

## **BOARD OF SELECTMEN**

### **\* MINUTES \***

**October 19, 2016**

7:00 p.m. A meeting of the Board of Selectmen was convened Chairman Matthew D. Borrelli. Those present were Maurice P. Handel, John A. Bulian, Marianne Cooley, Town Manager Kate Fitzpatrick and Recording Secretary Sandy Cincotta.

After explaining the format for the meeting, Chairman Borrelli recognized Town Manager Kate Fitzpatrick, who discussed the Town's projects in the queue for next several years: Rosemary Pool Complex – the project is on track and is in the final stages of design, with expectations that there will be an article for the Complex at the May 2018 Town Meeting. DPW – the new complex for the DPW is under the direction of Weston and Sampson, who has recommended that the DPW facility be housed at 470 – 480 Dedham Avenue. There will be a shortage of approximately 14,000 SF using this site, which can be remedied by the construction of a seasonal storage building at the RTS (rather than the initially discussed location of Parcel 74). The overall project will be phased, with the first phase being the fuel island relocation (preliminary estimate at approximately \$1,000,000), which is proposed for funding at the 2017 Annual Town Meeting. Phase two would be the construction of the seasonal storage shed at the RTS (preliminary estimate approximately \$6,000,000), which is proposed for design funding in FY2018. The third phase would be the construction of a new facility at 470 Dedham Avenue (preliminary estimate approximately \$37,000,000). Police and Fire Station – the feasibility study for Station #2 and the Public Safety Building is underway, with a request for additional schematic design funding recommended for the 2017 Annual Town Meeting. Very preliminary cost estimates are in the \$65,000,000 range for both buildings, and the recommendation in the Capital Plan will be for debt exclusion funding in 2018. Memorial Park Feasibility Study – Winter Street has been selected to conduct the feasibility study.

Chairman Borrelli recognized School Superintendent Dan Gutekanst who, after introducing new High School Principal Aaron Sicotte and thanking the audience for its support of Needham's children, spoke about the School Department projects. Hillside – if the override passes, the new Hillside School may open in 2019, which would allow for the implementation of full-day kindergarten. High School Expansion – although the High School is less than ten years old, it has run out of space for the needs of the growing population. The school needs more core classroom space. Originally designed for 1,450 students, today's enrollment is 1,670 and it is projected to continue to rise to 1,800 students before it levels off. As much repurposing of the existing space that can be done has been done, with 61% of teachers sharing classroom space. School Administration Building

(Emery Grover) – Once the existing Hillside School is available for use as swing space, the School Department hopes to renovate the School Administration Building. The current building doesn't meet building codes, is not ADA accessible, is not secure and does not meet the needs of the School Administration. Pollard Feasibility – this study will help to identify improvements that can be staged over time to address the needs of the school. Mitchell Elementary – the MSBA will allow for only one project at a time, therefore the School Department will do whatever is required to extend the useful life of the current Mitchell School building, including the use of the very sturdy modular classrooms.

Chairman Borrelli stated the Selectmen's support of the School Department's projects. He then listed committees/boards represented at the meeting: in addition to the Board of Selectmen and School Committee, he recognized the Finance Committee, Park & Recreation Commission, Planning Board, Memorial Park Trustees, Board of Health, Council on Aging, Permanent Public Building Committee, Community Preservation Committee, Conservation Commission and Board of Library Trustees. Chairman Borrelli then opened the discussion to the attending Boards and Committees.

Sue Neckes spoke on behalf of the School Committee. Ms. Neckes expressed thanks to the audience for its support of the Hillside project and said that she is hopeful that the District will have the support of voters on November 8th. Ms. Neckes stated that the High School is a high priority, the cafeteria expansion is wonderful and the School Department is grateful. She said that the School Committee is looking forward now that the designer has been selected for Phase II of the High School feasibility study.

Christopher Gerstel spoke on behalf of the Park & Recreation Commission. Mr. Gerstel thanked the Board of Selectmen and Town Manager for pulling the meeting together. The Commission will be going to Town Meeting in the spring to seek construction funding for the Rosemary Recreation Complex. Mr. Gerstel listed the following other projects as priorities for the Commission: bathrooms at Cricket Field, camp grounds at Rosemary, Charles River Boat Launch construction, Cricket Field repair and renovation, Claxton Field repairs, synthetic turf replacements, and repair of sink holes at DeFazio. Mr. Gerstel stated that the Park & Recreation Commission and the Board of Selectmen will be meeting jointly on Monday, October 24 to review all aspects of the Rosemary Recreation Complex and will open up for comments and suggestions including the expanded use of the building.

James Healy spoke on behalf of the Memorial Park Trustees. Mr. Healy began by explaining that the Trustees oversee an area of land and a field house, which was initially created by volunteers in 1921 who cleared the land, and then in the 1950s it was again volunteers who built the field house, and in 1985 it was volunteers who built the second floor onto the field house. All of this was done without the

use of taxpayer dollars. Mr. Healy stated that the Town's help is now needed to fix the field house. It is in disrepair, not code compliant, not ADA compliant and the conference meeting rooms are all housed on the second floor, which is not ADA accessible. Mr. Healy said that the field house is used for Memorial Day and Veterans Day services, and also by many school and athletic teams. The first floor houses DPW equipment and supplies and also contains a concession stand. Mr. Healy stated that the building and land is in a great central location and could be used more. He asked that the feasibility study be done in the beginning months of 2017, so that funds can be requested at the 2017 Annual Town Meeting.

Janet Bernardo spoke on behalf of the Conservation Commission. At this time the Conservation Commission is not looking to purchase any land. She stated that the Commission is working with the Park & Recreation Commission on the trails project – the biggest being the Reservoir Trail, which is proposed for funding at approximately \$1,000,000 at the 2017 Annual Town Meeting.

Rose Doherty spoke on behalf of the Library Trustees. The new Library is now ten years old and replacement of furniture and carpeting are proposed. The Trustees are also recommending the implementation of a radio frequency identification system for the collection.

Gary Crossen spoke on behalf of the Community Preservation Committee (CPC). Mr. Crossen said that it is important for the Community Preservation Committee to understand the Town's priorities. The Committee is now in the process of accepting applications to be reviewed for this year's submission to the 2017 Annual Town Meeting. Mr. Crossen stated that the Rosemary Complex is the largest project and is number one on the CPC's agenda. The CPC may provide a substantial amount towards this project. The Committee has been briefed on the Emery Grover project, but has no project request yet.

George Kent spoke on behalf of the Permanent Public Building Committee (PPBC). Mr. Kent stated that the PPBC executes projects on time and on budget. He stated that the PPBC would be returning funds to the Town from the summer project at the High School cafeteria. The PPBC just finished its 20<sup>th</sup> year and will be creating a historical perspective report, which should be available by the 2017 Annual Town Meeting. Mr. Kent explained that for the High School project, the PPBC is not only looking at stated space needs but is stepping back to look at the educational aspects that might minimize or confirm the need for additional space. The PPBC has hired a firm that will begin at that point and then move on to addressing how to meet those needs. There is no schedule as yet for the project. There needs to be a lot of vetting for the project before pushing ahead to Town Meeting. He stated that the PPBC will try for the 2017 Annual Town Meeting, but may need to wait until the Fall Special Town Meeting. Mr. Kent addressed the Hillside project and the plan for accelerating the project if possible. He said the timing will depend on the MSBA, and that the plan should be set by this spring.

Mr. Paul Alpert spoke on behalf of the Planning Board. Mr. Alpert stated that the Planning Board has nothing to add, they are not in a position to spend the Town's money, but that the Planning Board would help with zoning wherever possible.

Rick Zimbone spoke on behalf of the Finance Committee. Mr. Zimbone thanked and commended the Board of Selectmen and Town Manager for taking this important step in the process. In the past, there was reliance on the master plan, but it is important to hear the perspectives of each respective Board/Committee. He said that dialog is needed during this period of operating with high capital needs and limited funds. The Finance Committee tries to stay within the debt limits. Mr. Zimbone pointed out that the Town's debt obligation could reach the 13% level in the 2022/2023 period, according to Finance Director Dave Davison's assumptions. He said that the Finance Committee encourages everyone to establish priorities, with the emphasis on feasibility studies first. The Finance Committee encourages input from all committees to weigh in during the early stages of any project. Mr. Zimbone outlined the priorities of the Finance Committee by stating that they should be set where there is day to day occupancy by Town/School employees or school children. The Finance Committee is concerned about the environments at the Emery Grover Building and the Public Safety Buildings and the employees who have to work in them. He stated that the Town should provide employees with the best possible working conditions.

Chairman Borrelli asked the audience if there were any additional comments. There were none.

**8:05 p.m. Motion by Mr. Handel that the meeting be adjourned. Ms. Cooley seconded the motion. Unanimously approved 4-0.**