



Town of Swampscott
Select Board, Capital Improvement Committee,
and Finance Committee Joint Meeting Minutes
Thursday, October 8, 2020 – 7:00 PM
Virtual Meeting

SELECT BOARD MEMBERS PRESENT

Peter Spellios (Chair), Polly Titcomb, Neal Duffy, David Grishman

FINANCE COMMITTEE

Tim Dorsey (Chair), Mary Ellen Fletcher (Vice Chair), James Goldman, Eric Hartmann, Joan Hilario, Cinder McNerney, Gail Rosenberg, Jill Sullivan, Matt Kirschner

CAPITAL IMPROVEMENT COMMITTEE

Richard Raymond (Chair), Kelley Begin, David Brodsky, Jeremiah Sullivan

OTHER TOWN OFFICIALS PRESENT

Sean Fitzgerald, Town Administrator; Ron Mendes, Assistant Town Administrator of Administration and Finance; Allie Fiske, Assistant to the Town Administrator; Max Kasper, Facilities Director; Suzanne Wright, School Building Committee Chair; Martha Sybert, School Business Administrator; Pamela Angelakis, Superintendent of Schools; Scott Burke, School Building Committee; Kevin Breen, School Building Committee; Michael McClung, Town Moderator

The meeting was called to order at 7:07pm

Chairperson of the Select Board Peter Spellios shared that an egregious racist comment was made on Facebook on the thread related to the last Select Board / Finance Committee / and Capital Improvement Committee joint meeting. He condemned the comment.

Leigh Sherwood, the architect from LBA reviewed the 3 potential new school options.

- Hadley Only (K-4) - New School on Hadley Site (\$63M-73M)
- District grades 3-5 – New School on Hadley Site (\$71M-\$83M)
- District grades K-4 - New School, 3 stories on Stanley Site (\$97M-\$114M)

Mary Ellen Fletcher of the Finance Committee asked for clarification of why there is a discussion regarding multiple schools. Leigh Sherwood clarified that if you choose just one building that does not serve the full K-4 district, then the remaining school will need to be rebuilt

immediately after. The Town is looking at this holistically and long-term and be realistic about potential financial implications of the choices.

The boards reviewed a summary document compiling information from Hill International that demonstrated the cost of various scenarios (including soft costs). Scenarios included the single school projects in addition to renovations. Paul Kalous walked through what factors may impact the price per square foot for new construction and renovations, which showcased that the price per square foot for the K-4 District-Wide Open was lower than other options at \$530.00 (as opposed to \$650-685 generally)

Superintendent of Schools Pamela Angelakis discussed the large school vs. small school factors and how the design of the building accomplishes a small school feel where kids are in learning clusters and neighborhoods.

School Business Administrator Martha Sybert briefly ran through examples of operating cost increases that might need to be considered (custodians, kindergarten teachers, student transportation) and increased efficiencies garnered by combining schools. There was a discussion regarding concerns about traffic problems.

Facilities Director Max Kasper stated that renovations to the Middle School would be most prudent immediately after construction for a K-4 District-Wide school was completed, though some repairs will need to happen prior to that time.

The boards reviewed the Debt Service and Tax Impact Projections. Chairperson Spellios clarified that the question at hand in this particular meeting is less about how the debt will be structured and more about the review of financial impact on residents for a one-building vs. a two-building project in order to make a recommendation to the School Building Committee. Several Finance Committee members highlighted the significant difference in price of the two-school and one-school option, identifying the one-school option as substantially less expensive (\$100 million)

Ms. McNerney requested in the future more information on operational costs and School Building Committee Chair Suzanne Wright clarified that that information will not be available until after the building is officially designed.

On Select Board **MOTION** (Titcomb) and **SECONDED** (Duffy) it was **VOTED** by roll call that based by the information provided by the School Building Committee, the Select Board finds that the proposed Stanley K-4 District Wide School Option is the most financially responsible taking into consideration the short- and long-term financial implications to the Town of Swampscott and its Tax Payers. Role call: Spellios (YES) Titcomb (YES) Grishman (YES) Duffy (YES)

On Finance Committee **MOTION** (Hartmann) and **SECONDED** (Sullivan) it was **VOTED** by roll call that based by the information provided by the School Building Committee, the Select Board finds that the proposed Stanley K-4 District Wide School Option is the most financially responsible taking into consideration the short- and long-term financial implications to the Town of Swampscott and its Tax Payers. Role call: Tim Dorsey (YES)), Mary Ellen Fletcher

(ABSTAIN), James Goldman (YES), Eric Hartmann (YES), Joan Hilario (YES), Cinder McNerney (YES), Gail Rosenberg (YES), Jill Sullivan (YES), Matt Kirschner (YES)

On Capital Improvement Committee **MOTION** (Jay Sullivan) and **SECONDED** (Kelly Begin) it was **VOTED** by roll call that based by the information provided by the School Building Committee, the Select Board finds that the proposed Stanley K-4 District Wide School Option is the most financially responsible taking into consideration the short- and long-term financial implications to the Town of Swampscott and its Tax Payers. Role call: Richard Raymond (YES), Kelley Begin (YES), David Brodsky (YES), Jeremiah Sullivan (YES)

On Select Board **MOTION** (Duffy) and **SECONDED** (Grishman) it was **VOTED** by roll call to adjourn. Role call: Spellios (YES) Titcomb (YES) Grishman (YES) Duffy (YES)

On Finance Committee **MOTION** (Mary Ellen Fletcher) and **SECONDED** (Eric Hartmann) it was **VOTED** by roll call to adjourn. Role call: Tim Dorsey (YES)), Mary Ellen Fletcher (ABSTAIN), James Goldman (YES), Eric Hartmann (YES), Joan Hilario (YES), Cinder McNerney (YES), Gail Rosenberg (YES), Jill Sullivan (YES), Matt Kirschner (YES)

On Capital Improvement Committee **MOTION** (Jay Sullivan) and **SECONDED** (Kelly Begin) it was **VOTED** by roll call to adjourn. Roll call: Richard Raymond (YES), Kelley Begin (YES), David Brodsky (YES), Jeremiah Sullivan (YES)

Meeting was adjourned at 9:00pm.

True Attest,

A handwritten signature in dark ink, appearing to read "Allie Fiske". The signature is written in a cursive, flowing style.

Allie Fiske, Assistant to the Town Administrator

Minutes APPROVED by vote of the Select Board 11/4/20