

**TRI-BOARD MEETING**  
**FINANCE COMMITTEE, BOARD OF SELECTMEN, SCHOOL COMMITTEE**  
**IPSWICH TOWN HALL, ROOM A**  
**25 Green Street**  
**WEDNESDAY, Apr. 13, 2016, 7:00 PM**  
**Accepted June 14, 2016**

**FinCom Members in Attendance:** Mitch Feldman, Kevin Murphy, Walt Hartford, Jamie Fay, Michael Schaaf, Janice Clements Skelton, and Richard Howard. Rob White arrived at 7:27 pm, and Ingrid Miles was absent.

**BOS Attending:** Bill Craft, Nishan Mootafian, Ed Rauscher, and Charlie Surpitski. Judy Field was absent.

**School Committee Members in Attendance:** Barry Hopping, Sarah Player, and Chub Whitten, and Hugh O’Flynn arrived at 8:50 pm. Carl Nylen, Jennifer Bauman, and Feruza Krason were absent.

**School Building Committee:** Mitchell Lowe, Jon Elder, Jeff Anderson, and Stephen Salomon. Also on this committee are Chub Whitten, Sara Player, Nishan Mootafian, and Kevin Murphy.

M. Feldman called the meeting to order at 7:09 pm with 14 (fourteen) members present. ICAM was recording, and the Cindy Quinn, Minutes Secretary, was present.

**Other Officials in Attendance:** Supt. William Hart, Town Manager Robin Crosbie, Glenn Gibbs (Planning & Development Dir.), and Heidi Paek (Planning Board Chair).

**Other Guests:** Paul Queenie (OPM PMA Consultants), and Dan Colli, Bob Bell, and Joe DeSantis (Architects from Perkins Eastman).

**Abbreviations used:** FINCOM Finance Committee, BOS Board of Selectmen, TM Town Manager, SC School Committee, ATM Annual Town Meeting, OPM Owner’s Project Manager, and STM Special Town Meeting,.

**Documents used:**

- Agenda 04/13/16
- MSBA Building Process from School Building Committee, 3 pgs.
- PowerPoint from B. Bell, Architect.

**CITIZEN’S QUERIES**

There were no queries.

**SCHOOL BUILDING UPDATE & DISCUSSION**

The architects and Owner’s Project Manager (OPM) hope to show the latest plans and talk about some of the issues for the proposed elementary school (s). Paul Queenie (OPM) referred to the MSBA Building Process handout and spoke about the process over the past two years.

During the PowerPoint presentation, he explained the MSBA building process, which involves filing a Statement of Interest (SOI). Some critical dates are June 2, 2016 for submitting preferred designs for different sites and September 29, 2016 for the preferred schematic. R. White arrived at 7:57 pm.

One of the architects, Bill Bell, went on to say that there were five sites considered originally. Now there are three sites on the list (Winthrop, Doyon, and Bialek Park) because Town Hall and Mile Lane had more issues. He identified some of the grade configurations that might be possible for two schools and for one new K-5 facility. After reviewing the current school population in grades K-5, Bill described the number of acres at each location.

He indicated the pros and cons of the three sites including traffic, utilities, debris, sewer, replacement of fields, environmental concerns, and a few others. At Doyon and Bialek Park, other concerns were the athletic fields and the process for taking those fields. Paul outlined the procedure, which would involve the Conservation Commission, ATM or STM, and a vote of the House and Senate. If the process takes too long, the MSBA could pull the funding.

Planning Board Chair Heidi Paek went on to say this project does go to the Planning Board. There was a discussion on buying land, land swapping, the costs of land acquisition, and talking with the Open Space Committee.

Bill focused on the possible plans for each of the three locations with car and bus drop-offs, classrooms, gardens, trails, playgrounds, amphitheaters, outdoor classrooms, parking, and number of building stories. Jim Engel, 362 Linebrook Rd., asked about the nearby property at the Doyon, which the owner wishes to sell. Another item was the lack of gas and sewer lines at the Doyon, but Kevin informed the boards that the gas company is not interested in installing lines.

Where Linebrook Rd. is to be repaved, the Town could look at the cost of a sewer extension. At Bialek Park, there is some concern for the railroad tracks and being sure the area is safe and secure. Bill mentioned how the parent forums and surveys were part of the process to determine some of the neighborhood concerns. The Planning Board would also consider heavy traffic and its impact on an area, and Kevin noted that there would be meetings on the site plan prior to September.

Dan McAlpine from the "Ipswich Chronicle," wanted to know if the school project would affect the Linebrook Rd. paving, but the Doyon paving is complete. Barry Hopping announced that no BOS members could be heard without their microphones. Robert Donahue, 12 High St., wondered if the school properties would go back to the Town, and Jamie maintained they are owned by the Town but under the control of the School.

If the Winthrop site is not selected, Ed suggested that the Town would need to determine what to do with the land and building, such as a public safety building. Jack Moon, Kimball Ave., believes the abutters want to provide some input, and Heidi added that abutters would be notified when the Planning Board does its site review, which is over a year away. In June and July 2016, Kevin says there will be meetings for input and concerns.

There was some discussion about the significant decisions in the next two months. The OPM Paul Queenie stated that experts have done this before, and it is best to meet our commitments. Barry Hopping commented on the collapsed time frame, but he emphasized how we run the risk

of having the MSBA bumping the town out of the queue with delays. H. O'Flynn arrived at 8:57 pm.

Mitch proposed meeting Apr. 21 to discuss this again, but several members of the BOS were unavailable. Jamie wanted to hear more options. There was a conversation on taking some time to develop support from the boards but to keep the interests of the students and community in mind. Another issue is having enough time to review the costs, so Kevin, Walt, and Michael offered to sit on a new subcommittee to look at the finances and the impact on the taxpayers.

There are challenges for the School Committee in order to configure a building to offer new opportunities to the staff to educate the students. About 80% of the population does not have ties to the school, and this is a challenge too. Barry added that the bond for the Middle/High School would be almost finished when this one begins.

For the next meeting, Dan Colli, one of the architects, spoke about having more information on busing and walkers. There was dialogue on the busing policy, the additional costs and time to bus students, the number of parents driving students to school, and the small number who actually walk to Winthrop.

Dan proceeded to speak about the present and proposed energy consumption. The model should integrate all energy costs and maintenance as well as the training that would be necessary for the computer based systems. He reviewed the matrix of the maintenance costs and materials. Next, he gave an overview of the estimated project costs on the three different sites (\$40 to 63 million) depending on the building, the amount of the MSBA grant (\$15-26 million), and the town's share (\$24-38 million).

At this point, Bill Bell addressed the types of things that the MSBA would determine such as the size of the library, cafeteria, and gym, which are based on the number of students in a school. Then he concentrated on the metrics on taxes for a 30-year bond, which could be an increase of \$280- \$439. Once the Middle/High School bond is completed, the rate would be closer to \$63-\$233 on average. Mitch requested the numbers if this was a 20-year bond.

For the next steps, Mitch suggested sending any issues to Kevin. Some problems to avoid are having a STM in the summer, ballot failure, and missing deadlines. The School Committee would be voting on the grade configuration soon, and then the Tri-Board may consider voting at the next meeting on Apr. 28<sup>th</sup>. Kevin and Bill explained more about the procedure with the MSBA. The Planning Board and the School Building Committee should attend.

Rob White proposed that the subcommittee also consider forecasting the debt over time and bring in the override model, OPEB, public safety building costs, and other possible expenses. Jack Moon of Kimball Ave. inquired about zoning changes for existing and new schools, setbacks, egress, and other items. Kimball Ave. has no sidewalks and is narrow and twisty.

**NEW BUSINESS:** no new business

*M. Schaaf moved to adjourn at 9:59 pm. It was seconded, and the vote was unanimous.*

Respectfully submitted by

Cynthia D. Quinn, Minutes Secretary