Present: D. Sampson, M. Miller, B. George, S. Hoctor, C. Holden; Heather Harper, Assistant Town Manager

Mr. Miller opened the meeting by reading the March 12, 2020 Executive Order from Governor Baker suspending certain portions of the Open Meeting Law. There will be no in-person attendance for Selectmen's meetings, however the meeting will be live-streamed and comments from the public will be taken through technologic means. This is a joint meeting with members of the Council on Aging

PLEDGE OF ALLEGIANCE

REVIEW AND APPROVAL OF MINUTES

Mr. George moved that the minutes of July 9, 2020 be approved as written. Mr. Holden seconded. Approved by roll call with Mr. Sampson abstaining.

PUBLIC FORUM

None.

TOWN MANAGER REPORT

1. Ms. Harper reported that the library opened on July 21; there was a line of people waiting to get in. Ms. Lamothe and the staff, public health and facilities departments handled the opening beautifully. Things are different, but services are now available.
2. The high school paving project is on schedule for a spring completion. The sola project will be delayed until next year. Mr. Sampson asked whether they will be putting in the conduit while paving; no, it will be patched later.
3. The Center for Active Living has been taking a great deal of time and resources.
4. Today is the kickoff for the 100 Rte. 5A project meeting. The contract has been signed and activity will be visible the end of the month.
5. The draft lease and development agreement for the Wing School are in the lawyers' hands. Documents will be available on August 6.

CORRESPONDENCE/STATEMENTS/ANNOUNCEMENT

Mr. Holden compliments the upgrades at the transfer station. He also asked about whether there will be a conference with the ACOE in the near future. Ms. Harper responded that it would be better to meet in person; as this will not be possible before September, it would
occur after that. Mr. George announced that on July 29 at the Oakridge School there will be 1,000 free meals available to any who need them. Mr. Miller reported that he met with the group about the Ice Cream Sandwich day. He also announced that on July 30 there will be an Eagle Scout ceremony at the Legion at 6:30 PM; Mr. George will attend. Mr. Holden wants to congratulate Mr. Guerin and Ms. Crossman for being elected Chair and Vice Chair of the Finance Committee. Mr. Holden said the School Committee has been discussing the plans for the school opening.

**STAFF MEETING**

*Joint Meeting with the Council on Aging, Relevant town Staff and Consultants:* Ms. Harper is confident in the designer, owner’s project manager, and the consultant team. Pomroy Associates and BH+A architects have been working and communicating with the COA. They have experience working in the construction industry and have attempted to engage the community. Susan Marancik should be recognized for providing excellent input during the COVID crisis and has assisted with the programming and design.

*Presentation – Mr. Pomroy* Mr. Pomroy presented a slide show updating the Selectmen as to the process, hiring, and budgeting (see attached). He went over the project accomplishments to date regarding regulatory processes and selection of architects. BH +A has been involved with multiple projects of this type and is state recognized on this type of project. He also talked about the upcoming schedule leading to being shovel-ready in 2021 and ribbon cutting late spring 2022. He emphasized that the project should be viewed as separate operations – during hours and after hours. He is looking at working in unison with the three other projects on the site. There has been aggressive budget management, keeping the budget tight, and performing constant review. It is possible to go to bid in December. He believes that the Town can capitalize on other construction projects that have come to a halt during the COVID crisis, leaving the Town in a position for a good bid. He then introduced V. Pacheco, the project manager.

*Presentation - Mr. Bargmann* Mr. Bargmann, architect, described how the building and site could be used by both the Council on Aging and the community. He described five elements of programming – Volunteering, Lifelong Learning and Arts, Wellness and Recreation, Information Sharing, and Socialization. He discussed the plans for the building in detail and how each space could be used toward the five programming elements. There is a balance between dedicated and shared space, providing privacy and efficient use of space. The use of the gym will be separated from the COA space with a separate entry and elevator to the track. The gym itself is large and can be used for several purposes simultaneously. There is a kitchen adjacent to a large multipurpose room and classes can be held in the kitchen. There will be a buffer between the CAL and the pickleball courts. The building will be designed for energy conservation, using geothermal and flexible heating control; the goal is net-zero.

*Questions/Comments from the Board:* Mr. Miller asked how the geothermal would work. Mr. Bergmann said it is more efficient than using air to cool; there will be a three inch diameter well for the circulation of water. Mr. Hoctor asked about long term savings of the geothermal vs. air heat pump system. Mr. Bergmann responded there would be an approximately a 7-year payback. The only additional cost is the wells, which are less expensive on Cape Cod.
be an air filtration system related to COVID that will have air exchanges. There also will be ultraviolet lights in the duct work to sterilize. Each room has its own control for fresh air. Mr. Hoctor asked about the effect of multiple chemicals used on surfaces to disinfect and whether that has been taken into account. Mr. Bargmann said he will look at it. Mr. Miller asked where the heat pump would be located – inside the building for easier maintenance and less exposure to salt air. He also asked whether the gym would have a wood floor or other type; more likely to be wood because it provides better cushioning. Mr. Holden asked whether the wood floor would be conducive to activities like street hockey; street hockey would be for preschoolers only. He also asked about whether they have seen successful experience with geothermal; yes it has worked very well elsewhere and in Virginia; it is not a new technology. Mr. George asked whether the building would be fitted for closed circuit and security cameras; yes. He also asked if there would be sufficient plugs for computers; Mr. Bargmann said that the building would have WiFi throughout, but there will be sufficient plugs to charge computers. Mr. Miller asked about the access road; it will be over a paved road from the street. Mr. Sampson reminded everyone that this project was only approved nine months ago and there has been significant progress in a short period of time. He is impressed especially with the variety of input that has been solicited. P. Collins would like to second that. There were no other public comments.

There was consensus to authorize the architects to proceed to design development.

**COA Appointments:** Mr. George moved to appoint Neil O'Brien and John Vibberts to 3-year terms on the Council on Aging. Seconded by Mr. Holden. Approved unanimously by roll call vote.

**OLD BUSINESS**

**Draft License with Cape Cod Disc Golf:** Ms. Harper reported that the disc golf course has been laid out. Funds were approved by the CPC. The license agreement has been worked out. There were some minor changes with significant protections for volunteers as well as other protections. These need to be worked out. The disc club people have been very professional and responsible. Mr. Miller asked why they are not charging a fee to play; the property they are using does not allow it. Mr. Sampson asked how they have gotten approval to clear the land. Ms. Harper responded that both Mr. Boucher and Mr. DeConto can authorize the land clearing. It is going to occur in phases, with 2 holes at a time. There was a request to keep the Board of Selectmen apprised of any changes.

**Mr. George moved that the Board authorize the Town Manager to execute the license agreement with Cape Cod Disc Golf Inc. of 9 Pondview Drive, Centerville, MA 02632 as presented on July 23, 2020. Seconded by Mr. Hoctor. Unanimously approved by roll call vote.**

**Bonding for Library, Center for Active Living and Roads:** Mr. Bill Jennings, Treasurer, is suggesting that the Board consider combining all three projects in a single $10 million bond. The rates are currently advantageous. It might also make sense to bond the full value of the library and CAL while the rates are low, which could save extensive money. He is looking at it and will come before the Board in September.
**Other Old Business not Reasonably Anticipated:** Mr. Miller talked to the School Committee Chair about the process for appointing a replacement School Committee member. Mr. Miller thinks that the School Committee should interview candidates and forward recommendations to the Board of Selectmen. There are many applicants for the position. Mr. Sampson wants to be certain that individuals who have contacted him or Mr. Dunham are included. Massachusetts General Law supersedes the Charter; Taylor White has said that the process can be conducted this way. Mr. Hoctor would like to have this checked by Town Counsel; Ms. Harper will check. Mr. Sampson said that the wording accepted by Town Meeting conforms to the Massachusetts law.

**Mr. Sampson moved that the Board of Selectmen empower the School Committee to reduce the number of candidates to three (3) and bring them to the Board of Selectmen for mutual agreement and vote. Seconded by Mr. George. Approved unanimously by roll call vote.**

**NEW BUSINESS**

**Recommend Alternate to the Zoning Board of Appeals:** Mr. John Casali has expressed interest in serving on the Zoning Board and is recommended by the Planning Office. **Mr. George moved to appoint John Casali as an alternate member to the Zoning Board of Appeals. Seconded by Mr. Hoctor. Approved unanimously by roll call vote.**

**Warrants:** Mr. Miller has signed the warrants. All appears to be in order.

**Other New Business not Reasonably Anticipated:** None

**PUBLIC FORUM**

None

**CLOSING REMARKS**

Mr. Miller complimented the presenters. Mr. Holden complimented the stand outs around Town.

**ADJOURNMENT**

**Mr. George moved to adjourn. Mr. Holden seconded. Approved unanimously by roll call vote.** Meeting adjourned at 8:52 PM.

Respectfully submitted,

Susan James

Supporting Documents:
- Agenda (2 pages)
- Center for Active Living Presentation (19 pages)
- Council on Aging Appointments (2 pages)
Email from Bill Jennings (1 page)
Disc golf License (11 pages)
Zoning Board of Appeals Appointment (2 pages)

Approved 8/9/20