

BOARD OF SELECTMEN MINUTES OF MARCH 10, 2015

PRESENT: Selectmen Donald Beaulieu, Chairman; Freeman Condon, Henry Richenburg, and Wilma McDonald
ABSENT: Selectman Hunt
ALSO PRESENT: Neil J. Harrington, Town Manager and Janet Flannery, Secretary

I. Call to Order/Salute to the Flag

Chairman Beaulieu called the meeting to order at 5:00 PM in the Colchester Room, Salisbury Town Hall. He then announced, per the Open Meeting Law, that this meeting is being recorded and broadcast live.

II. Acceptance of Minutes Minutes of February 23, 2015

Motion by Selectman Condon, Second by Selectman McDonald; Voted to approve the Minutes of February 23, 2015 as written. VOTE: 3 yeas – Selectman Richenburg abstained.

At this time Chairman Beaulieu announced he will be taking items out of order because of time constraints, and he wants to make sure that several items that need to be addressed are taken care of.

i. Update and Presentation on Police Station Project – Police Chief Thomas Fowler and Town Planner Lisa Pearson

Chief Fowler stated that the Committee has been working diligently over the past several years. From the original plan for the new police station to the current one, he believes the project is something that the Town will be proud of. Relative to the pictures and drawings provided tonight, they are the same as those from the public forum of Sept. 29, 2014 and nothing has really changed. The design has been refined and some of the small internal offices have been moved around but the footprint of the building hasn't gotten any bigger. In order to move forward with the project, borrowing will have to be approved at Town Meeting and he will come to the next meeting requesting that an Article will be placed on the warrant. Tonight he and Ms. Pearson were present to answer any questions and/concerns that the Board may have.

Chairman Beaulieu referred to an earlier proposal where the original design for the new station was about 20,000 sq. feet with an estimated cost of \$11 million. He noted that the project has now been scaled back to just under 18,000 sq. feet, and he was under the impression the cost was going to be around \$9.5M, but the Board is being informed that the new cost estimate is \$11.6M. He asked what changes caused the estimated project cost to go up? Ms. Pearson said cost estimates have gone up primarily due to more refined estimates for computers and phone equipment were not detailed in the earlier cost estimates. Chairman Beaulieu asked that all relevant cost information be provided as soon as possible, so that it can be included in the packets going out for the next selectmen's meeting on March 23rd. He added that as much budget information as possible be included, so that the Board has everything they need in order to make a decision on whether to put an override question on the ballot for the spring election. The Town Manager clarified that the \$11.6M figure is the total project cost, but that the estimated cost of construction has, in fact, gone down from over \$9 million to about \$8.4 million, due to the size of the building being reduced. He also pointed out that the actual total estimated cost for the project is actually \$11.5 million, with the potential cost of a storage facility in the rear of the building being carried as an alternate. If construction bids come in low enough, the building committee may decide to include the storage facility in the project; if not, it will be out. He also said he will provide the Board with an analysis at the next meeting as to what the financial impact of a potential override would be for taxpayers in town.

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g. Vote to Remove Unit #315 at 135 Beach Road (Windgate) from Ch. 40B Status

Gretchen Stone, who is a Realtor for the Bean Group and a resident at Windgate, stated that this unit has been on the market for at least 90 days and has not sold. She also said it is very difficult to find a Ch. 40B buyer and therefore the owner would like to have the unit removed from Chapter 40B status.

Chairman Beaulieu suggested that in the future, when the Town receives a request like this, that it be referred first to the Affordable Housing Trust, so they can decide whether they want to purchase the unit in question before it is removed from Chapter 40B status.

Motion by Selectman Richenburg, Second by Selectman McDonald; unanimously voted to remove Unit 315 at 135 Beach Road from Chapter 40B status.

h. Update on YWCA Affordable Housing Project and Review of Plans for Ch. 40B Application

Mr. Russo, of LD Russo, Inc. and Mr. Feehan, Executive Director of the YWCA, had provided information and drawings for their project prior to tonight's meeting, which are on file in the Selectmen's office. Mr. Russo said that he and Mr. Feehan were essentially here because originally they thought they would be applying through the LIP Program, but after further discussions they were informed that because of the financing amount they cannot file through LIP and will be going through DHCD as a normal Ch. 40B project. They stated that they did apply in January in DHCD's pre-approval process, which has to be done in order to be accepted in the final process. The basic plans have not been modified from their earlier presentation, however an additional three bedroom unit was added in order to meet the state's funding criteria, and that change eliminated a proposed day care cent on the lower level. They added that this change doesn't impact the project at all and the architecture isn't going to change. The Board was requested to submit a letter of support as they did in the past which would assist the YWCA and LD Russo with their application.

Motion by Selectman Condon, Second by Selectman Richenburg; unanimously voted to send a letter, signed by the Chairman, acknowledging and agreeing to allow the applicant to forego the LIP process and to proceed with the regular 40B Process and that the Board has no problem with the drawings dated January 26, 2014 and the YWCA letter dated March 6, 2015.

e. Update/Presentations: Finance Director

Mr. Gould reported that FY15 revenues are looking good, meals excise tax is exceeding budget by \$22,000, building permits are exceeding budget by \$161,000, and expenditures are in decent shape, except for snow and ice, which has a deficit of \$203,000. The Town may get some FEMA money for the storms to reduce the deficit and the DOR announced that the Town may be able to spread the deficit over 2 years. For FY16, the Governor released his budget and Salisbury will receive an estimated additional \$7,000. Triton's currently proposed budget will result in a significant increase to the Town of \$554,000; however, the District has also suggested several alternative budget scenarios for the School Committee to consider and no final decision has been made yet.

In closing, Mr. Gould announced that he will be resigning to become the Finance Director in the Town of Harwich and his last day in Salisbury will be March 26th; he will be coming back on Fridays for awhile to help keep the department operating. He thanked Mr. Harrington, the Selectmen, the Warrant Advisory Committee and the department heads for a "great run" in Salisbury. Chairman Beaulieu thanked him for his years of service and commended him on the job he did. Selectman Condon concurred and said Harwich's gain is Salisbury's loss, and Selectman McDonald wished him well.

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Selectman Richenburg said when Mr. Gould arrived over 10 years ago, the financial situation in Salisbury was in disarray, but working with the Town Manager he has straightened the Town's finances out, which has shown in increased bond ratings and favorable audit reports. He's leaving Salisbury in better shape. The Town Manager said there's a lot that goes into running a Town and having a Finance Director like Andy has made it so much easier – he will be missed.

f. Vote to Enter into Veterans Services Inter-municipal Agreement

Mr. Harrington provided the Board with a copy of the existing Veterans' Services Inter-municipal Agreement (IMA) between Newburyport, Amesbury and Merrimac, and suggested that the Board consider voting to include Salisbury in this arrangement. He stated that the adoption of Article 23 at the annual May 2013 Town Meeting authorized the Selectmen to petition the General Court for special legislation to create a regional veterans' services district and at some point he will be proposing that the Board vote to submit the special legislation. In the interim, he would like to see the Town move forward and join the existing inter-municipal agreement.

Selectmen McDonald stated that, if Salisbury were to join with the other communities, she would like to see the IMA amended to include office hours in town-owned buildings for the veterans' agents employed by the district to meet with Salisbury veterans. Mr. Harrington said he was sure that could be accomplished, and that if the Board voted to move ahead he would request that appropriate language be added to the new IMA to meet this goal.

Motion by Selectman McDonald, Second by Selectman Richenburg; unanimously voted to proceed with reviewing joining the existing Veterans Services Inter-municipal Agreement between Newburyport, Amesbury and Merrimac, and if a revised IMA is presented to the Board, to be prepared to vote on it at the next meeting.

III. Old Business

General License – TintAuto.com – 2 School St.

No action taken – item remained on the table.

IV. New Business

a. License Renewals:

Motion by Selectman Condon, Second by Selectman Richenburg; unanimously voted to renew a **General** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for Gordon's Sew & Vac Center – 54B Bridge Rd.

b. New Licenses - none

c. License Amendments - none

d. Committee Appointments - none

V. Comments by Visitors - none

VI. Sewer/Water

Vote to Schedule Appeal of Sewer Charges at 113 Atlantic Avenue

Motion by Selectman Richenburg, Second by Selectman Condon; unanimously voted to schedule an appeal of sewer user charges by the owner of 113 Atlantic Avenue for March 23, 2015 at 7:30 PM.

VII. Correspondence

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VIII. Hearings - none

IX. Town Manager's Report

Mr. Harrington gave a brief overview of his written report, a copy of which is available in the Selectmen's office.

X. Selectmen's Report

a. Ratification of Signing of Weekly Warrants:

Motion by Selectman Richenburg, Second by Selectman Condon; unanimously voted to ratify the signing of the following weekly warrants: W15-140 thru W15-146.

b. Subcommittee Reports

Library: Mr. Richenburg reported that the inside of the building is moving well ahead of schedule. Insulation and sheet rock will begin in the next week or two – the rough is complete. We are still aiming for an open date of Labor Day.

Lafayette Corridor Sewer Extension: Mr. Richenburg stated that a meeting is scheduled tentatively for next Monday, so long as Weston & Sampson has the drawings 80 – 85% completed.

XI. Executive Session - none

XII. Adjournment

Motion by Selectman Richenburg, Second by Selectman McDonald; unanimously voted to adjourn at 6:15 PM.

Documents provided at the meeting and on file in the Selectmen's Office:

Minutes of Feb. 23, 2015

Copies of license as listed

Copy of Veterans Services Inter-municipal Agreement

Copy of P&S Agreement re: Unit 315 at 135 Beach Rd.

Town Manager's Report

Respectfully submitted:

Janet E. Flannery, Secretary

Approved: _____
Wilma McDonald, Acting Clerk