

DPW Commissioners
Wednesday, January 21, 2015, 7pm
Community Room, Police Station

7:00 Approval Items:

Board of Commissioners Minutes, B. Reed moved to accept the minutes of the January 7, 2015 meeting, seconded by J. Gardner, Vote: 3-0.

7:05 Open for Public Discussion with Commissioners:

T. Arsenian, 95 Granite St., spoke about the MBTA plans and a meeting last Thursday that was held with Senator B. Tarr. He said the drainage can't be fixed separately. Commissioner Gardner said the plans are what they intend to do; it isn't clear that the money has been secured. Chairman Sena said this is a Board of Selectmen issue, he recommended that T. Arsenian bring his concerns to a meeting of the Board of Selectmen. T. Arsenian questioned Rockport Music using Millbrook Meadow without being charged a fee and said groups using town property should pay to use it.

New Business:

J. Parisi said Chapter 90 funds have been increased for this year. Governor Baker's administration released the held-back funds, there is \$96,374 for Rockport, so with the prior \$192,790, there is now a total of \$289,000 available from the state. He said we requested \$200,000 in the capital budget, but \$120,000 is being recommended for approval; there may be close to \$700,000 for next year.

FY '16 budget review (operating and Capital) last night with the Board of Selectmen, Capital Planning Committee, and the Finance Committee. The recommendations are that free cash being used for capital next year and that there be no new borrowing. Approved items are Community House painting, highway drainpipe, town hall generator, and solar powered speed signs. The water and sewer enterprises were partially funded; there is free cash for \$60,704 for the water enterprise and \$105,454 for the sewer enterprise. Some approved items are in the water enterprise are water meter modules and Great Hill water pressure improvements. We have water modules for the sewer enterprise and the bio-filter at the Sewer Treatment Plant. Our second priority was the water main replacement; the Great Hill water pressure was rated fifth in our priority listing. Bill Wagner said the funds that were approved last year are still fully available. Some balances exist on capital projects; some of those could be closed out in a Special Town Meeting Article. J. Parisi said there is \$50,000 remaining from FY '15, like the water treatment generator, and in addition we'd like to take care of the Cape Pond Aeration evaluation. He said we should have sufficient funds to take care of the items listed. J. Parisi said the new Highway Position is still in the budget as is City Hall Systems. Chairman Sena questioned if this puts us back one year and puts us on reactive mode rather than maintenance mode.

5 Lamb Heights Proposed Pressure Sewer Connection: The home is not too far from the manhole (less than 100'); the owner will maintain the connection. This is a dead-end street, so additional connections are not that likely; however one other resident would like the approval to tie in now. There will be one trench with two separate lines. The owner passed away and the family members are going to sell the property and it needs to be Title V compliant. Commissioner Gardner questioned if this meets the criteria we set to add sewer connections to existing homes with failed systems. He questioned if we put

in homes without failed systems. Director Parisi said we covered the existing sewer sub-area district, just outside of the line but within the district.

Commissioner Gardner moved to accept the proposed sewer connections for both #5 and #6 Lamb Heights as presented on the plans, conditional upon plans for both properties, Vote: 3-0.

Community House Facilities Manager Update: Bill Balzarini presented the activities over the seven months since he has been in the position. He said J. Parisi and the DPW have been very supportive. He reported that seventy one events have been held in the building since he came on board (about 2.5 every week). He said the Red Cross uses the building 2-3 times each year, the Garden Club about four times each year, and all winter we have Shakespeare and Theatre in the Pines. Community Groups are not charged a fee; he said he thought a donation from these groups might make sense. He said managing the building is a lot of work. The revenue from those using the space has been \$6,000 in the seven months. He said the fifteen minute parking isn't helpful. Director Parisi said he will bring this to the traffic committee. Bill Balzarini said the building needs no-smoking signs, and outside painting is needed. There are some heating and cooling issues, some of the occupants want the building cool and some want it warmer, and the light bulbs are replaced constantly. He said he is working between 17-20 hours each week. He said a computer would be helpful for him to do the job. He said the rules and regulations for the house are working out just fine; he sees no need for revisions. It was decided that Bill Balzarini will revisit the DPW commissioners with a recommended revised fee schedule at an upcoming meeting.

Ongoing Business

Review of Indirect Cost Estimates for FY '16 Budget: Bill Wagner presented the metrics, he said only two departments, the Treasurer/Collector and the Town Accountant, are being looked at for allocations. Total indirect is approximately \$141,000 and \$135,000. This is approximately \$40,000 lower than the prior formula that was being used. Water for last year was \$174,019 and sewer was \$139,000 last year, \$436,060 was the total of both for the prior year; it should have been less.

Green Communities Program: Director Parisi said to move forward with the Green Communities Program we would need to be ready at Fall Town Meeting with zoning by-law changes, the building code (stretch code). Brendan Zubricki, Town Administrator from the Town of Essex, said we would really need the commitment of the Board of Selectmen, the Building Inspector and the Planning Board should be involved as well. Perhaps another presentation by Joanne Bisetta to the Board of Selectmen would be the next step. A teacher in Manchester is very involved in Green Communities, Selectperson Murphy and Commissioner Reed are meeting meet with this individual next week.

DPW Facility Plan Review: Commissioner Gardner said he had a conversation with W. Hess several weeks ago. They spoke about some residents believing that this could be done cheaper (Quonset huts, trailers, etc.). Prevailing wages adds to the cost, 15% is the contingency cost. Chairman Sena said one large building is less expensive than multiple buildings. A building with dimensions 80' X 120', or 150' X 200' is not all that much more. Chairman Sena said it is the interior finish work that really increases the costs. We would need the height so the 2nd floor can be used for offices and/or storage. The Town of Wayland was much more expensive than what we're proposing. It is clear that this cannot be done for \$1.1M; it will be closer to \$5M to \$7M. The Finance Committee keeps sending it back to the DPW to reduce the cost of the plan. T. Olson found some examples of a similar situation; he said the next steps are a schematic and feasibility study. He said we need the layout, where the things would be, and get

an engineer on board to get us to that point. We already have the needs of the workforce, so we need to put needs into a plan. We would need to put out a Request for Qualification; we have a little bit of it already. We have \$75,000 currently for this, the building study is pending. T. Olson said we need to draft a Request for Qualification to get an engineer on board to the next step. T. Olson said it would take at least a couple of months to get someone on board, accomplish the advertising for several weeks and put together a selection committee. Chairman Sena said we need to keep this building a priority at the top of the list.

Next meeting: Wednesday, 2/11/15, at 7pm, Police Station Community Room

Commissioner Gardner moved to adjourn, seconded by Commissioner Reed, Vote: 3-0.

Tickler List:

Cell tower lease funds
Green Communities/Energy efficiency
Sewer use regulations
Transfer Station Redesign
DPW Facility