

Select Board Special Meeting
Monday February 27, 2017, 7:00 p.m.
High School Meeting Room A15, 535 Bliss Road, Longmeadow

Present: Chair Marie Angelides, Tom Lachiusa, William Low and Richard Foster

Absent: Mark Gold

Also Present: Town Manager Stephen Crane, CFO Paul Pasterczyk, Debbie House, Supt. Marty O'Shea, Tom Mazza, Michelle Grodsky, Russell Dupere, Mike Crowley, Julie Foley, Jeff Daley, Tracy Adamski, Sean Teehan, Chris Goodreau, Richard Liasse and Larry Rubin

The meeting was called to order at 7:00 p.m. by Chair Marie Angelides.

Announcements:

1. Mr. Crane announced that this will be Chris Goodreau's last week with the Reminder News. He will be writing for the Valley Advocate. Mr. Crane thanked Mr. Goodreau for all of his good news coverage.

Resident Comments: none

Select Board Comments: none

School FY18 Budget Presentation:

The school budget was presented by Superintendent O'Shea. The School Committee voted on the FY18 budget at their February 7th meeting. The total proposed FY18 school budget is \$36,511,255 which is an increase of \$516,349 (+1.56%) from the General Fund. There is a total budget increase of \$275,063 (+0.76%). Supt. O'Shea pointed out that Chapter 70 has been decreasing overall as a percentage of net school spending. It is based on a formula developed in 1973 which gives an inadequate reflection of health insurance, special education, transportation, mental health, English language learner services and technology. Expenditure assumptions include cost of living increases, step increases, salary advancement due to continued education, longevity benefit, vocational tuition increase, athletic budget, substitute nurse coverage, labor negotiations, community engagement and education, technology access and replacement (currently no replacement cycle in the budget), elementary science materials (Foss Science Series). Reductions include out of district tuitions, special education transportation, parking lot expenses, library staffing and middle school staffing. Enrollment has dropped in the middle school level; three 8th grade teaching positions will be eliminated at Williams Middle School. An adjustment counselor will be added to each middle school. The Athletic program overall is supported by fees, booster clubs, gate receipts and a small budget commitment. The expense is largely due to salaries. Mr. Foster noted that the technology expense and replacement schedule could be a capital item.

Old Business:

1. SOI Vote – Michelle Grodsky, Russ Dupere joined Supt. O'Shea for any questions or concerns from the Select Board.

Mr. Foster made a motion to approve the SOI as written for Williams Middle School. Mr. Lachiusa seconded the motion. The vote was 4-0.

Resolved: Having convened in an open meeting on February 27, 2017, prior to the closing date, the Select Board of Longmeadow, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated no later than April 7, 2017 for the Williams Middle School located at 410 Williams Street, Longmeadow, MA which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers,

heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Longmeadow to filing an application for funding with the Massachusetts School Building Authority.

Discussion: Mr. Lachiusa expressed his concern of the timing and would like to see the middle school project happen over 5 years. Mr. Low has the same concern and would not want the DPW funding affected, or to have too much debt at once. Ms. Angelides believes we have to take the first step to start working with the SBA. Mr. Foster supports the SOIs and is concerned that there is not more “buy in” with this project from residents and feels the SBA will move faster than 5-7 years. The DPW is the highest priority in town right now.

The vote on the motion was 4-0.

Mr. Foster made a motion to approve the SOI submitted for Glenbrook Middle School in accordance with the state guidelines. Mr. Lachiusa seconded the motion. The vote was 4-0.

Resolved: Having convened in an open meeting on February 27, 2017, prior to the closing date, the Select Board of Longmeadow, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated no later than April 7, 2017 for the Glenbrook Middle School located at 110 Cambridge Circle, Longmeadow, MA which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Longmeadow to filing an application for funding with the Massachusetts School Building Authority.

2. Joint Resolution – A joint resolution between the School Committee and the Select Board was created to show that they will support projects together.

Mr. Low made a motion to accept the joint resolution. Mr. Lachiusa seconded the motion.

Mr. Foster agrees with the concept but does not agree to signing a document. Mr. Crane suggested the elected officials go on record and show the community that they agree and support the major projects in town. *The vote was 3-1 with Mr. Foster opposed.*

3. Warrant Articles/DIF Discussion – Mike Crowley, developer, Julie Foley who works with Mr. Crowley and Jeff Daley, consultant attended the meeting to give an update on the DIF project and answer some questions brought up at the last Select Board meeting on February 6th. There will be a 54,000 square foot medical office building on the Longmeadow side with a possible building #2 which would be a 24,000 square foot standard commercial building. On the East Longmeadow side there will be a replacement 131 bed nursing facility and the current building will be demolished to make way for a possible memory care unit. Joint Planning Board meetings have been held. Traffic studies have been done and are continuing with Fuss & O’Neill. There will be new signalization, road widening on Dwight and Maple, resignalization at the Benton Drive and Chestnut Street intersection, and resynching at the Williams, Benton, Maple and Dwight intersection. The traffic engineering budget to complete the project will be \$2.5 million. Mr. Crowley and Fairview Extended Care will contribute and pay for the design work to complete the project. The anchor tenant, Baystate Health and Mr. Crowley have signed a lease which would have the tenant in the new facility by 9/1/18 and fully operational by 10/1/18.

Construction time is expected to be 16-18 months. The East Longmeadow Town Council approved the DIF District. Mr. Crowley is asking the Select Board to move forward and approve two warrant articles for the Town Meeting warrant; one to create a DIF District (7.158 acres) which would require a majority vote and one to approve funding of \$2.5 million which would require a 2/3 vote. Mr. Crowley addressed Mr. Gold's questions from the last meeting. One question was in regards to a guarantee if property values go down during the 20 year life of the bond. Mr. Crowley ran a financial model at 0% increase for 20 years which still produced, in aggregate, a net positive dollar amount. If property values do go down, Mr. Crowley came up with a resolution that will provide for a proposal that a bond would be provided for the first 2 years of construction as a guarantee until the property comes on the tax rolls and then a smaller bond for the next 18 years to cover any decrease in property values. Mr. Lachiusa asked for a commitment to having a bus stop on the property or outside of it. The traffic engineers are looking into this but it is the decision of the PVTA. The Complete Streets bylaw, adopted by the town, requires the bike lanes and sidewalks. Mr. Foster stated that he has concerns that this hasn't been approved by the Planning Board yet before being brought before the Select Board. He also believes this should be a TIP project. DIF projects used to be run by the state; in 2016 the Governor gave the cities and towns the authority over DIF projects. Mr. Crowley has had joint meetings with the Planning Boards of both towns and approval is expected between March – May. The warrant articles need to go on the May Town Meeting warrant that is why this is before the Select Board now. Mr. Foster does not see the big benefit to this and believes it is going to cost 20 years of tax revenue coming off of property to pay for traffic improvements. Mr. Crane added that the tax revenue doesn't exist if the property is not developed. The improvements have to be done to get the development. Ms. Angelides questioned what if the property was ever sold to a non-profit; Mr. Crowley spoke with Baystate about this and Baystate has agreed that it will remain a taxable entity and it will be written into the deed. Mr. Daley noted that they will be applying for Mass Works grant program funding also.

Mr. Low made a motion to direct the Town Manager to produce language for the two DIF warrant articles for the Annual Town Meeting warrant. Mr. Lachiusa seconded the motion.

Mr. Foster is not comfortable with this. The vote was 3-1 with Mr. Foster opposed. Mr. Gold was absent.

Warrant Articles – There will be an eminent domain article for the DPW and an article for IT funding. There will be a request for \$250,000 for the next phase of design for the Senior Center; a presentation will be made at the March 6th meeting.

4. Board/Committee Appointments

- Mr. Lachiusa made a motion to appoint Katie Petakis to an associate term on the Audit Committee expiring June 30, 2017. Mr. Low seconded the motion. The vote was 4-0.
- Mr. Lachiusa made a motion to appoint Marybeth Bergeron, William Dierken and Peter Greenberg to three year terms on the Building Committee expiring 6/30/19. Mr. Low seconded the motion. Mr. Low amended the motion to appoint Marybeth Bergeron, Peter Greenberg and Chris Cove to three year terms on the Building Committee expiring 6/30/19. Mr. Foster seconded the motion. The vote was 4-0. The vote on the original motion as amended was 4-0.
- Mr. Low made a motion to appoint William Dierken and Mary Beth Morris to two year terms on the Building Committee expiring 6/30/18. Mr. Foster seconded the motion. The vote was 4-0.
- Mr. Foster made a motion to appoint Louise Croll to a position on the Building Committee expiring 6/30/17. Mr. Lachiusa seconded the motion. The vote was 4-0.

Appointments to the Historical Commission will be made at the March 6th meeting.

Storm water Enterprise Fund Presentation – Tracy Adamski from Tighe and Bond attended the meeting and gave a presentation on a storm water enterprise fund. A feasibility study was approved at last year's annual town meeting. The town has approximately 100 miles of drain pipe and 5,836 structures, 335 of which are outfalls. The storm water enterprise fund is very similar to water and sewer enterprise funds in that it is specific to a utility. There are limited grants for storm water funding available. A way to measure the impact of storm water

on a property is to use impervious surface, which is used by many communities throughout the state. Longmeadow's parcel data is linked to MassGIS imagery data. The utility charge is based on area not consumption and is measured in Equivalent Residential Units (ERU). The ERU in Longmeadow is 3,400 square feet. Impervious surfaces are driveways, roadways, buildings, homes, patios... The majority of impervious surfaces in town are residential at 45%, commercial at 4% and roads at 41%. Tax exempt properties would also contribute and make up 9%. The new MS4 permitting finalized in 2016 is expected to cost about \$605,000 over a 5 year permit term. The storm water enterprise fund provides a dedicated funding source. Ms. Adamski showed three possible fee structure options. Option A would be ERU based, Option B would be a flat rate for single family residential; non-single family based on ERU, and Option C would be a flat rate for single family residential; declining block rate (first 10 ERUs counted whole, 11-50 counted as .9, 51-100 counted as .8 and 101-500+ counted as .7) for non-single family. The next steps would be: 1. Select Board consideration; create a bylaw and determine the rate structure, 2. Public education and outreach, 3. Pass the bylaw, and 4. Draft regulations; determine credit policy and finalize fee.

Expected revenue:	Option A	Option B	Option C
\$12/ERU/month rate	\$1.566M	\$1.101M	\$1.068M
\$15/ERU/month rate	\$1.957M	\$1.377M	\$1.335M

Mr. Lachiusa is uncomfortable with the rate structure and would like more options. Mr. Foster noted that this is a tax with no service being received for it. Ms. Angelides added that we need an offset on residential tax. A draft bylaw was handed out to the Select Board for review. Mr. Crane recommended Option C, this can be tied in to other abatements.

Mr. Foster made a motion to direct the Town Manager to proceed with final wording of the bylaw and Option C with abatement options. Mr. Low seconded the motion. The vote was 4-0.

Town Managers Report: none

Subcommittee Reports:

Special Select Board meetings will be scheduled for Wednesday, March 8th at 5:00 p.m. – 7:00 p.m., Monday, March 13 at 6:00 p.m. with a budget forum starting at 7:00 p.m., and Wednesday, March 15th at 5:00 p.m. just in case another meeting is needed.

The FY18 Budget Forum will be on Monday, March 13th at 7:00 p.m. at the high school in meeting room A15.

Mr. Low made a motion to adjourn the meeting at 10:30 p.m. Mr. Lachiusa seconded the motion. The vote was 4-0.

Respectfully submitted,
Debbie House