

**TOWN OF HAMILTON
BOARD OF SELECTMEN
MARCH 24, 2014**

The Board of Selectmen met at Hamilton Town Hall at 7:00 p.m. on Monday, March 24, 2014 with Marc Johnson, Jeff Hubbard, Scott Maddern, and David Neill present. Town Manager Michael Lombardo also present.

Call to order

Marc Johnson called the meeting to order at 7:02 p.m.

Public Comment

None.

Town Manager's report

Town Manager Michael Lombardo said interviews are occurring for DPW Director.

Chairman/Selectmen reports

Jeff Hubbard said this is his fourth request for an update on the display house for pump engine #1. Lombardo recommended Hubbard contact Interim DPW Director Dave Hanlon who Lombardo has asked twice to update Hubbard on status of plans for the display house.

Marc Johnson described how Planning Board member Jeff Melick had disclosed to the Board in compliance with OML that he is friends with a neighbor on Sharon Road where the Planning Board is working on a special permit and this is on file with the Town Clerk.

PRESENTATION

**Heart Safe Community Designation presented by John R. Morris, President,
Beauport Ambulance Service, Inc.**

John Morris spoke to Beauport Ambulance Service, Inc. serving the Town since last July with ambulance service and transportation for seniors. Hamilton has been certified as a Heart Safe Community due to the chain of survival followed by EMS and access to

AEDs (that a general layperson can use). A road sign will be installed at the Hamilton border defining that the Town is a Heart Safe Community. A benefit of this designation is easy access for the community to get grants. Morris mentioned that two AEDs have been donated for use on two fire trucks. He added that his organization will do CPR training (updated in the last year) for public working with the Police and Fire chiefs. Morris and Town officials noted their beneficial working relationship.

CONSENT AGENDA

Johnson read item on Consent Agenda.

Hamilton Wenham Mother's Club seeks the Board's permission to hold the Fast Chicks 5k race through Town streets on Saturday, May 3, 2014. The Race begins and ends at Patton Park. Town Departments have reviewed and signed off on application. Police detail is required.

Vote to adopt and sign **Conservation Restriction and Easement for Donovan Fields and Woods**, approved by the state.

Approve Minutes for Regular Session – March 10, 2014

Johnson entertained a motion to accept the Consent Agenda as read.
Scott Maddern so moved. David Neill seconded the motion. VOTE: Unanimous.

AGENDA

Patton Homestead Housing Development Project – Review, update or approve, as may be warranted.

Lombardo briefed Board on two bids for development of 12 moderately priced houses at Patton Homestead on 4-plus acres. First bid was for \$1 million from C. P. Berry and the second of \$1.2 million from Charing Cross Realty. Additions were included in both. Patton Advisory Committee has reviewed proposals and addressed pros and cons. Town officials have reviewed as well. Interviews have been scheduled with both vendors to understand proposal details and flexibility in bid challenges. A recommendation for moving forward will be given to the Board next Monday. Johnson updated Board about results of Patton Advisory Committee meeting on the matter and that the Committee had aesthetic, layout and financial questions. Interactive meetings

with the two bidders will occur, and the Committee will make a recommendation to Selectmen.

Discussion ensued about how Selectmen will decided if the Board wants to advance to asking Annual Town Meeting to move forward and approve the sale of the land at the Patton Homestead. Selectmen will decide what the Board would do relative to bids and ask for support from ATM. Johnson noted that both bids are over \$1 million and one bid is for single family homes in OSFPD layout style and the other bid is for duplex senior housing.

Discussion ensued about next steps if the Board is or is not in favor of the bids received and that Selectmen would control the dialog on the matter. The Board addressed how it would put a vision forward for a specific project. Hubbard opined that it would not make sense to give open ended authority to the Selectmen to sell property. He expressed interest in understanding the financial cost/benefit to the community for either project (i.e., cost of school children, infrastructure support, snowplowing), and noted tight timing for the Board to make a decision prior to ATM. Lombardo said his suggestion will include economics. Johnson explained that onsite maintenance such as plowing, trash pickup and landscaping would be paid for by homeowners.

Discussion addressed on a policy level analyzing the proposals for the site with and without children, that some services would be required for open space, and consideration of empty nester housing and declining enrollment relative to demographic of community.

Patton Park Pool – Bid review and discussion. Draft lease with Wenham

Lombardo noted that the draft lease with Wenham would be discussed in the future. He described how the bids for the Patton Park Pool project came in considerably higher than anticipated. The lowest apparent bid was over \$2.8 million so he does not recommend the Town move forward with this bid.

According to M.G.L., the project cannot be value engineered on individual elements unless approval is received for full project and contract is signed with a vendor. Lombardo notified the vendor that the Town would not pursue that route. He recommended that the he, Recreation Director and Joint Recreation Board discuss not awarding the bids and reaffirm or look anew at components of low bid and consider modifying RFP to address elements driving costs up and put this out to bid again for new quotes (this process would take 4 to 6 weeks).

Discussion addressed the need to decide whether or not to proceed with pool project or should other options be explored. Town officials noted that Hamilton would have to look carefully at components of bid to keep costs for a new pool at \$2.1 million at the highest. Lombardo met with vendor to identify items in existing proposed pool design that are driving costs up. These (i.e., elements of bathhouse and pool) could be explored with engineers (i.e., DPW crew doing parking lot work) to bring costs down.

As a result of the bid amounts, the Town would not be asked to vote on a pool project at ATM. Maddern acknowledged the community participation in the pool project and interest in getting a new pool. Lombardo mentioned conversation he had with Tom Catalano, CPC Chair, relative to project cost and how project vendor had said concrete is a big issue that continually drives up cost especially related to future costs.

Hubbard opined about parent concern about the condition versus size of existing pool as needing improvement for a Town amenity used 10 weeks a year by a small number of resident families. He gave his perspective that CPA funds could possibly be used for a smaller new pool and future turf field. Neill expressed support for building a new pool but suggested it be the same size of the existing pool. Discussion addressed what could be done to bring in a pool design at a maximum cost of \$2.1 million.

Johnson noted that it should be cost effective to decide the next step without incurring a lot of engineering design cost. Lombardo reported that Weston & Sampson will estimate what it can do for the Town. He also suggested investigating whether or not Hamilton could contract with another engineering firm which could enable Weston & Sampson to possibly bid on pool construction. Hubbard opined that due to prevailing wage laws, it may be cost prohibitive for Hamilton to build the pool. Johnson suggested that more information from the market is needed before volunteers are asked to revisit the project especially the costs. Lombardo will research if there is any funding left to move forward with this project from an engineering, and RFP perspective.

Hubbard opined that private fundraising could be used for the pool project and project should be based on what the community can afford. Johnson disagreed and suggested CPA funding could be used for joint pool program, and said he wanted to understand what Lombardo could define for the project moving forward. Discussion addressed how project would have to be a smaller scope or scale. Hubbard opined that this is an opportunity to tap into volunteer (i.e., Carrie Rich) help on design. Lombardo explained his understanding of \$1.3 million to \$2 million as price point range community would support, that a modular design could be used relative to proposed bather use, and that items to be scaled down would likely be zero entry and kiddie pool. Johnson

recommended Lombardo work with Recreation Board to determine change in scope and size for proposed pool. Lombardo said now that the community has more information it would be easier to get the costs down. Discussion addressed Wenham's involvement in pool planning process.

William Dery, 256 Chebacco Road, opined from an engineering standpoint that construction cost could be brought down to \$1.5 million for the project exclusively for Hamilton residents, (he'll provide a list on proposed areas for savings). Rosemary Kennedy, Rust Street, concurred with Hubbard about size and scope of pool, and opined that she would not support use of CPA funds for this project and suggested that a pool with frontage at Patton Park is out of character for community.

Discussion addressed how CPC meeting should be called off on this matter and that it would be good to resolve what CPC thinks it can afford for the Patton Park pool.

Set date for next Board of Selectmen meeting

The next BOS meeting will be on Monday, March 31, 2014 and at the warrant hearing the Board will vote on pool warrant article likely to take no action.

NEW BUSINESS

Consideration of topics for discussion at future Selectmen's meetings

Discussion ensued about Sunday service of alcohol at 10 a.m. at local restaurants and that documentation of any Board vote on this matter (i.e., in 2012) cannot be found in past agenda or minutes after investigation by Town Hall employees.

Discussion ensued about OML draft letter reminding Hamilton's boards and committees to comply with OML requirements especially in how information is provided to the public (i.e., posting of meetings, minutes and handouts).

Johnson entertained a motion at 8:24 p.m. to adjourn. Neill so moved. Hubbard seconded motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____


Clerk

