

**TRI-BOARD MEETING
FINANCE COMMITTEE, BOARD OF SELECTMEN, SCHOOL COMMITTEE
IPSWICH TOWN HALL, ROOM A
25 Green Street
THURSDAY, Apr. 28, 2016, 7:00 PM
Accepted June 14, 2016**

FinCom Members in Attendance: Mitch Feldman, Richard Howard, Michael Schaaf, Kevin Murphy, Jamie Fay, Ingrid Miles, Walt Hartford, and Janice Clements Skelton. Rob White arrived at 7:14 pm.

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

School Committee Members in Attendance: Carl Nylén, Barry Hopping, Sarah Player, Chub Whitten, and Hugh O'Flynn. Jennifer Bauman, and Feruza Krason were absent.

School Building Committee: Mitchell Lowe. Also on this committee are Chub Whitten, Sara Player, Nishan Mootafian, and Kevin Murphy.

M. Feldman called the meeting to order at 7:04 pm with 16 (sixteen) members present. ICAM was recording, and the Minutes Secretary, Cindy Quinn, was present.

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

Other Guests: Paul Queenie (OPM PMA Consultants), Nick Carvano (Traffic Study) and Dan Colli and Bob Bell, (Architects from Perkins Eastman).

Abbreviations used: FINCOM Finance Committee, BOS Board of Selectmen, TM Town Manager, SC School Committee, ATM Annual Town Meeting, MSBA Massachusetts School Building Authority, OPM Owner's Project Manager, SBC School Building Committee, and STM Special Town Meeting,.

Documents used:

- Agenda 04/28/16
- Cherry Sheet from Rep. Brad Hill.
- Project Timeline for Ipswich Elementary School, PMA Consultants
- PowerPoint and handout from D. Colli, Architect, 7 pgs.
- Ipswich Elementary School Building Project (PowerPoint), C. Nylén, 13 slides.
- PowerPoint on Operating Expenses, K. Murphy, 21 slides.
- PowerPoint on MSBA and Town Shares, K. Murphy, 1 slide.
- PowerPoint on Ipswich Tax Rate Impact, K. Murphy, 5 slides.
- PowerPoint on Ipswich Debt Service Schedule, K. Murphy, 5 slides.

Rep. Brad Hill spoke about educational funding with an increase to \$55 per student and money added to Circuit Breaker. The Charter School debate is still on hold, and he is working on

Linebrook Rd. funds. He has had conversations with people on Candlewood and Essex Roads to purchase Sagamore Hill. There are more veterans than expected, so those numbers are higher.

CITIZEN'S QUERIES

There were no queries.

REVIEW OF TIMELINE/DELIVERABLES

Using the project timeline handout, Kevin reviewed some key dates. This June, the preferred design program has to be submitted to the MSBA for their review, and then in Sept. the SBC submits the plan for a building on one site. R. White arrived at 7:14 pm.

Paul Queenie, the Owner's Project Manager, talked about keeping the MSBA informed about our progress monthly. From Perkins Eastman, architect Bob Bell explained that the design would be down to one school during the summer.

There was some mention of Legislative Act 97 and fitting into a formal session of the Legislature. Under Article 97, resident Jack Moon of Kimball Ave. said this would have to go before a town meeting first and then the legislature. One of the PMA consultants recommended hiring a consultant to work with the legislature. A delay would push the town meeting vote to a special town meeting in the summer or fall. If there are too many delays, the MSBA would remove Ipswich out of the queue, and the Town would have to begin again from scratch.

The OPM and architects will assemble a packet of approvals, minutes, agendas, and other information for all the public meetings as well as update the MSBA with facts and statistics. If there are delays, the OPM and architects are still under contract. They will continue their monthly reports to the MSBA and work on Article 97. Town Manager Robin Crosbie noted that the town would be looking at the deed, historic use, and open space issues for Bialek Park.

The next discussion concerned the May 2017 town meeting vote for the override and if it fails. Kevin added that the town could try for a second vote 120 days later, and the town would keep proposing plans and reports to the MSBA.

Dan Colli, PMA Consultants, commented that the environmental impact, traffic study, and storm water information will be available in the preliminary design and posted to the website. There would be a full study once there is one site.

REVIEW AND DISCUSSION OF SITE OPTIONS

Nick Carvano went through some of his findings on the traffic study on the Bialek Park location. There were some concerns from Charlie and Janice on busy intersections, the impact of accidents, and having traffic data on the three sites to help make a better decision. The full traffic study would cost \$15,000-\$20,000.

Heidi Paek, Chair of the Planning Board and a parent, mentioned that there are 25 cars in the queue at Doyon and 22 at Winthrop when school lets out. If there is one school, there would be double the number of cars. If Bialek Park is the chosen site, she was worried about the traffic at Lord Square and at the tracks. She suggested free busing so there would be fewer cars at the school.

From some samples already completed on a rainy day, Nick stated that Doyon had 12 cars and Winthrop 14, but there were more in the queue at pickup time. He went on to say how the full

study lasting 2-3 weeks would look at a variety of traffic issues and emergency vehicle traffic. Kim Lescow, owner of the Hart House, indicated that when there is a funeral at the nearby church, special events at the restaurant, early release days, and seasonal events, there are many more cars. Using MA DOT data, Nick would include those factors in and adjust for the seasons. If the church and restaurant lots are full, that adds 300 cars.

Brian Hone, of 29 Upper River Road and from the Ipswich Advocacy Group, encouraged the group to do additional traffic studies and asked if they knew about the Federal Safe Routes to School program. Architect Bob Bell was aware of that and the need to balance vehicle and pedestrian traffic. Carl Nylen pointed out that they should consider sidewalks and bike paths for the Doyon. Kimball Ave. resident Stephanie Gaskins inquired about the three entrances on the plan, and Bill responded that they might not connect to Kimball at all.

Bill resumed the PowerPoint presentation with more information about the Bialek Park site (B1A and B2A) with classroom layouts, two and three entrances, parking lots, playground areas, queues for vehicles, and Little League fields. There were questions about a fence and gates, but Bill said that comes later, and Barry Hopping cautioned that the focus should be on what is reimbursable in the plan. Gina Rennick of Washington St. wanted to know about the Snack Shack, and Kevin maintained it would be relocated on the site. Other issues were safety and the playground.

Then Bill examined the plan D1A for the Doyon, which is not an efficient plan, so the architects considered other configurations. For the D2A plan, the 7 ½-acre site would utilize an adjacent parcel and have a 2-story model with 12-18 acres of play spaces. Buying this land would not be reimbursable, but it would mean more playing fields. Dan McAlpine of the Ipswich Chronicle requested what this land would cost, and it could total \$48,000 to \$248,000.

Then Bill turned to W1A plan for the Winthrop, which would be three stories. There would be a challenge with the plan where 2/3 of the new building would be built and the students moved from the existing school into the new one. Then the old one would be torn down, and construction would continue. For plan W2A, it would have similar challenges as the previous one, but the gym and cafeteria would be at the rear of the building. There could be parking issues. W3A would reuse some spaces at the current school and attach a new cafeteria, gym, and kitchen. There is no plan yet for the students while renovations occur.

Jim Engel, 362 Linebrook Rd. believed in using the Doyon School and additional land nearby. Open Space could fund expansion of the playing fields. He talked about using solar power and suggested increasing the Doyon site or look at the two-site option. Carl Nylen described the process as one where the Committee was looking at plans first and then configurations. Further discussion centered on having two schools in one, looking at a variety of ways of doing things, and configuring for programs once the building is finished.

Rachael Roessler of Spiller's Lane outlined the project since 2014 by the 30 people on the subcommittee. With two elementary schools in disrepair, she questioned redoing all the work that has been done. The focus should be on equity for all the children and the opportunity to address problems at both schools.

Hart House owner Kim Lescow had more questions and referred to the .075 meals tax that funds the Town and schools. Her other worries were about liability and neighborhood issues. Michael Schaaf identified some problems with the railroad tracks at Bialek Park. As to replacing the

sports fields at the park, Kevin remarked that more could be at Mile Lane, Doyon, or other property. Kimball Ave resident John Gianakakis summarized how the area went from a small high school to a bigger one, and if the new elementary school were built, the region would become denser. There would be an impact on the other streets, and the Doyon choice would be best. Under Article 97, Jack Moon went over how the fields/parcel at Bialek would have to be replicated somewhere else.

PRESENTATION OF GRADE CONFIGURATION RATIONALE

Carl displayed slides on the elementary school building project on the history, research, configuration, comparisons, survey results, considerations, and district trends and benefits. He spent some time on the determinants for the decision. Building at Bialek or Doyon frees up the Winthrop for a public safety facility, which the SC supports. This new building represents a 50-year opportunity.

After Carl provided a list of the guiding principles (joyful learning, inquiry based, cooperative, flexible, adaptable, and community resource) on a new elementary school, Barry summarized the benefits of one school. One is to reduce transitions for students; another is addressing issues at the Doyon. He envisions academic neighborhoods, but the school system needs resources and facilities to make this happen.

Hugh O'Flynn recapped how he and his brothers were split—some attending Winthrop, some Doyon. There were different curriculums and specialists. By pooling staff at one school, this would be eliminated, and there would be a better balance of staff, similar class sizes, and a better position when budget cuts hit. Chub Whitten stressed the availability of project based learning, inclusive environment, and more peer interaction. Originally, he thought Bialek might be the better site until he heard about additional land at Doyon. Sarah Player urged people to think about the chance for the State to pay almost ½ for both schools, and construction costs are rising each year. Now with some staff shuttling from one building to the other, this could mean more collaboration at one school.

NEXT STEPS

There was a conversation of having another Tri-Board meeting to go through the tax impact, and the SC needed a clear statement from the other boards on the best recommendation. After they have support, the SC will vote on the site.

Kevin proceeded to go through his presentation on the FY17 operating expenses and what those might be with each of the scenarios for Winthrop, Bialek, and Doyon for 775 students. Then he focused on the taxes, existing town/school exemption bonds, estimated project costs, and tax impact for 30 years. Both the high school and Open Space bonds are decreasing. Then he reviewed the Doyon option through MSBA, but the SC can only choose one of those.

Next Kevin covered the Doyon tax impact FY26, charts on Ipswich's share for a K-5 at each of the three locations, the estimated tax impact for 20, 25, or 30-year bonds, and what \$700,000 would buy at the Doyon School. At this point, he suggested keeping several options and choosing the final site in the summer. Sc does need guidance on what might be the first two choices, so the architect can concentrate on those.

During the discussion, the group decided to meet again in a few weeks after examining the numbers, which Kevin, Michael, and Walt Hartford already studied. The group agreed to appoint Ed Rauscher, Chub Whitten, and Michael Schaaf to work with the Town Planner to investigate the land adjacent to the Doyon and report back. May 12th will be the next meeting. Information on the proposal will be available at the town meeting.

It was moved and seconded to adjourn at 10:58 pm. The vote was unanimous.

Respectfully submitted by

Cynthia D. Quinn, Minutes Secretary