

BOARD OF SELECTMEN MINUTES OF OCTOBER 19, 2015

PRESENT: Selectmen Freeman J. Condon, Chairman; Ed Hunt, Henry Richenburg, Wilma McDonald and Chuck Takesian
ALSO PRESENT: Neil J. Harrington, Town Manager and Agnes Donovan, Secretary

I. Call to Order/Salute to the Flag

Chairman Condon called the meeting to order at 7:00 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.

Chairman Condon stated that Salisbury lost a great person with the passing of Sammy May who loved his family and the Town. Chairman Condon requested a moment of silence in Sammy May's memory.

II. Acceptance of Minutes Minutes of September 28, 2015

Motion by Selectman Richenburg, Second by Selectman Hunt; voted to approve the Minutes of September 28, 2015 as written. VOTE: 4 yeas – Selectman Takesian abstained. Motion carried.

III. Old Business - none

IV. New Business

a. License Renewals:

Motion by Selectman Richenburg, Second by Selectman Hunt; unanimously voted to renew a **Class I** license, with the same conditions/restrictions that may have been on the original license and all subsequent renewals for Howard Motors – 141 Beach Road.

b. New Licenses

ALLPEST, Inc. - A.C. Harlow, owner/applicant, appeared before the Board. He explained his exterminating/ pest control business and answered questions from the Board.

Motion by Selectman Richenburg, Second by Selectman Hunt; unanimously voted to approve a **General** license for ALLPEST, Inc. – 72 Elm Street – Suite 4.

c. License Amendments - none

d. Committee Appointments - none

e. Update/Presentations: ZBA

Susan Pawlisheck, ZBA Chairperson, reported that there have been fifteen applications since January. The ZBA has approved eleven applications, one was withdrawn, and three variances were denied. The ZBA also approved two accessory apartments. One building was denied and the cell tower appeal was denied. Ms. Pawlisheck reported that they have a full board and one alternate. The Board is looking for another alternate. Chairman Condon thanked Ms. Pawlisheck and the ZBA Board for their work.

f. Vote to Approve MOU Between Triton Regional School Committee and the Towns of Newbury, Rowley, and Salisbury re: Funding of Triton High School Stadium Renovation

Mr. Harrington provided an overview to the Board. He stated that there will be a Warrant Article re: this issue for the Fall Town Meeting. He noted that the reason that this issue was not brought forward at the Annual Town Meeting in the spring was because the police station override was on the spring Town Meeting agenda and the 3 communities were still working to reduce the towns' amortization costs for the Triton stadium project. He said he was pleased to report that the Triton School Committee

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and the towns recently had reached a consensus on a formula to reduce the towns' annual amortization cost. Chairman Condon accepted Mr. Harrington's offer to provide more details for the citizens.

Mr. Harrington said that Triton's total committed cost for the stadium project is \$4 million. He stated that this will be reduced by \$800,000 from previous gate receipts, pledges and donations, leaving the net cost to the 3 towns at \$3.2 million. He stated Triton will float a 20 year bond and divide the cost annually among the 3 communities according to the Triton Agreement formula, which is driven by annual enrollment. Under the formula, Salisbury's first year amortization cost was originally estimated at approximately \$83,000.

Mr. Harrington explained that this amount could be potentially reduced by two components. The first would be by utilizing a portion of Triton's annual Excess and Deficiency (free cash) account, and the second would be by utilizing a portion of rental receipts from the renovated facility. He said that each year Triton has a fairly predictable amount of free cash. Under the terms of the agreement, Triton would hold the first \$500,000 of free cash and the next \$90,000 of free cash would be utilized to reduce the amortization costs of the project by the 3 communities per the formula. Any amount of free cash over \$590,000 would be retained by Triton. The second potential component of reducing the Towns' costs would come from rental receipts. Triton wants to maximize rental receipts by using the stadium for a variety of sports. This would generate income over time. Under the terms of the agreement, the first \$40,000 of rental receipts would be put aside for maintenance and eventual replacement of the turf field and any rental receipts over \$40,000 annually would go to the towns to reduce their costs for the stadium project.

Mr. Harrington said the goal is to move ahead and put the project out to bid this winter, with construction in the spring and summer of 2016, and a goal of having the stadium on line for the next fall season. Manager Harrington stated that Triton would likely float a Bond Anticipation Note during the period of construction, with interest only due on the bond until permanent debt is issued. Thus, an annual amortization schedule for the project will not be incurred until FY18. Mr. Harrington stated this project needs an affirmative vote at Town Meeting and he recommended approval by the Board.

Motion by Selectman Richenbourg, Second by Selectman Hunt; unanimously voted to **Approve MOU Between Triton Regional School Committee and the Towns of Newbury, Rowley, and Salisbury re: Funding of Triton High School Stadium Renovation, and authorize the Chairman to sign the Agreement.**

V. Comments by Visitors

Stephen Rossetti, 13 Lewis Ave., asked about the status of the Blackwater River Project. He questioned if the project was not funded by the end of the month whether this would mean an end to the project. Mr. Harrington explained that the project bids came in above the amount estimated for the project by the Army Corps of Engineers and that there is a shortfall. He stated that the Town is working with its state legislative delegation and the Army Corps of Engineers to identify potential sources of additional funding. Mr. Rossetti said the delay was a shame and that it was affecting the residents and their properties. Chairman Condon said the Board concurs, and shares the neighborhood's disappointment. He stated there has been no lack of effort on the Town's part to get the project started.

Al Torissi, 17 Carter Ave., addressed the Board and said he knows that the Manager worked hard on this project. He asked if the Town knew how high the bids were over the estimated cost of the project and whether there was an opportunity for all parties to sit down to negotiate and see if a compromise can be reached with the low bidder so that the project could get started. He said that the entire process

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has taken too long and the residents want to see this project done. Mr. Harrington reiterated that the Army Corps is in control of the bidding process and he does not know how much above the estimate the bids came in. He assured everyone that the Town was doing everything it could to move the project toward construction.

VI. Sewer/Water - none

VII. Correspondence - none

VIII. Hearings

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. Mr. Harrington stated that Town Meeting will be next week. He stated the Warrant was posted and he urged all residents to become involved in Town Meeting.

X. Selectmen's Report

a. Ratification of Signing of Weekly Warrants: W16-55 through W16-62

Motion by Selectman Richenburg, Second by Selectman Hunt; unanimously voted to ratify the signing of the following weekly warrants: W16-55 thru W16-62.

Selectman Takesian said it is very disappointing about the Blackwater River project, but he was confident that the Town was doing all we can to get the project moving. He also asked if anyone had evaluated the feasibility installing solar panels on the Town's landfill. Manager Harrington said that a study conducted by the Merrimack Valley Planning Commission indicated that the landfill could accommodate a solar installation, but that no one has approached the Town with a potential project.

Selectman Hunt asked about the status of the cell tower project and Mr. Harrington stated that it will be operational in a few weeks.

b. Subcommittee Reports

Lafayette Corridor Sewer Extension:

Henry Richenburg said that engineering was on-going with Weston and Sampson.

Police Station:

Henry Richenburg said the foundation for the building was in process of being poured. He anticipates the project being completed next fall or early winter.

XI. Executive Session - none

XII. Adjournment

Motion by Selectman Richenburg, Second by Selectman Hunt; unanimously voted to adjourn at 7:40 PM.

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

Minutes of Sept. 28, 2015

Copies of licenses as listed

Copy of the MOU re: Funding of Triton High School Stadium Renovation

Town Manager's Report

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Respectfully submitted:
Agnes Donovan, Secretary

Approved: _____
Chuck Takesian, Clerk