

December 12, 2017

The meeting of the Board of Selectmen held on Tuesday, December 12, 2017 beginning at 6:00 p.m. in the Selectmen's Conference Room, Town Hall.

Members Present: Chairman William Rooney, Manny Silva, Brian Mannix, Derek DeBarge and Carmina Fernandes was absent

First order of business: The Pledge of Allegiance.

#### Correspondence

305. Invitation for the Board to attend "Dining for a Cause" to benefit the Joshua Deforges Veteran of Foreign Wars Post 3225 to be held at the Villa Rose restaurant on December 20, 2017  
Moved by Mr. Silva seconded by Mr. Mannix to file #305. Vote: 4-0 in favor.

306. Invitation for the Board to attend the ribbon Cutting Ceremony at the Villa Rose Restaurant on December 18<sup>th</sup> for the grand opening of the outdoor dining area.  
Moved Mr. Silva seconded by Mr. Mannix to file #306. Vote 4-0 in favor.

307. Chief Madera, Police Department requesting the Board appoint Jaime S. Williams, Genna DeTorrice, John Wiecek and Elaine Guan as Special Police Officers status effective immediately.  
Moved by Mr. Silva seconded by Mr. Mannix to the following as Special Police Officer status.  
Vote: 4-0 in favor.

308. Massachusetts Historical Commission announcing the Round 24 of the Massachusetts Preservation Projects Fund Grant program, the deadline is March 23, 2018.  
Moved by Mr. Mannix seconded by Mr. Silva to file and forward a copy to Ms. Kibbe the Historical Commission. Vote: 4-0 in favor.

309. Informing the Board that Wreaths Across America will be at Island Pond Cemetery Ceremony on December 16, 2017 at 10:45 a.m. where they assemble for the wreath laying with a ceremony being held at noon.  
Moved by Mr. Silva seconded by Mr. Mannix to file. Vote: 4-0 in favor.

310. Chief Pease, Fire Department request to charge off medical bills and lost wages to Chapter 41, Section 111F for injuries by a Firefighter on November 23, 2017.  
Moved by Mr. DeBarge seconded by Mr. Silva to charge off medical bills and lost wages to Chapter 41, Section 111F. Vote: 4-0 in favor.

#### Unfinished Business

Board to discuss the Selectmen's Fee Structure. We have not received the Building Departments information. The Board tabled the discussion for the fee structure until they receive the Building's information.

There were no applicants for the vacancy on the Board of Registrars, how does the Board wish to proceed? The Board wants the position reposted and send a letter to the Republican Committee.

Board to approve and sign the Memorandum Agreement between the Town of Ludlow and the Board of Health Nurses.

Moved by Mr. Silva seconded Mr. DeBarge to approve and sign the Memorandum of Agreement and Board of Health Nurses. Vote: 4-0 in favor.

A reminder that the Toys for Tots, Santa Sleigh Ride thru town will be held on December 1, 2017.

Board to approve and sign the Executive Session minutes of November 14, 2017.  
Moved Mr. DeBarge seconded by Mr. Silva to accept the Executive Session minutes of November 14, 2017 with all members present except for Mr. Mannix and Ms. Fernandes. Vote: 3-0-1 in favor, Mr. Mannix abstained.

Board to approve and sign the Selectmen meeting minutes of November 6, 2017.

Moved by Mr. DeBarge seconded by Mr. Mannix to accept the Selectmen meeting minutes of November 6, 2017 with all members present except Mr. Silva. Vote 3-0-1 in favor Mr. Silva abstained.

Board to approve and sign the Selectmen meeting minutes of November 17, 2017.

Moved by Mr. DeBarge seconded Mr. Mannix to accept the Selectmen meeting minutes of November 17, 2017 with all members present except Mr. Mannix and Ms. Fernandes. Vote 3-0-1 in favor, Mr. Mannix abstained.

#### New Business

Board to approve New Year's Eve extended hours for liquor licenses.

Moved by Mr. Silva seconded by Mr. DeBarge to extend the hours for the liquor establishments for New Year's Eve as presented before us. Vote: 4-0 in favor.

Board to appoint Raymond Phoenix to the Capital Improvement Planning Committee.

Moved by Mr. Mannix seconded by Mr. Silva to appoint Raymond Phoenix to the Capital Improvement Planning Committee as submitted by the Planning Board. Vote: 4-0 in favor.

Board to approve the Liquor License Renewals and approve and sign the Liquor Licenses, Common Victualler Licenses and Entertainment Licenses.

Moved by Mr. Silva seconded by Mr. Mannix to approve the Liquor Licenses renewals and sign the Liquor Licenses, Common Victualler Licenses and Entertainment Licenses as long as they have gone thru the proper channels with the Building Department, Fire Department and have received all their approvals. Vote: 4-0 in favor.

Board to approve and sign the Class I, II, III Motor Vehicle Licenses.

Moved by Mr. Mannix seconded by Mr. DeBarge to sign the Class I, II, II Motor Vehicle Licenses as long as they are up to date with all information. Vote: 4-0 in favor.

Board to peruse the Executive Session minutes of November 28, 2017.

The Board went into recess for five minutes and came back into regular session at 6:27 p.m.

Mr. Phoenix: Open our meeting of the Planning Board on the twelfth of December her with the Board of Selectmen.

Mr. Rooney: Thank you for coming in, there is an opening on the Planning Board and you currently have four members and we have advertised for the towns people who are interested. If you can give us a brief background and we will open it up to questions from both Boards.

Mr. Quiterio: I have been living in town for thirty years and I own my business, which currently in Ludlow my sons are in High School, I have served the Department of Public Works and loved it, love living in the town I like the way the town has been running and if I can be of any help that is why I am here.

Mr. Rooney: We will open it up if there questions from the existing Planning Board.

Mr. Phoenix: It is always nice when we can find ways to help people and that is going back when I got involved with the Board in ninety eight that is part of what drew me to the Planning Board it was a willingness to help people, so that is always nice but there is the other side of that too because you have to give people decisions that they do not like and sometimes they are people that you know and have dealt with before, sometimes they are people you never meet there are all kinds of scenarios where that happens and I would like to ask what your take is on being in a situation where you have to do that.

Mr. Quiterio: When you make a decision the first thing is the town. Like you said you want to help everybody but usually the town comes first with the laws and regulations and that is how I would make my decision.

Mr. Quieroga: Just to follow up on what ray said, when you please one you upset one or two.

Mr. Quiterio: People do understand.

Mr. Quieroga: All of us on these Boards especially the elected Boards have the obligation to try and help people if we can if the regulations let us. There is a lot of latitude in our own regulations, there is a lot of decisions that we can make and the interest of the town as you said is first, the interest of that particular is second and if we can serve both to me it is even better, but sometimes you will not be able to.

Mr. Phoenix: For the most part all of the easy to develop property that we have in town have been developed already the only ones that we seem to get in anymore is the ones that present a unique challenges from some unique problems but across the Board they have been done already. It is always an interesting twist on things that we are meeting on, it is not as straight forward as it used to be.

Mr. Quiterio: Looking forward to it.

Mr. Rooney: Any questions or comments from the members of the Board of Selectmen.

Mr. Mannix: The town comes first and I am a strong believer in that and on your Board it is really important, I have sat here and lived in this town for fifty years and you listen to people you driving up and down the street and you are looking at Center Street and there is a mess there is signs all over the place, there is offices all over the place and it is not a very nice street, I am just picking on Center Street, butt over the years I have heard from the Board of Selectmen, Planning Board, Zoning Boards and everybody else put everything together, we need to straighten everything out we need to make one unit. Its fifty years and the changes that we have had has not straighten that mess out we have spot zoning, we have approval for this we have approval for that and a lot of it is done without the thought of what the town is going to be or what the town is going to look like or what the other people in town think of and for some reason we can stay with what someone comes before the Board and wants, we have come before this Board and every Board, they only come here for what they want. But on each Board I liked your answer and yes I am a firm believer and I think we need more of it as things continue we sat here for the contract for Center Street it is a mess we going to have to redo it all over again and it still is going to be a mess, why because we zone this and we move this and we approve this and we let this happen and in another ten, twenty, thirty or forty years cars will drive themselves oh my what is going to happen then. I do not know and the only thing that I am asking of you is that you are on the Board and you made the comment I think that is something that we need more of not in just your Board but every Board in town we need more to think of what is good for the town and what is good for everybody. DPW when you sat on the Board you are looking at the whole town and you are looking at all the people all the cars and everything that goes thru there and some of these things I think this Board. Yes I like your answer and I will support you on that.

Mr. Silva: You know what the terms are obviously.

Mr. Quiterio: I believe the person who left was on til March.

Mr. Silva: There will be an election in March and you will need to take papers out to run.

Mr. Quiterio: I will take out papers to run.

Mr. Silva: I have known you forever, so welcome.

Mr. DeBarge: Thank you very much, I know who you are and I just want to thank you for stepping up and doing this. I do not take it lightly and that you did this with such a short time, I think it is a big deal that you did this from now until March, because we needed this, we need that spot taken and whether you are going to take out papers for the next term, I was hoping so and thank you. You are the perfect person for it as I would say I agree we are here for the greater good of the town and not for anything other than that, and I just appreciate it.

Mr. Rooney: I have nothing to say other than thank you for stepping forward. I would entertain a motion.

Moved by Mr. Mannix seconded by Mr. Phoenix to appoint Mr. Quiterio to the Planning Board. Motion carries 7-0 in favor.

Moved by Mr. Phoenix seconded by Ms. Houle to adjourn the Planning Board meeting. Vote 4-0 in favor.

Mr. Rooney: I would entertain a motion to enter into Executive Session for the purposes of negotiations with Police Dispatch and a non-union personnel contract for the Town Administrator as deemed an open meeting would have an a detrimental effect on the bargaining or litigation position of the public body.

Moved by Mr. Silva seconded by Mr. Mannix to enter into Executive Session for the purposes as discussed and return to open session. Mr. Mannix yes, Mr. Silva yes, Mr. DeBarge yes, Mr. Rooney yes.

Mr. Rooney: We are back in open session and at this time we will do losing comments.

Mr. Mannix: I would like to wish everyone a very Merry Christmas and a Happy New Year this is our last meeting for the year and there are a number of things going on in town, get out and enjoy the Toys for Tots Santa's Sleigh Ride, Josh Deforges benefit at the Villa Rose on the 20<sup>th</sup> and the Wreaths Across America at the cemetery. I wish everyone a Merry Christmas.

Mr. Silva: Same here Merry Christmas and Happy New Year stay safe.

Mr. DeBarge: Please be safe on this holiday Merry Christmas and Happy New Year.

Mr. Rooney: Merry Christmas and Happy New Year and certainly avail yourself to the festive things that are going on and for very good causes.

7:15 p.m. Visitation with Todd Gazda for the Chapin Street Core Building Committee.

Present: Evan Warner, Chad Mullins, Todd Gazda and Mike Kelliher.

Mr. Gazda we have sent you two letters from our Building committee thru our School Committee and they were to put an article on the town warrant for a potential January Special town meeting as well as a question for the March ballots, when the Board of Selectmen join us a meeting at Central office we presented a path forward that was slightly different from the way the Senior Building project was moving forward and further looking into it and talking with MSBA we have determined that it is possible to moved forward using the exact same process and procedure that the Senior building project was moving forward with that being a special town meeting in January with the ballot incentive or the ballot question on the March ballot and that keeps it consistent with the town and they will have both of the projects before them going to town meeting first and then to the full public afterwards and that is what the two letter that came to the Board of Selectmen one for the warrant article and the other for the ballot question. The language for the motion would have been thoroughly vetted and just about everybody that could take a look at them. On the town side it would Town Council and Bond Council both have input and have made revisions to the language that you have in front of you and the final approval will need to send this to MSBA in order to get their sign off before we are able to put it on, that is a requirement and we need to satisfy those as well anticipating a positive sign off and then we should able to move forward.

Mr. Mannix: Just a few questions I have a concern that I do not see the cost of the project is estimated at sixty million and do, we have an exact cost of reimbursement from the state.

Mr. Gazda: It is a not to exceed sixty million and that also includes the approximate two and half million for the central office portion of that. The projected reimbursement rate for the state is fifty eight point three seven percent that is also in the warrant article and that is of the approved cost not project comes thru with one hundred percent of the cost approved.

Mr. Mannix: What is the final cost to the town minus the fifty eight point three seven percent?

Mr. Warner: Generally with a fifty eight percent I think conservatively assume that Ludlow will be paying fifty percent of the total project cost and we expect that the total project cost will be under sixty million.

Mr. Mannix: I want to know what the cost is to the town after the fifty eight percent.

Mr. Gazda: Twenty five million two hundred thousand, now that is if we got the fifty eight percent. No project comes thru with a hundred percent approved cost and I get concerned that once you throw the twenty five million dollar number out then that is the number everyone hears so thirty is probably an estimate once everything comes thru.

Mr. Mannix: You are talking thirty million dollar cost to the town will that be over a thirty year time span that you are looking to pay that back.

Mr. Gazda: That is a consideration on how this goes out to bond it would be thirty years.

Mr. Mannix: At thirty years at thirty million we would be talking about a hundred and forty a hundred and fifty thousand dollar mortgage payment each month and that is roughly and what is that on the tax rate in town.

Mr. Gazda: These are all numbers that we will have prior to presenting at town meeting, but we cannot have those numbers yet, we have a not to exceed number now in the warrant article because every meeting we have we get a little closer to refining that final number as to what the estimate is for the cost of the school so as soon as we have the hard estimate that is when we will be able to project the financial impacts with respect to the tax rates.

Mr. Mannix: What you are asking me to do is as a member of the Board of Selectmen you are asking me to put something on Town Meeting that may cost x number of dollars and I have no idea what it is going to cost and I have no idea what the final cost will be and I should put it on the warrant and get all the information later.

Mr. Gazda: It still has to go in front of Town Meeting and it has to get the approval of the town meeting members.

Mr. Mannix: We should have those numbers here today, I am not happy with a lot of things that come along that way.

Mr. Gazda: I do not disagree with you, one of those things we are fighting against is the timelines we have between the town and the MSBA and so we want to make sure that everything lines up and that we are as transparent as possible and that we have the information in front of everybody when the decision needs to be made it would be nice to have that number but the problem is that number is not as solid as it will be in.

Mr. Evans: A total project cost not to exceed sixty million is the number and approximately half of that is likely to be borne by the Town of Ludlow even the development of the project we will not know until bid day and until the project is complete and we feel very comfortable with those larger numbers to stay within that and would caution anyone on putting anything forward that would be less than that so that we do not need to be going back to anybody for any additional money that we want to make sure that we are coming in at or below the budget.

Mr. Mannix: You are asking me to put something on the warrant and I have no idea what it is going to do to the tax rate and I sit here and as far as the tax rate is concerned for five years we have tried to do a twenty five seventy five insurance split and every Town Department has said yes except the School Department. You are asking to put something on the town meeting warrant that I have no idea what it will cost closely and no idea what it will do to the tax rate and I sit here and the School Department has done nothing for the Town of Ludlow for the last couple of years and as far as the tax rate is concerned this town for five years has tried to do a seventy five twenty five insurance split every town department and every town employee said yes except the school department that is seven hundred plus thousand dollars a year, that is three and a half million dollars over five years that is three that is three years, worth of mortgage payments on your new school. But today we want sixty million dollars and we care today, because that is where I come in on my job as a tax payer.

Mr. Gazda: If I can respond I take strong exception to the point that you made that the school department doesn't care, we do care about what happens in this town and every single day members of our school committee, myself and our staff put in time and effort and resources for this town so I am not disagreeing with your concern regarding the number.

Mr. Mannix: I will reword it yes you do and everybody else that works for this town but I will go back to my three and a half million dollars at least a couple of contract have gone by and nothing and everybody else in town and all the other departments negotiated have done something and my point is that I am looking for more from my side and more from the tax payers and more from the average citizen according to our state representative forty percent of the people in this town are senior citizens come twenty twenty and they are bearing the burden and for the last five years that burden could have been lighter and it did not happen and who knows what the future will bring forth but those are things that I have sit here and look at and I have to think about it is a two way street. Yes I could the School Committee could and should have done something along time ago.

Mr. Mullins: Collectively as a School Committee and even the Building Committee as these numbers continue to get closer we will be more than happy to provide we will be more than happy to provide update information to this Board.

Mr. Kelliher: One of the things that I have been very careful and cautious in talking to other communities that have gone thru building projects is to make sure whatever numbers get out there are accurate numbers so just to put out a number it does not do anybody any good, we want to make sure that we have good numbers before we put them put to the public because here is a number and

it is not correct either way if it is too high or too low that is bad information that gets out to people so our goal is to make sure the numbers that we put forward are based on good information and that are solid and reliable. So to just say it's a guestimate that I am afraid is not a wise thing to do it is not fair to the taxpayer it's not fair to anybody else in town to do that based on guestimates. Every Building Committee meeting we have as we make more decisions we decided at the last meeting that the footprint and the size of the school will be based on what the MSBA recommended so that gives more information back to the planning of the project so that number gets a little bit closer. So as we fine tune this down and in the next couple of weeks and at our next building meeting we are getting pretty close to a final number so then we can have good information to pass along. Until we have good information it is a mistake to put the numbers just to put numbers out there.

Mr. Evans: This is part of the Mass School Building Authority process and to be able to have us pursue the grant funds up to that fifty eight percent and it is a very long process we start with a considerable amount of risk with a lot of unknown and as we move forward we reduce that risk as we gain more information and solidify things and until we actually build and complete the project we won't know exactly what that cost is but we will have professionals estimating exactly what that is likely to be and we will put the information out for the right decisions to be made.

Mr. Rooney: Other questions or comments from Board members. I do have a couple. The fifty eight point three seven percent, I understand that does include approved cost and right now there is a certain amount of unknown as to what would be unapproved cost but is the fifty eight point three seven percent set.

Mr. Gazda: Yes, that is the rate the town of Ludlow gets from the MSBA that is set.

Mr. Rooney: The Core Building Committee have they taken a vote that the total amount is not to exceed sixty million.

Mr. Gazda: No we have not.

Mr. Rooney: Do you anticipate that the Core Building Committee would come back to residents of Ludlow looking for something more than sixty million.

Mr. Gazda: It would have to be catastrophic, and we do not vote the number that goes to the town with our estimate of what it is going to be and then we cannot exceed that sixty million that's a hard stop so anything further than the sixty million dollars not to exceed figure would have to come back to the town for further approval and then it is up to the town meeting members to vote it up or down.

Mr. Evans: We have told MSBA the sixty million dollar number that is something that we can vote or recommend.

Mr. Rooney: The proposed motion does say that the town appropriate the amount of sixty million dollars and that language has been vetted, is there a reason why it does not say not to exceed sixty million dollars.

Mr. Evans: I think that is legal more than implied by this document so we started with the template from the MSBA and tailored it specific to the Chapin Street project before this goes back to MSBA we can add that language.

Mr. Rooney: You can put not to exceed but the vote is that the town appropriate X number of dollars and you cannot go over it.

Ms. Villano: The vote is that the town appropriate X number of dollars you cannot exceed the amount.

Mr. Rooney: It is sixty and we are at fifty eight and we could use another two million for something.

Mr. Gazda: We have done everything possible to hold the cost down. We also took a vote last meeting with respect to adding additional classrooms that would not be reimbursed by MSBA that would tacked on an additional two to three million dollars to the project so we elected not to go that route, basically MSBA was right sizing the project and we had enough flex should a larger class come thru we haven't been cutting corners but we have been watching every penny as we have been going thru the construction of the process and that is going to continue because we do realize our fiscal responsibility to this town to get us the school we need, but do so in the most fiscally responsible manner as possible.

Mr. Rooney: When I look at the ballot question and I understand it has gone through all kinds of people and I am a little perplex as to why the ballot question would have a student capacity in it and that was an issue that came up for some amount of discussion when we met down at the Central Office, where are we on both things?

Mr. Gazda: One I did address with the four additional classrooms and that was a unanimous vote of the Building Committee that we were comfortable with the size of the project at that six hundred and thirty enrollment mark and the reason for that number within the ballot question is because it will identify the project it is a requirement of MSBA.

Mr. Evans: They may in fact be looking for additional information this is my best attempt to generally cover the project that they are also overseeing and partially funding.

Mr. Rooney: MSBA may want some additional language in the ballot question.

Mr. Evans: We have had a conversation with them about the district offices and while it has always been envisioned as part of this Chapin Street Elementary School project that has combined vets and I would not be surprised if they wanted some language in here included in here about the District Offices.

Mr. Rooney: I guess speaking as one voting member of Town Meeting, if this language has been vetted by Town Council and Bond Council and there is going to be changes to it I will not vote at Town Meeting unless whatever final version has been approved by Town Council and Bond Council.

Mr. Evans: We are all on the same page with that and it starts with me and goes through those folks and MSBA comments and they may not have any change but if they do we absolutely go thru that loop again until we are in agreement that this is it.

Mr. Silva: With a combination of the schools any anticipation on the personnel certainly we will not need as many personnel to have to schools versus one school.

Mr. Gazda: Given the size of the new building we are not expecting substantial personnel maybe some savings in cafeteria and we will look at the custodial staff the teaches are providing the same service your just putting them one building, it is the same number of kids in one building that you are servicing. There may be some administrative cost as well.

Mr. Silva: You will not have two principals so you will be saving there.

Mr. Kelliher: With a building of that size you would need an Assistant Principal and there is none at the elementary right now.

Mr. Silva: I have done a rough estimate and at three and half percent and it is approximately one point six million dollars in debt exclusion, it equates to a hundred and eighty dollars for the average tax payer and it gives you an idea where we are going.

Ms. Villano: We have task Bond Council with doing the tax impact based on the School and the Senior Center based on both but at time I believe we used forty million for the schools and we have tasked bond council with doing a whole new tax impact and he will have that ready next week.

Mr. DeBarge: Do you remember what the cost would have been with the extra rooms because we were discussing two extra rooms and until the last meeting is when they discussed the four and then tonight it was mentioned again. But what was the cost of the extra rooms before we took that vote how much more it would be.

Mr. Gazda: I thought it was two point five to three million.

Mr. DeBarge: So it was the same price as the air conditioning.

Mr. Evans: Similar.

Mr. DeBarge: I voted for the air conditioning which did not pass, I agree with be careful with not coming up with any kind of number if we do not have anything concrete so the people that do watch this and they hear a number they are going to lock on to that number and if they see the number changes then they will think that something is a foot and we are going to lose creditability if that number changes. I would like something more concrete tonight as well, back to the air conditioning or the extra rooms, obviously I have been outspoken about the air conditioning for the children but also for the staff and then we discussed about the new school opening at capacity for the students and I was afraid that if we had some sudden baby boom then we would be right back to where we were with trailers in the parking lot, but I was assured that the state tells us that we are going to decline over the next five years in children, I still am very nervous about that and two and half million for air conditioning for having our children pay better attention in April, May, June, August, September and October to me is worth the price. The extra rooms to me is worth the price and I am going to going to agree with Mr. Mannix about the health insurance but in the time that I have been a Selectmen and even before the frustration that we have had with the teachers union and holding back on that seventy five twenty five and I think back to when the first union fell most and they agreed to that so many years ago when most of the other unions or at least when the first union fell I think most of the others probably would have gone with them and maybe all that money we would have saved would have helped and have gotten that two and half million and we could have put that towards that and if could have gone somewhere else, but in my mind that's where this could have gone and I just hate to see the opportunity go and I know the vote happened but it is something that I want to get out because it is something obviously that is important and I think it is something that we missed on and it something serious that we missed on and it is unfortunate.

Mr. Rooney: We have talked when we were together at the School Committee Meeting about the possibility of adding some property on the corner, where do we stand on that.

Mr. Gazda: We have a letter that will be coming to the Board of Selectmen there was a vote at the

last Building Committee meeting after further reviewing and meeting with Conservation it turns out that Murphy pond is not a pond, it is considered a river and in further looking at it there is a noticeable flow even thru the pond and so it is a river and that triggered a two hundred foot setback as opposed to the one hundred foot setback when we did that we lost the softball field that was up top but the old softball field will be grandfather in and we can maintain it but what we cannot get a ninety foot baseball diamond on that lot. The Building Committee took a vote requesting that you investigate acquiring the three corner lots because if we acquire those lots on we can fit the ninety foot baseball diamond in that area. That letter will coming to Board of Selectmen.

Mr. Mannix: Let's say the project Comes in at fifty eight million which what it cost right know do you as a committee or who has the power to spend another million and half left over or is that automatically cut out of the loan.

Mr. Gazda: Automatically gets cut out, we do not get that.

Mr. Mannix: We won't we adding classrooms to spend that or putting in air condition or building something else, if the project came in under bid.

Mr. Gazda: No and that is our intention.

Mr. Silva: We are spending all this money on the fields any plans on having them maintained.

Mr. Gazda: I have meet the Department of Public Works and we are looking at preventative maintenance so we can bring these fields up to where they need to be and keep them where they are, these are all of our fields.

Mr. DeBarge: The grades of the School are two thru five what constitutes or what is the rule of thumb for the Vice Principal?

Mr. Gazda: The number of students. In the new building we will be able to save some administrative cost by having a Principal and an Assistant Principal, but that is a determination as we get closer to wrapping up the project and ready to move in.

Mr. Rooney: In terms of procedurally you are looking for us to take a vote to schedule a Special Town Meeting and in addition to that to be putting a warrant article on the Town Meeting. The ballot for the March election, the warrant article is to appropriate the money and the ballot question authorizes it thru debt exclusion.

Mr. Rooney: Are you looking for a motion or a series of motions that would include the warrant article and the ballot question. Are we looking at a specific date?

Ms. Villano: They were looking at January 8<sup>th</sup> is not a conceivable date based on timing now, the 22<sup>nd</sup>.

Mr. Rooney: The longer we wait into January the less time there is, assuming there is a favorable vote for both projects that leaves a limited time to educate the voters that will be going to the ballot in March.

Mr. Gazda: That process will be on going and we are planning on having the Town Meeting members to presentation and we are planning on having it a the old Chapin Street School so they can view the old building and then we can talk about what the new one looks like and then we will hold one for the general public in January as well which will be prior to town meeting. There will be a mock up so the information will be on going to inform the public.

Mr. Kelliher: You talked about having a joint presentation with both the School Committee and the Senior Building Committee is that something you envisioned having before the Town Meeting or after.

Mr. Rooney: After Town Meeting, I will leave that for the two committees to work out. Based on the all the discussion the 22<sup>nd</sup> still gives us time to educate the voters.

Ms. Villano: There are time frames that you need to comply with and in order to put a ballot question on you need a minimum of forty five days to the Town Clerk to ask for the question. I have sent it to Town Council to be sure we were okay.

Mr. Rooney: A motion for January 22<sup>nd</sup> and then another motion to put forward the proposed article.

Mr. Mannix: I make a motion to that we set January 22<sup>nd</sup> for a Special Town Meeting at 7:30 p.m.

Mr. Silva: Second.

Mr. Rooney: Any discussion, hearing none all in favor. Motion carries 4-0 in favor.

Mr. Mannix: We make a motion that we open the warrant for the January 22, 2018 Special Town Meeting.

Mr. Silva: Second.

Mr. Rooney: Any discussion, hearing none all in favor. Motion carries 4-0 in favor.

Mr. Mannix: On the Special Town meeting of January 22, 2018 to put on the warrant the Senior Center Building Committee Article.

Mr. Silva: Second.



Mr. Rooney: Any discussion, hearing none all in favor. Motion carries 4-0 in favor.

Mr. Mannix: I make a motion that we put on the Special Town meeting of January 22, 2018 an Article for the building of the Chapin Street School project and that includes your office.

Mr. Rooney: Any discussion on the motion hearing none all in favor. Motion carries 4-0 in favor.

Mr. Mannix: I make the motion we put on the Town ballot of March 26, 2018 a question of the debt exclusion for the building of Chapin Street School project pending the approval of Town Meeting.

Mr. Rooney: Any discussion, hearing none all in favor. Motion carries 4-0 in favor.

Mr. Mannix: I move that we put on the Town ballot of March 26, 2018 the Senior Center the debt exclusion pending the approval of Town Meeting.

Mr. Silva: Second.

Mr. Rooney: Any discussion hearing none all I favor. Motion carries 4-0 in favor.

Mr. Mannix: I make a motion to close the Town Meeting Warrant.

Mr. Silva: Second.

Mr. Rooney: Do we have discussion on the motion, hearing none. Motion carries 4-0 in favor.

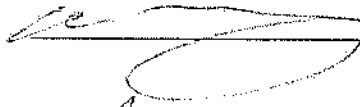
Mr. Mullins: I want to thank everyone for the discussion I greatly appreciate it and I want to thank Mr. DeBarge for his role that he has played on the Building Committee and Ms. Villano for her partnership and calibration with all of us on the School side throughout this process.

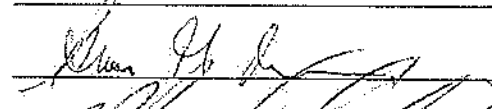

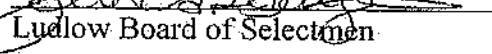
Mr. Rooney: Thank You.

Mr. Silva: Motion to adjourn.

Mr. Mannix: Second.

Mr. Rooney: All in favor. Motion carries 4-0 in favor. Thank You and Good Night.

  
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Chairman

  
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Ludlow Board of Selectmen

All related documents can be viewed at the Board of Selectmen's Office during regular business hours.

