

Minutes: Selectmen's Meeting: Monday, October 22, 2012

Present: Walter F. Alterisio, Clerk and Daniel F. Devlin Procurement Officer and Member; Chairman Kenneth J. Leva absent

The Meeting was called to order at 7:00PM with quorum present by Selectman Devlin. The GLTHS representatives Mary Jo Santoro and George Garabedian made [presentation](#) to Fincom and the Board relative to recent vote of GLTHS School Committee to appropriate \$65,310,211 for renovating, reconstructing and making extraordinary repairs to their facilities. Mary Jo noted presentation is broken down into 3 sections - 1st goal is for a safer, more efficient school building. Scope of project will be presented by Kevin Buckley from KBA Architects, and George Garabedian, GLTHS Business Administrator; Mary Jo Santoro, GLTHS Superintendent. Others in attendance for the presentation were: David Tully, GLTHS School Committee Representative for Dunstable, Mark Byrne, GLTHS Director of Plant Services, Robert Lussier - GLTHS Assistant Superintendent / Principal; Michael Williams - KBA Architects, Harold Simmons, Kevin Welch and Ron Mikol from Dunstable Advisory Board (Fincom).

Superintendent Santoro advised on the origin of the school, previous and present statistics. She reported the project started once it became apparent that the roof issues were outside their ability to easily address and repair. She outlined the items that they identified as immediate need and then addressed other for working within the State funding requirements. She reported when they went to the State where they became aware of requirements for bringing the building up to current standards to eliminate having to come back in the near future. She referenced many of the projects provided by the district for the Town of Dunstable in an attempt to try and give back.

Page 8 MSBA met reviewed proposal and voted to contribute 76.83% to total project. Their commitment is contingent upon local approval which means support from all the communities. She noted flow chart of the process - now about 2/3 of the way through the project. Tyngsboro has voted to approve. She then introduced Kevin Buckley of KBA Architects from Boston who noted a lot of what she said is dead on, this is one of the largest Vocational Schools east of the Mississippi.

He reported the building's nearing 40 years, electrical system, plumbing, roof needs addressing - much of the building requires upgrades and in the 40 years, building code has changed a number of times, handicap access; replace roof & skylights, exterior windows and doors; metal siding has limited insulation - most roof top units for heating & air conditioning units will be replaced, electrical and fire

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alarm systems. Renovation portion is asbestos abatement – removing from building and properly disposing of the materials. He noted some wood blocks on 1st floor that remain that are soaked in creosote – not hazardous but give off an odor. 13 science labs will be part of the renovation process – have 7 now but 13 are required as part – current science labs are only 1000 sq. ft. whereas 1400 sq. ft. is current standard. Will be a cafeteria addition to accommodate seating during 3 sessions...will be a multipurpose room which can be used for meetings, functions, etc. He continued to explain the requirements for handicap accessibility per standards of state and federal access boards. He then addressed the requirements for science lab/classrooms and items to be addressed throughout the building to meet requirements and upgrades to allow for effective and efficient maintenance. He provided a detailed description of the conditions and corrective measures to be taken as part of the project.

George Garabedian on the financial side – recap on page 22 – SBAB reimbursement of 50M brings down to 15M 450,925 being Dunstable's share of the costs. Dunstable's share represents ___% of the \$15M. He referenced scenarios – Dunstable @3% of enrollment. Page 25 shows plans for funding during the project. He advised page 26 provides 5 year projection – 2013 no impact, 2014 minimal impact approximately \$1750 for year; 2015 increases – shown on ; page 27 is debt schedule prepared by financial consultant; page 28 is five year projection to homeowners in Dunstable – cost to homeowner in FY14 would be \$1.42 for the year; 22.90 in FY15 and peaking at approximately \$34.00. Page 29 is comparative of costs for renovation throughout the state for gross square foot cost. He noted that Greater Lowell is being fiscally prudent trying to renovate and upgrade minimally.

Mary Jo Santoro took over presentation noting that they've been addressing repairs as have moved forward, have been able to keep up with repairs without assistance in past few years but it has gotten beyond their capability. Ideal time to work with SBAB – if were to delay, would be more costly and couldn't guarantee would qualify for the funding from SBAB at a later time.

Ron Mikol referenced page 4 of the presentation with Dunstable having 8 students currently with 212 students in total. Clarification revealed the 3% is total students enrolled throughout schools – not in GLTHS – all calculations, etc. are per agreement. Ron advised that not all Fincom was present tonight but noted have been discussions – because of the dollar amount being requested, and after discussion it was apparent, Dunstable would not require a STM. He asked what

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the driver was – Tyngsboro has had their town meeting and approved – Dracut's is November 5th. If don't act on it considered as approval. If one of the communities were to disapprove, then would need to have meeting to discuss the next step – which would most likely be a district wide election.

The other option is to go ahead with the projects that need to be done, and per agreement, assessing the costs to the communities @100% of their obligation; have had conversations with city manager at Lowell who doesn't anticipate any issues with the city council. Dracut hasn't had their STM yet but Town Manager and the Selectmen understand the consequence of voting against it – where the community would have to pick up the expense @100%. At state level give 120 days to process everything. Town Counsel confirmed that, with the regional agreement, if nothing is done, communities have approved by default.

Discussion continued on the process to be followed if one of the communities was to disapprove. Ron's next question was total project is \$65M – old building – how solid is the \$65M? Mr. Buckley advised the buildings have had a great amount of asbestos removed over the years, because of the removal, feel have taken the mystery out of the project. – about \$4M is set aside for contingencies that might come up. Kevin questioned the formula and how it's calculated – George Garabedian noting it's based on total overall enrollment within all schools, not just the enrollment in GLTHS. He referenced the debt schedule – and noted Dunstable's total contribution to the project. Interest rate is projected rate – could be more or less.

Discussion continued on how the actual costs could come in under budget. Mr. Buckley advised on the last two projects he did – Burlington High School and elementary school both came in under budget. Selectman Alterisio noted experience in school projects with districts – what effect does membership have in the project – say if a community were to withdraw from the district or to add a community – what impact would that have on the project costs to individual communities. If another community were to join Greater Lowell – Mary Jo advised that 1st they'd have to have room, and they don't have it – not expanding other than adding on a cafeteria – objective is to just get the facility to the appropriate required standards.

Selectman Alterisio noted that we have one town in the group which is looking at a debt exclusion – could Dunstable at some point further on move to debt exclude the balance. Kevin indicated we probably should from the get-go. Rich indicated he believed the vote could be

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taken at a later date but discussion continued on how it might be made. In general terms, the amount that they're asking for, based on current standards, amount being requested is addressable within the budget. Rich advised that when a municipality does override or debt exclusion, it's frequently made with an expenditure contingent upon passage of the override or debt exclusion. Rich explained that in the future, if the Town felt it's getting a little tight, could put debt exclusion option forward. David Tully indicated that if, even down the line, town finds it can't afford \$35 per household per year, town would be in a lot bigger trouble.

Harold asked for breakdown of numbers – calculations are based on total count – if population goes up, gets recalculated. Group was thanked and will get back to GLTHS. Ron advised Fincom's next meeting is the 1st Monday in November and with his understanding there's no reason to not approve it. Kevin suggested it might be a good idea to go into it with a debt exclusion – could always be included in our May Town Meeting and annual election as 1st time we appropriate any funds for this project is in FY2014. In January they'll begin working on the FY2014 budget.

Next on agenda was Brett Rock and Jon Crandall (Jon absent) – discussion of term for constable – right now is a one year term would like to get warrant article written to extend elected term to three (3) years. Rich advised he's been researching – it's an esoteric thing – very ancient calling – term COP is Constable on patrol and constables were predecessors to police departments. Job became somewhat obsolete with development of police departments – instead became more of a process server job, all the way down to simple job of delivering a notice. With litigation process serving can get very convoluted... researched somewhat and noted a case being discussed with a rental agency – pursuing from one state to another – Florida judgment to Massachusetts to enforce it. Service was found defective because the limit was outside the dollar amount allowed. In that case, the person served under the long arm statute was defective because it was a constable who served it, it was above the dollar limit allowed.

He explained that if town has something that wants to be sure the individual receives a notice from the town, etc. not an issue – whole point being to the extent that it's a process serving job involving litigation constables could be bonded but hardly worth it for what's involved. Sometimes local constables are perceived at being very good at finding people, and people more willing to accept – can go into court and get individual approved for service of process. In most

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cases, attorneys are going to contact a local process server to deliver their papers, etc.

Selectman Alterisio cautioned the 1st question is the impact of constable and their authority within the town. Rich advised that town could put forth an article to change. As for the town, towns can chose to make constable's position appointed or elected; old fashioned traditional constable has almost gone the way of surveyors of lumber and fence viewers. Selectman Alterisio indicated before moving on a warrant article would like to weigh the advantages of 1 year to 3 year and elected to appointed – which makes more sense. If elected, don't have to, whereas appointed can have more requirements. Question is whether want to continue with elected vs. appointed. Brett reported the story is that reason it's a one year term, was because Archer & Gerry used to run for it and whoever got the most votes got to be Police Chief. Brett noted the items that he does and the position breakdown in other communities – Selectman Alterisio noted it's a serious position and the Board wants to insure the town's best interest are served. Selectman Alterisio on a technical level, his opt would be appoint rather than elect – to maintain standards to be maintained. He advised the Board will look into it further– but his druthers would be, if we're going to put an article into the warrant to address it and do it right. Board will take it under advisement and work with town counsel and determine which works the best for Dunstable.

Judy Larter stopped in and advised there is junk from when the Town Hall was renovated in her barn cellar– a pickup truck full – and she would like it out of there. Other thing is storage for Historical Society Stuff – looking for a place to relocate the materials – Selectman Alterisio will research with Swallow Union to see if they can find one room that could accommodate those materials which are still located in Littlefield School House.

Selectman Alterisio referenced letter from GDRSD re: Superintendent search – his thoughts would be participation at screening – but looks like they're asking for a little bit more – going to suggest, that since it's a small board with a number of things to do, do we need to go thru the selection process. The Board will need to make decision have a BOS member or a representative follow through. Selectman Alterisio advised he'd had a conversation with Mr. Ahern about job description for Town Administrator – next Monday, 1st thing to Board briefly discussed materials presented by GLTHS; Minutes of 9/17 remain tabled from the 24th, as do minutes of 9/24, 10/9, 10/17 until full board.

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Treasurer's warrants were reviewed and signed and the meeting adjourned at 8:40PM after appropriate motion and vote.

Respectfully submitted,

Danice N. Palumbo,
Board Secretary

