

**TOWN OF HAMILTON
BOARD OF SELECTMEN and HW RECREATION BOARD
DECEMBER 4, 2013**

The Board of Selectmen met at Hamilton Town Hall at 7:00 p.m. on Monday, December 4, 2013 with Marc Johnson, David Neill, Jennifer Scuteri, Jeff Hubbard and Scott Maddern present. Town Manager Michael Lombardo, HW Recreation Director Sean Timmons, HW Joint Recreation Board – John Cusolito, Chair, Brad Tilley, Steven Ozahowski, Denis Curran, Phil Tocci, and Mary Buntin also present.

Call to order

BOS Chair Marc Johnson called the meeting to order at 7:00 p.m. HW Joint Recreation Board Chair John Cusolito called the meeting to order at 7:00 p.m.

Veterans Memorial Pool – Next Steps

Cusolito reiterated Recreation Board's position that it supports a new pool facility for the communities that will provide increased user options such as zero entry, learn to swim area and separate kiddie pool and will significantly increase the use of the amenity for people of all ages.

He added that the Recreation Board also supports looking into options that could produce a lower cost to design and build the pool. These options are being analyzed through the development of an RFP.

Recreation Director Sean Timmons described how the Recreation Board would be meeting again soon on next steps and that it continues to support the option for the pool project it was in favor of in August.

Discussion was initiated by Jeff Hubbard where he pointed out the importance to him of Wenham's participation in the pool project. It was noted that half of the Joint Rec Board are Wenham residents and Marc Johnson stated that Wenham selectman Ken Whittaker and Patrick Wilson were in attendance, and that the Wenham Board of Selectmen was invited to this meeting. In addition, the Hamilton Community Preservation Committee has invited the Wenham Community Preservation Committee to participate in a joint meeting in January.

Johnson summarized the next steps for proposed pool project as: identify amount of money to be spent and how it would be paid for, Wenham partnership, scope of work and what recreation programs it will serve.

Town Manager Michael Lombardo spoke to projections likely being high for the project but the intent was to ensure there would be sufficient funds. He described how the project could be scaled and negotiated with bidder to understand construction costs and fit community needs. The estimated time to get engineering drawings done is as much as four weeks and RFP is expected to be completed at end of January and bids received in February. The RFP could be modular to match budget and scope with evaluation from Recreation Committee based on programming (i.e., bather load and bathhouse).

Discussion ensued about how Wenham CPC is interested in seeing specific numbers for the project before it would commit to any financial support. Scott Maddern suggested that part of next steps was community outreach to public to educate them about the project beyond Town Meeting. He referred to importance of working to a timeline that would allow for a vote at ATM based on bids. Discussion addressed work to be done with Wenham to help their CPC vote in February. Also that exploration would be done on some of the work on the project being done internally such as the creation of the parking lot to be done jointly between the two community's public works departments.

The Recreation Board will reach out to Wenham and its CPC and analyze options before the RFP is completed. Cusolito noted that the Hamilton STM showed a lot of support for the pool.

Timmons summarized conversations from Recreation Board meetings relative to the importance of learn to swim area with new pool, private changing areas especially for camp program, and that the board reaffirmed its support for project.

Hubbard identified his own drivers in considering the project including Wenham's participation, financial commitment community will support, character of facility at Patton Park, recreation programming and pool resources at Gordon College and local YMCAs. He suggested the Recreation Board could consider the three options evaluated by Patton Park Pool Committee, engineering drawings should be done and appetite of community for scope of project should be assessed.

Community House personnel had said its mission was not to provide a town recreation department. Also addressed was that Town staff is very busy and this item is not likely to receive attention until next month. Recreation Board member Phil Tocci asked that data requested by Hubbard be distributed to Cusolito prior to proposed meeting so Recreation Board members could review. Hubbard was asked to keep an open mind.

Review BOS Goals and Objectives

Selectmen reviewed their goals and objectives focusing on next steps. For increasing revenue the Board addressed uses for Patton Homestead including RFP in works for blanket use of Homestead that could include 4 to 5 acres of high land being sold to a developer to build houses. Other work being considered relative to the Homestead includes bed and breakfast feasibility study, event center, veterans' use, and state cultural grant with match up to \$250,000 with application submitted in spring. Hubbard asked if property tax economic data on houses and selling of part of gift would be provided. Johnson noted that the economics to the Town are straight forward based on the revenue from selling the land and ongoing tax revenue from the residential properties that would be put in place.

Maddern reported on anaerobic digester and how this has been beneficial to another community with an already active system and that the landfill capping needs to occur first in Hamilton. Consultant CDM Smith is preparing an RFP for this purpose and a draft should be ready for the Board's December 16 meeting.

Discussion was on PILOT/SILOT regarding Gordon Conwell Theological Seminary with Hubbard following up via email to accept a meeting invitation where he and Scuteri will attend.

Revised zoning development was considered relative to Patton property and Planning Board is still focusing on cottage by-law and extending downtown overlay district. Johnson will work with Planning Board regarding any action needed at ATM.

Other topics included: selling Town owned land where Town manager will develop an RFP in January, there are no next steps on Chapter 70 litigation and Town officials are working with CPC relative to seeking funding for energy grants as part of revenue opportunities for the Town.

Another goal the Board addressed was reducing costs where Hubbard read a statement from HW School Committee Chair Roger Kuebel summarizing conference call he had with Kuebel and Superintendent of Schools Michael Harvey regarding EIE steering committee and operational audit. Related to HWRSD, Hubbard agreed to research per pupil cost for this year, if a decision has been made regarding if school choice will be in operating budget this year, provide an update on capital improvement plan and budget giveback from the schools related to E&D.

Maddern reported on Capital Improvement Plan stating that a meeting occurred with him, Town Manager and FinCom Chair. A Hamilton staff meeting is scheduled for next week where CIP priorities will be identified as part of budget process by February.

Discussion ensued about regionalizing DPW where Collins report is expected at the end of the month, ECO where quotes on cost of connecting systems with Ipswich is in the works and that regionalization conversations are ongoing with other communities versus joining Middleton ECC, that regionalization of fire departments with Wenham will not be considered since it is economically disadvantageous but the two towns already share equipment and resources, that inter-municipal agreements especially for HWRSD and joint recreation as well as library should be reviewed, consolidated and amended where Johnson agreed to touch base with Kuebel.

Also addressed was what should be done about benchmarking, operational efficiency, how to improve Town services (i.e., turf field), services to seniors, river access at Patton property done with Conservation Commission and Greenbelt, trash program review and need to communicate savings, that Jeff Stinson would provide synopsis relative to Town manager's six-month evaluation at Selectmen's December 16 meeting, if consideration of a butterfly garden on the Town's Cutler Park property should continue due to parking and traffic issues or if the park land should be sold to abutters, HDC and its use of Meals Tax revenue in downtown as well as process Board members should use regarding their role as Selectmen and extending invitations to other Town boards relative to Town business matters.

that the Town cannot allow the Patton Park pool to potentially not be opened this summer.

Jennifer Scuteri mentioned that the public should be educated about how in 1999 the Town had considered what should be done with the pool and developed a plan with zero entry. At that time the pool was refurbished but it has now reached end of life 14 years later.

Town officials acknowledged that the community is much larger and more active than it was when the existing pool was built. Both the Selectmen and Recreation Board concurred about moving ahead with a modular RFP for the proposed pool project, noted importance of keeping Wenham involved, and agreed to develop fundraising strategies. Whittaker agreed to discuss the matter with his counterparts in Wenham and stated that he hoped agreement could be reached at the joint CPC meeting between Hamilton and Wenham.

Consideration of Outsourcing Recreation (Selectman Hubbard)

Hubbard noted that he could not speak for the HW Community House and asked for an open-minded, unbiased review of competing programs the HW Recreation Department and Community House run. He summarized some of the Recreation Department programs and that they have user fees and expenses. The Recreation Board members told Hubbard that the programs pay for themselves with user fees or that the courses are not run.

Discussion ensued about consideration of outsourcing as many programs as possible run by the Recreation Department to the HW Community House given the total Recreation budget of \$109,000. Johnson suggested that the Town Manager and Recreation Director were the appropriate personnel to do this analysis but noted their time constraints managing their regular responsibilities.

Discussion addressed if there was in fact \$70,000 opined by Hubbard in savings that could be realized in the budget if the HW Community House managed all of the competing programs. It was noted that the only expenses associated with Recreation Department are for Timmons and a half time administrative assistant to manage the department and coordinate the fields since the programs pay for themselves.

Cusolito offered to have a specific meeting to discuss this consideration further along with Town manager and Recreation Director. Johnson noted that the HW

David Neill noted the importance of joint recreation agreement for both towns and that a capital expenditure agreement for joint recreation has not been reached yet. He suggested the pool project should be a two town project that would not change the character of the community but would meet recreation needs for both towns. In addition, if there is commitment for the project from both towns then CPA funds could be used and if not CPA funds then a decision has to be made about how the pool project would be paid for from the start.

Discussion ensued with Recreation Board where it was agreed that areas where costs could be driven down for pool project would be good for community at large and that the Master Recreation Plan includes long range vision for other projects such as turf project at High School, maintenance of recreation fields and downtown project that have to be considered when choosing funding options.

Also reiterated was importance of timing to reach a decision on the pool project by ATM. Discussion was about the significant additional costs that would be needed to keep the existing Patton Park pool functioning since it is in failure and there are health issues that have to be addressed.

In addition, the Finance and Advisory Committee has been notified that the Town will have to ask for funds to pay for engineering drawings. There is a balance of \$84,000 left from the Hamilton CPA appropriation for the pool project. Lombardo clarified that an RFP would be issued for the proposed pool supported by the Recreation Committee and Board of Selectmen in a modular fashion to tailor the project to an agreed upon budget.

Discussion ensued about if private funding was a consideration relative to scope of pool project since it took the Friends of Patton Park group two years to raise \$200,000 (10% to 12% of total pool budget). Hubbard spoke to limited fundraising opportunities given the small community and number of contributors when private fundraising will need to be done for turf field. He also addressed how Hamilton needs to analyze the future of the Patton Homestead property, landfill, and ECO and suggested vote on pool be pushed out to STM in the fall.

Scott Maddern expressed optimism about community efforts that the two towns have been able to accomplish together (i.e., joint library) that could also work for the proposed pool project. He added that there is time to deal with the turf field and that corporate funding could possibly be used for this purpose, and opined

CONSENT AGENDA

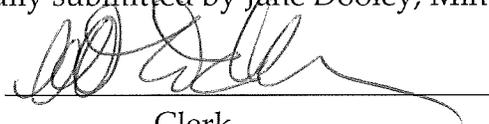
Vote favorable recommendation for the appointment of Jeff Stinson to the Finance and Advisory Committee

Johnson entertained a motion for the Board of Selectmen to favorably recommend the appointment of Jeff Stinson to the Finance and Advisory Committee. Scuteri so moved. Hubbard seconded the motion. VOTE: Unanimous.

Johnson entertained a motion at 9:25 p.m. to adjourn the meeting. Neill so moved. Hubbard seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST:



Clerk

