye, Bernie Cullen – aye, John Manning – aye.

Joint Meeting closed at 6:46 p.m.

GENERAL BUSINESS

1. Email from George Speropolous, President of MCR Technologies, regarding ribbon cutting ceremony on May 1, 2017 at headquarters located at 285 Newburyport Turnpike, Rowley

Chairman Perry read the email. Petersen and Perry said they are available. Pierce said the Town Planner should also attend. Eagan said we will reach out to the Town Planner.

2. Letter from The American Legion regarding annual Poppy Drive

Chairman Perry read the letter.

3. Sign Chickadee Hill Farms Services lawn maintenance contract for Town recreational fields

Chairman Perry read the following:

At the April 10, 2017 Selectmen's meeting, the Board voted to award a one year contract for the lawn maintenance of the Town's recreational fields to Chickadee Hill Farm, the lowest bidder, with the option to renew on a year by year basis for a total of three years. The cost of this contract is \$16,365 per year.

The Board needs to vote to sign the contract for these services. There are two originals that need to be signed.

Bob Snow made a motion to sign the contract with Chickadee Hill Farm, Cliff Pierce second, all in favor - aye (5-0).

Perry said the contract will be signed tomorrow.

4. Accept resignation from Water Department Distribution Utility Maintenance Laborer-2 Christopher Renzulli

Chairman Perry read the following:

Christopher Renzulli is resigning from his position as Water Department Distribution Utility Maintenance Laborer-2. A letter of resignation is attached. The Board of Selectmen needs to vote to accept the resignation.

Bob Snow made a motion to accept Christopher Renzulli's resignation, Cliff Pierce second, all in favor - aye (5-0).

5. Request from Water Superintendent MaryBeth Wiser to lift hiring freeze for the position of Water Department Distribution Utility Maintenance Laborer-2

Chairman Perry read the following:

With the resignation of Christopher Renzulli from his position of Water Department Distribution Utility Maintenance Laborer-2, Water Superintendent MaryBeth Wiser has

requested that the Board votes to lift the hiring freeze so that this position can be posted.

Bob Snow made a motion to lift the hiring freeze, Cliff Pierce second, all in favor - aye (5-0).

6. Request from Water Superintendent MaryBeth Wisner to appoint John Harrington as the Water Department Janitor

Chairman Perry read the memo from Superintendent Wisner.

Dave Petersen made a motion to appoint John Harrington as the Water Department Janitor, Bob Snow second, all in favor - aye (5-0).

7. Request from Police Chief Scott Dumas to appoint the following individuals:
 - Gavin Forni as Reserve Police Officer
 - Mark Pelletier as Full-time Dispatcher
 - Christopher Cassidy as Per-Diem (Reserve) Dispatcher

Chairman Perry read the letter from Chief Dumas.

Dave Petersen made a motion to appoint Gavin Forni as Reserve Police Officer, Mark Pelletier as Full-time Dispatcher and Christopher Cassidy as Per-Diem (Reserve) Dispatcher, Bob Snow second, all in favor - aye (5-0).

6:55 – 7:00 p.m. CITIZEN QUERY

There were no Citizen Queries.

ANTIQUUE LICENSE RENEWALS

- Serendipity/Catherine Reardon - 275 Main Street (Todd Farm)
- Bittersweet Collectibles/Katherine Hall - 164 Main Street
- Todd Farm LLC/Starr P. Todd - 283 Main Street
- Village Antiques Charles Davis - 201 Main Street
- Salt Marsh Antiques/Robert Cianfrocca - 224 Main Street
- Bargain Hut Realty Trust/ Judith Comley - 280 Main Street
- Manzo Salvage/Vincent Manzo - 586 Main Street
- Todd's Riverview Farm LLC/Frank Todd - 275 Main Street
- Lost Treasures/Moon Mountain Soap & Supplies / Anne Thomas - 29R Main Street

Chairman Perry read the following:

The current Antique Licenses are in force until May 1, 2017. Please vote on the following renewals until May 1, 2018. The licenses that are approved will be available in the office tomorrow for signature. All light, water and tax bills are current for all renewals.

- Serendipity/Catherine Reardon – 275 Main Street (Todd Farm)

Bob Snow made a motion to renew the Antique/Junk license for Serendipity/Catherine Reardon – 275 Main Street (Todd Farm), Cliff Pierce second, all in favor - aye (5-0).

- Bittersweet Collectibles / Katherine Hall – 164 Main Street

Bob Snow made a motion to renew the Antique/Junk license for Bittersweet Collectibles/Katherine Hall– 164 Main Street, Cliff Pierce second, all in favor - aye (5-0).

- Todd Farm LLC/Starr P. Todd – 283 Main Street

Bob Snow made a motion to renew the Antique/Junk license for Todd Farm/Starr P. Todd– 283 Main Street, Cliff Pierce second, all in favor - aye (4-0). Bob Merry - RECUSED

- Village Antiques Charles Davis – 201 Main Street

Bob Snow made a motion to renew the Antique/Junk license for Village Antiques/Charles Davis 201 Main Street, Cliff Pierce second, all in favor - aye (4-0). Bob Merry - RECUSED

- Salt Marsh Antiques/Robert Cianfrocca – 224 Main Street

Bob Snow made a motion to renew the Antique/Junk license for Salt Marsh Antiques/Robert Cianfrocca – 224 Main Street, Cliff Pierce second, all in favor - aye (4-0). Bob Merry - RECUSED

- Bargain Hut Realty Trust / Judith Comley – 280 Main Street

Bob Snow made a motion to renew the Antique/Junk license for Bargain Hut Realty Trust / Judith Comley – 280 Main Street, Cliff Pierce second, all in favor - aye (5-0).

- Manzo Salvage/Vincent Manzo – 586 Main Street

Bob Snow made a motion to renew the Antique/Junk license for Manzo Salvage/Vincent Manzo – 586 Main Street, Cliff Pierce second, all in favor - aye (5-0).

- Todd's Riverview Farm LLC/Frank Todd – 275 Main Street

Bob Snow made a motion to renew the Antique/Junk license for Todd's Riverview Farm LLC/Frank Todd – 275 Main Street, Cliff Pierce second, all in favor - aye (4-0). Bob Merry - RECUSED

- Lost Treasures/Moon Mountain Soap & Supplies/Anne Thomas – 29R Main Street

Bob Snow made a motion to renew the Antique/Junk license for Lost Treasures/Moon Mountain Soap & Supplies/Anne Thomas – 29R Main Street, Cliff Pierce second, all in favor - aye (5-0).

NEW BUSINESS

1. Review and discuss Board of Selectmen Special Permit Application from Gerald Fandetti for an inn and restaurant at 101 Main Street

Chairman Perry read the following:

This application appears to be complete. The applicant is requesting to hold the public hearing on May 15, 2017.

Please vote to set the public hearing for May 15, 2017 at 7:15 p.m.

The \$200.00 application fee is not enough to cover the cost to advertise the hearing notice and mail the notice to the abutters. Please vote to waive the \$200.00 application fee, and in lieu of the fee, require the applicant to:

1. *Coordinate and pay for the publication of the public hearing notice in the Newburyport Daily News once in each of two successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing, and*
2. *Coordinate and pay for the required mailing to abutters.*

Dave Petersen made a motion to set the public hearing for May 15, 2017 at 7:15 p.m., Cliff Pierce second, all in favor - aye (5-0).

Dave Petersen made a motion to waive the \$200.00 application fee and require the applicant to coordinate and pay for the newspaper publication and the mailing to the abutters, Cliff Pierce second, all in favor - aye (5-0).

2. Review and discuss Planning Board Site Plan Application from Gerald Fandetti for a inn and restaurant at 101 Main Street

Chairman Perry read the following:

Along with the application filed with the Board of Selectmen, applicant Gerald Fandetti has filed simultaneously with the Planning Board for a Site Plan Review.

The Site Plan Review application was copied to the Board last week for review. The Chairman has a copy of this application tonight.

Does the Board have any comments or concerns that they would like communicated to the Planning Board on this application?

Bob Snow made a motion, then withdrew it. Pierce said the Selectmen can send their comments to the Planning Board after the public hearing on May 15th.

3. Approve Blackboard Connect renewal

Chairman Perry read the following:

Debbie is asking for the Board of Selectmen to authorize her to renew the Blackboard Service for FY 18. The pricing has not changed and remains at \$4,777.13 per year. We purchase this off the Federal General Services Administration contract.

Dave Petersen made a motion to authorize Eagan to renew the Blackboard Connect Service for FY 18, Bob Snow second, all in favor - aye (5-0).

4. Request from the Cub Scouts to use the Town Common on May 30, 2017 for a Bridging Ceremony

Chairman Perry read the following:

Rob Macdonald from Rowley Cub Scouts, Pack 15 is requesting to use the Town Common for their Bridging Ceremony on May 30, 2017 from 5:30-7:30PM. The Fire Chief, Highway Surveyor, Health Agent and Police Chief have reviewed this request and have no comments or concerns.

Dave Petersen made a motion to approve the Request from the Cub Scouts to use the Town Common on May 30, 2017 for a Bridging Ceremony, Cliff Pierce second, all in favor - aye (5-0).

5. Request from Montessori School to use the Town Common on June 4, 2017 for the school's Ten Year Anniversary Celebration

Chairman Perry read the following:

Today, the North Shore Montessori School withdrew this request. They will have a smaller event at the school this spring, and may request to use the Town Common for a larger spring event in the future, allowing for more time for planning purposes.

6. Request from the Alzheimer's Association to hold the RIDE to End Alzheimer's bike race on June 24, 2017

Chairman Perry read the following:

The Alzheimer's Association has requested to hold a "Ride to End Alzheimer's" bike race through Rowley on June 24, 2017 from 9:00 a.m. through 11:30 a.m. They expect about 100 cyclists to come through Rowley, and they will not be stopping in Rowley. The race will enter the town on Route 1A (Main Street) and will follow the following route:

*Main Street to Cross Street
Cross Street to Central Street
Central Street to Rte 1
Rt. 1/Glen Street to Hillside St.
Hillside St. to Wethersfield St.
Wethersfield St. to Jewett St. Georgetown*

The Highway Surveyor and Health Agent did not have any comments or concerns about this event. Chief Dumas confirmed that they will have appropriate police details set up. Chief Broderick said that he can arrange to set up the two Town owned message boards to alert drivers the day before the race that bikers will be crossing Route 1 from Central Street to Glen Street.

A copy of the Incident Action Plan is on file with the Police and Fire Departments.

Does the Board wish to approve this event?

Does the Board wish to request that Chief Broderick coordinate the set up of the message boards?

Dave Petersen made a motion to approve the request from the Alzheimer's Association to hold the RIDE to End Alzheimer's bike race on June 24, 2017, Cliff Pierce second, all in favor - aye (5-0).

Dave Petersen made a motion to request Chief Broderick to coordinate the set up of the electronic message boards, Cliff Pierce second, all in favor - aye (5-0).

7. Award Dodge Reservation Septic System Repair Contract

Chairman Perry read the following:

Two quotes were received in response to the Dodge Reservation Septic System Repair Request for Price Quotation, as follows:

- *TW Excavating & Development Corp.: \$10,500.00*
- *Stuart Dalzell Backhoe Service: \$10,473.00*

Stuart Dalzell Backhoe Service of Rowley, MA offered the lowest price quotation of \$10,473.00. The references have been checked. Debbie is recommending the Board of Selectmen award the contract to Stuart Dalzell Backhoe Service for the amount of \$10,473.00 because they are the responsive and responsible bidder offering the lowest price. Please also vote to authorize the Chairman to sign the contract once it has been prepared.

Dave Petersen made a motion to award the contract to Stuart Dalzell Backhoe Service, Cliff Pierce second, all in favor - aye (5-0).

Bob Snow made a motion to authorize Chairman Perry to sign the contract with Stuart Dalzell Backhoe Service, Cliff Pierce second, all in favor - aye (5-0).

7:00 p.m. JOINT MEETING WITH FINANCE COMMITTEE

- Informational Hearing on the May 1, 2017 Annual Town Meeting Warrant and May 1, 2017 Special Town Meeting Warrant

Chairman Perry asked the audience to keep their comments under three minutes if possible, and to identify themselves with their address. He said the meeting is being audio and visually recorded digitally.

Chairman Perry called the Joint Meeting with the Finance Committee to order by a roll call vote of the Board of Selectmen. Bob Snow so moved, Cliff Pierce second, all in favor – roll call vote: Joe Perry – aye, Bob Snow – aye, Cliff Pierce – aye, Bob Merry – aye, Dave Petersen – aye.

Finance Committee Chairman White called the Finance Committee Meeting to order. Chairman White announces that the meeting is being audio and video-recorded digitally by Rowley Community Media. It is not being shown live tonight, but will be shown later this week on RCM.

Chairman White called the Joint Meeting with the Board of Selectmen to order by a roll call vote of the Finance Committee. Sharon Emery so moved, Jami Snow second, all in favor – roll call vote: Larry White – aye, Sharon Emery – aye, Jami Snow – aye, Janet Bridges – aye, Peter Censullo – aye, Dennis Roy – aye. Paul Jalbert – ABSENT.

Joint meeting opened at 7:09 p.m.

Chairman Perry asked if there were any questions on the Annual Town Meeting Articles, #3-19. There were no questions or comments on these articles.

The following comments were made about Article 20, which is the article to fund the refurbishment of the Pine Grove School:

Richard Ziemiak said the cost to refurbish the Pine Grove School (PGS) is \$39,000,000, and Newburyport just replaced an elementary school for that amount. He asked the Board for comments about this. Perry said they have been having meeting about this project for well over a year. He said PGS is in desperate need of renovations. He said \$50,000 has been budgeted in the Triton budget this year for emergency repairs to the school, and over \$100,000 has been spent this year. He said two years ago, we received a call that there was no heat at the school. He said the boilers are over sixty years old, and the manufacturer is out of business, we can't get parts for them, and the boilers need to be replaced. He said we also need to install a sprinkler system, fix the fire alarm system, and upgrade the electrical system. He said the electrical system is so bad that something needs to be unplugged before you can plug something new in. He said the 90,000 square foot roof leaks everywhere. He said the kitchen equipment is sixty years old, and some equipment is no longer in use. He said the school doesn't meet the ADA code. He said with the state funding, we can get a lot more work done, and we can bring the school up to code in addition to the needed fixes. He said he realizes this will be a big increase in taxes, and he is a senior living on a fixed income.

Richard Ziemiak said he understands that the PGS needs these items to be fixed, but asked why not build a new school. Perry said a new school was discussed, but where would it be put? He said per the state, Rowley only needs a 70,000 square foot building for our population, which is 20,000 square feet smaller than the current building.

Pierce said nobody can predict with accuracy what the student enrollment will be five to ten years down the road. He said we would have to address how to handle a potential population increase if we had a smaller building. He said the most sensible approach is to renovate the existing building.

Dave Petersen said the MSBA offers two different programs to either build a new building or renovate an existing building. He said Rowley was one of fifteen communities, out of ninety applications, which was approved for funding a renovation. He said if we went back to the MSBA for a new building, we would have to throw our name back in at the beginning of the process. He said there would also be the cost to tear down the current building. He said professionals looked at the school and it is feasible to renovate it. He said the school has a sound structure and is well built. He said it needs what Perry detailed, and this will give us the best bang for the buck and bring it up to code. He said it is in a good location with adjacent playing fields. He said if this doesn't pass, we will be looking at spending multi-million dollars for needed repairs, and the Town will have to pay 100% of these repairs. He said this is an investment in our children and home values. He said we got our money worth out of the school, and it is time to renovate it.

Perry said he has been asked if we are guaranteed to not go over budget. He said we have Pinck & Co., as the Owner's Project Manager, and they have done an excellent job with the paperwork for the MSBA. He said Dore and Whittier is the architect for the project, and WT Rich is the Construction Manager. He said we have a super team, and he is confident that if this is voted for, it will come in on budget and on time with their commitment to the project. Perry introduced Brad Dore, and John Richardson from Dore and Whittier, and Andraya Lombardi from Pinck & Co., who will make a presentation on the project. Perry thanked the Department Heads for being here tonight.

Andraya Lombardi provided an overview of the process and key players. PGS Principal Kneeland presented the urgent needs of the school slides. She said there are constant repairs, which cost from \$2,000 to \$4,000 each time. She discussed the problems with the leaks through the doors and ceilings, electrical issues, kitchen equipment issues, and problems with carpets, mold, lighting and ceiling tiles.

John Richardson of Dore and Whittier presented the slides on the renovation scope. He said the proposed enrollment is 415, and all grades will have three classrooms instead of four. He said the classrooms will be reorganized for proper grouping, and the space from the existing fourth class per grade will be preserved in case it is needed in the future. He said the bones of the school and its structure are good, it is larger than needed, and it is more cost effective to renovate it. He said there are three septic systems currently, and this will be replaced with one centralized system. He said the estimate of \$39,000,000 was estimated by WT Rich using the drawings from Dore & Whittier, and Dore & Whittier did an in-house estimate as well. He said the MSBA will reimburse the Town approximately 50% and the time is now to do the project and get the reimbursement from the State. Lombardi reviewed the slides regarding the project cost.

Steve Comley Jr. of 50 Mansion Drive asked why the cost is so high. He said current construction costs \$200 - \$211 per square foot, and this project costs \$433 per square foot. Lombardi said the \$39 million includes hard and soft costs. Richardson said the

hard costs are \$330 per square foot, and new construction costs are now \$500 per square foot. Richardson said this is a very good design, and escalation costs are included.

Brett Alger said if the Town votes this down and some simple repairs are made, at what point does the school become uninhabitable. Petersen said the school is running on a day to day basis and at some point the boilers will break and need to be replaced. He said the problems will compound, and it is essential to move forward with this project. He said if not, the Town will need to do major repairs, without reimbursement from the State. He said at some point the Fire Chief and Building Inspector will say it cannot be used because it is not safe. He said building costs are increasing 5% per year, and it is essential that we get this done since it will never be cheaper or easier.

Fire Chief James Broderick said he has done the annual inspection of the school for the last nineteen years, and they find a list of things that are wrong. He said there is no sprinkler system, the fire alarm system is antiquated, there is not complete access around the school for the Fire Department, the leaky roofs will cause mold and the Board of Health will get involved and the building will be condemned. He said if the building becomes structurally unsound, it will be condemned. He said this project is as important as the Police and Fire Station project. He said the Safety Committee and Triton has done a great job making the building safe. He said in 1957 there was a fire in a Chicago school without a sprinkler system and 27 kids were killed. He said PGS has a hodge podge carbon monoxide detection. He said there is no emergency power at the school, and if power is lost, the kids would need to be bused to Triton. He said the school has lived its life and the time is now to fix it.

Don Booth from 162 Haverhill Street said we are all calling this a derelect facility. He asked if last year the Town voted for a new Police and Fire Station. Perry said yes the vote was for \$11,700,000 for that project. Booth asked if last year it was voted to fix the school. Perry said no, last year a feasibility study was submitted to the MSBA which cost \$800,000, which the State will reimburse the Town 50%. Booth asked what the cost and method of payment will be for the school project. Petersen said a debt exclusion override needs to be voted on at the May 9th election. Snow said if we don't fix this now, we won't get the State reimbursement. Booth said it will cost \$11,700,000 for a new facility, and \$39,000,000 for a used facility. Snow said yes, the Town's infrastructure is old. Perry said you can't compare a school building that houses 400 plus students and staff to a Police and Fire Station that holds four/five trucks and staff. He said the current school is 90,000 square feet, the outside frame is in good shape and we don't have to start from scratch.

Richard Ziemplak of 26 Hammond Street said nobody denies that this needs to be done, but they don't want to see a fiasco like the Water Treatment Plant, where more money is requested at each Town Meeting. He said all items should be included at the start of the project, and incompetence won't be stood for again. Perry said this project has been done right, and we hired an OPM. He said the Selectmen aren't professionals for this type of project, so Pinck & Co, Dore & Whittier and WT Rich were hired, and he is

confident the project will be brought in on budget and on time. Joan Petersen said the State will make sure every nickel is spent properly. Perry said the School Building Committee will still be involved until 2019 overseeing this project. He said they will be getting monthly reports with the costs from the professionals working on this project.

Richardson said they just finished the schematic design, and part of the contract is to deliver a project that meets the budget of \$39 million. He said that number includes contingencies, the Construction Manager at Risk is on board and the cost estimates have been done to make sure the estimates are on target.

Merrick Corsetti from Arthur Gordon Drive asked if studies have been done regarding the liability we will have with the Triton budget increase. Perry said Triton has submitted a budget and that will be approved at Town Meeting. Larry White said the Triton budget is increasing by \$434,000 for Rowley.

There were no questions on Articles 21 and 22.

Richard Ziemiak of 26 Hammond Street asked if we have looked at the HVAC for the Town Hall in Article 23. Petersen said we have gotten two quotes, one for \$75,000, and another for \$85,000. He said we are requesting \$100,000 but will look to get the cost lower than that. He said any unused money will stay in the article to be re-appropriated for a different project. Treasurer/Collector Karen Summit said money left over from capital projects can be re-appropriated to fund another similar capital project. Ziemiak said this year is tough and a tighter estimate could be used to keep taxes down.

There were no questions on Articles 24, 25 and 26.

Petersen said Article 27 is for funding for the land behind PGS, adjacent to the existing fields. He said we will have to close Haley Field, which is in the well field and is dangerously close to Route 133. He said the field could be relocated to this new land, and there will hopefully be additional space for soccer and lacrosse fields. He said the land is flat and there are no woods, and we could start planning the fields right away.

Brett Alger said he is the current Open Space Committee Chair, and he has no issue with the amount requested under Article 28 for the Annex Elevator, or making the building ADA compliant. He asked if CPC money can be used for acquiring a new historic building, or to repair an existing historic building. He asked if the Selectmen view anything happening to a historic building as appropriate for CPC funding. He asked if the Selectmen will be going to the CPC for the actual construction costs of this project. Perry said this money is for the preliminary design, and there will be construction costs potentially requested from the CPC. Petersen said the Annex is a historic building, and you can use CPC money to make the building ADA compliant. He said an elevator will provide access to the basement and the second floor, which will increase office space and provide a second conference room. He said this is the first of two phases of the project, and at the Fall Town Meeting, we will look for funding for the construction. He said the whole project will cost approximately \$1,000,000, and be paid

with CPC money so there is no additional impact on the tax rate. He said the Town is growing and the infrastructure needs to keep up.

There were no questions on Article 29. Merrick Corsetti from Arthur Gordon Drive asked what the unfunded liability is for OPEB under Article 30. Town Accountant Sue Bailey said it is approximately \$6,000,000.

There were no questions on Articles 31 and 32.

Chairman Perry reviewed each of the articles on the Special Town Meeting warrant. There were no questions on the Special Town Meeting Articles. Perry said Article 12 is for the Mehaffey Farm project, which has been allocated \$450,000 in CPC funds, but the Town was only committed for \$100,000, with the remaining \$350,000 coming from Greenbelt. He said this article moves the \$350,000 back into the CPA fund.

Chairman Perry called for a motion to close the Joint Meeting with the Finance Committee. Cliff Pierce so moved, Bob Snow second, all in favor – roll call vote: Joe Perry – aye, Bob Snow – aye, Cliff Pierce – aye, Bob Merry – aye, Dave Petersen – aye.

Chairman White called for a motion to close the Joint Meeting with the Board of Selectmen. Sharon Emery so moved, Dennis Roy second, all in favor – roll call vote: Larry White – aye, Sharon Emery – aye, Jami Snow – aye, Janet Bridges – aye, Peter Censullo – aye, Dennis Roy – aye. Paul Jalbert – ABSENT.

Joint Meeting closed at 8:33 p.m.

OLD BUSINESS

1. Pine Grove School Building Project Update

Chairman Perry said there is another meeting tomorrow night.

2. Sign contract with The Carell Group, Inc.

Bob Snow made a motion to sign the contract with the Carell Group, Inc., Dave Petersen second, all in favor - aye (5-0).

ANNOUNCEMENTS

- White Goods/Light Metal Household Recycling Event – April 29, 2017 from 8:30 a.m. to 11:30 a.m. at the Highway Department, 40 Independent Street

- Hydrant Flushing will start April 24. Residents are asked to check the Water Department website at www.rowleywater.com for more information or to call the Water Department
- Annual and Special Town Meeting is scheduled for May 1, 2017 at the Pine Grove School. **The meeting starts at 7:00 p.m.**
- Town Election is scheduled for May 9, 2017 from noon to 8:00 p.m. in Saint Mary's Church Hall
- The Water Department and the Great American Rain Barrel Company are offering rain barrels to residents as part of a community wide conservation and sustainability program. For more information, go to the Water Department's webpage at www.rowleywater.com
- Information on the Pine Grove School project is available on the Town's website at www.townofrowley.net.
- The Town has the following vacancies:
 1. **Fence Viewer** – three positions;
 2. **Wood, Lumber & Bark Inspector**;
 3. **Zoning Board of Appeals Associate** – two seats
 4. **Parks and Recreation Committee** – one seat;
 5. **Deputy Shellfish Constables** – two positionsFor more information on these positions, please contact the Selectmen's Office at 948-2372.
- The Rowley Food Pantry is in need of donations. Donations can be left at the Rowley Public Library. The Food Pantry is open on Tuesdays from 10:00 a.m. to 12:00 p.m. and on Thursdays from 5:30 p.m. to 7:00 p.m.

ADJOURN

There being no further business before the Board, Chairman Perry called for a motion to adjourn. Bob Snow so moved, Cliff Pierce second, all in favor - aye (5-0).

Open meeting adjourned at 8:36 p.m.

Respectfully submitted,
Amy Lydon
Assistant Town Administrator

ATTACHMENTS:

1. Meeting Memo Selectmen and Water Board Joint Meeting Procedure and Motion Outline
2. Request to transfer funds from the Extraordinary and Unforeseen budget line of the FY 17 Water Department budget
3. Email from Ryan Neyland regarding Prospect Hill Repairs Change Order #3, including attached proposal

4. Email from George Speropolous, President of MCR Technologies, regarding ribbon cutting ceremony on May 1, 2017 at headquarters located at 285 Newburyport Turnpike, Rowley
5. Letter from The American Legion regarding annual Poppy Drive
6. Meeting memo regarding General Business #3: Sign Chickadee Hill Farms Services lawn maintenance contract for Town recreational fields
7. Chickadee Hill Farms Services lawn maintenance contract
8. Meeting memo regarding General Business #4: Accept resignation from Water Department Distribution Utility Maintenance Laborer-2 Christopher Renzulli
9. Resignation from Water Department Distribution Utility Maintenance Laborer-2 Christopher Renzulli
10. Meeting memo regarding General Business #5: Request from Water Superintendent MaryBeth Wisner to lift hiring freeze for the position of Water Department Distribution Utility Maintenance Laborer-2
11. Email request from Water Superintendent MaryBeth Wisner to lift hiring freeze for the position of Water Department Distribution Utility Maintenance Laborer-2, including attachment
12. Request from Water Superintendent MaryBeth Wisner to appoint John Harrington as the Water Department Janitor
13. Request from Police Chief Scott Dumas to appoint the following individuals:
 - Gavin Forni as Reserve Police Officer
 - Mark Pelletier as Full-time Dispatcher
 - Christopher Cassidy as Per-Diem (Reserve) Dispatcher
14. Email from Chief Dumas regarding Reserve Appointments
15. Meeting Memo regarding Antique License renewals
16. Meeting memo regarding New Business #1: Review and discuss Board of Selectmen Special Permit Application from Gerald Fandetti for an inn and restaurant at 101 Main Street
17. Special Permit Application package from Gerald Fandetti for an inn and restaurant at 101 Main Street
18. Meeting memo regarding New Business #2: Review and discuss Planning Board Site Plan Application from Gerald Fandetti for a inn and restaurant at 101 Main Street
19. Planning Board Site Plan Application package from Gerald Fandetti for a inn and restaurant at 101 Main Street
20. Meeting memo regarding New Business #3: Approve Blackboard Connect renewal
21. Meeting memo regarding New Business #4: Request from the Cub Scouts to use the Town Common on May 30, 2017 for a Bridging Ceremony
22. Request from the Cub Scouts to use the Town Common on May 30, 2017 for a Bridging Ceremony
23. Emails from Police Chief, Fire Chief, Highway Surveyor and Health Agent regarding request from the Cub Scouts to use the Town Common on May 30, 2017 for a Bridging Ceremony

24. Meeting memo regarding New Business #5: Request from Montessori School to use the Town Common on June 4, 2017 for the school's Ten Year Anniversary Celebration
25. Meeting memo regarding New Business #6: Request from the Alzheimer's Association to hold the RIDE to End Alzheimer's bike race on June 24, 2017\
26. Meeting memo regarding New Business #7: Award Dodge Reservation Septic System Repair Contract
27. Meeting Memo Selectmen and Finance Committee Joint Meeting Procedure and Motion Outline
28. Fiscal 2018 Budget Plan prepared by Sue Bailey 4/24/17
29. Annual and Special Town Meeting Warrants
30. Presentation slides from Dore & Whittier's presentation on Pine Grove School
31. Meeting Memo regarding Old Business #1: Pine Grove School Building Project Update
32. School Building Committee Agenda for April 25, 2017
33. Meeting Memo regarding Old Business #2: Sign contract with The Carell Group, Inc.
34. Contract with The Carell Group, Inc.