

November 16, 2015

A joint workshop meeting of the Board of Sewer & Water Commissioners was held with the Board of Selectmen and Jarvis Farm Committee on Monday, November 16, 2015 at 7:00 p.m., at the Edward J. Delaney Water Treatment Plant, 1303 Washington St.

Sewer & Water Commission Members Present: John Spillane, William Abbott, Roger Turner and Tom Brown.

Board of Selectmen Members Present: Cliff Snuffer, Mark Gallivan and David Salvatore

Jarvis Farm Committee Members Present: Noelle Zollo, Todd Collins, John Leith, Larry Pitman, Joseph Grant, Bryan Jarvis and Jim Sears.

Town Administrator James Johnson, Recreation Director, Patrick Shields and Rick Mattson, Supt. of Sewer and Water are also present.

Audience members are asked to state their names, which is done.

Handouts provided by the Jarvis Farm Committee and the Recreation Director are made available for everyone.

Mr. Sears gives the background history of his committee. He says they were appointed in early May and have held 9 or 10 meetings. He says there have been a few events held at the farm that were successful. They have reached out to other communities to find potential uses and then looked at what is applicable and makes sense for usage at this farm. They then made a list of concerns and questions. He tells all of what the committee has been working on and now they need to discuss how they can help. Mr. Snuffer says he would like all to reflect on why they bought this property; the preservation of the town's water supply and everything else is a bonus. Mr. Leith says the feedback they have been getting from the town residents is that they are paying for it then they should have the right to use it. Mr. Gallivan asks if the committee has a list of what they might have in mind. Mr. Sears says they have no authority to allow any usage, they are just advisory. He does not know if the Sewer & Water Commission wants to give them any type of authority. Mr. Sears' handout is reviewed and discussed. Mr. Sears briefly talks about the liability issues for use of the pond. Mr. Snuffer asks who is maintaining the pond now and Mr. Mattson responds that he hired a pond's consultant who has advised him that there is no corrective action needed at this time. He has agreed to return in the spring to make sure it is in swimmable condition. Mr. Pitman says they have invited the Ponds Committee to attend one of their meetings. Mr. Brown says he wants to make sure whatever is done will benefit the ratepayers. He called the Department of Revenue and discussed how the land was purchased. They said if the land was purchased with ratepayer's money they must benefit from the use of the land. He would like to show the ratepayers relief from the 23% water rate increase they have encountered due to the purchase of this property Mr. Gallivan says the property was purchased to protect the aquifer which is a benefit to the ratepayers and he second benefit would be recreational use. Mr. Johnson says the DOR was notified of the purchase and as a matter of fact they gave back \$125,000. Mr. Brown says with a 23% increase he is looking out for the ratepayers and feels since they are paying for to purchase the property they should not have to pay to use it. Mr. Johnson corrected Mr. Brown saying the increase was 10.3%. Mr. Salvatore expresses concern over sewer and water funds being used to maintain the property and Mr. Johnson explains that \$30,000 were put into a fund during the last budget for the needs of the farm. Mr. Johnson then talks about the presentation by Mr. Shields and how he is proposing to use the farm for recreation where 20% of the funds would go into an account for sewer and water and the rest (80%) would go to recreation. Mr. Abbott asks Mr. Johnson if this budgeting is always the intent or is this just for the first year. Mr. Johnson tells of the 3 quotes he got from landscapers and asks that the Board listen to Mr. Shield's proposal. Mr. Shields presents his mission statement and description. He explains this as a summer program and not a camp. . He is proposing two 8-week sessions and then reviews the pricing and timeline. He explains an early bird rate, March deadline to help determine staffing and supplies. Mr. Guyette says the residents already are paying for this farm and thinks it would be difficult to ask them to pay to use it now. Mr.

Spillane says the resident does not have to send their children to the program. Mr. Abbott feels the program is a benefit as by owning it, it costs less than private. Mr. Snuffer feels this is a good argument with fair pricing. Mr. Hasenjaeger asks if this will make a profit and Mr. Shield responds that this will cover overhead with some profit. There is then discussion on the maintenance revenue and Mr. Johnson explains that the hope is to become self-sufficient. Mr. Hasenjaeger questions the ratio. Mr. Gallivan feels we have to build into it as we cannot get revenue neutral in the first year and he would rather we take baby steps. Mr. Shield agrees and says this is his plan, if this works then they will build on it. Mr. Brown then questions handicap accessibility and a nurse on staff. He is told that they are hoping to station the Town Hall nurse here until they are up and running and Mr. Brown asks who will pay for this and the answer is it will come from the Board of Health budget. Mr. Spillane confirms that this will not interfere with the Little League and he is told it will not. Mr. Brown asks if a traffic study has been done and the answer is no. Mr. Abbott asks if there is intention on using the pond and the answer is yes. Mr. Guyette feels based on what was presented the staffing plan is too large. There is discussion on this and Ms. Zollo says there is a State requirement. Mr. Johnson says he would rather have too many than not enough and would rather err on the side of caution. Ms. Zollo agrees and says she would like to see better than the State requirement. Mr. Brown asks if this will be open to handicap and Mr. Shield says yes. Mr. Johnson says the law would not allow them to be restrictive. Mr. Turner says it must be ADA accessible. Mr. Brown then asks about the cost of making it handicap accessible and he is told much of it can be handled through DPW. Mr. Brown then asks about insurance and Mr. Johnson says we have MIIA and they are currently looking into additional coverage. Mr. Brown asks about addition cost for treatment and testing of the pond if the intent is to use the pond for swimming, and Mr. Turner says the former camp tested two times per week, the State tested once a week and an independent lab tested for bacteria. Mr. Mattson says the beach becomes within the jurisdiction of the Health Director. Budget projections are discussed and the fact that they will put an article on the SATM warrant to create a revolving account for maintenance and capital improvements of the property. Mr. Shields says he would like to get licensed to run as a camp even though towns are exempt but it has to be in operation for 3 years. Mr. Gallivan is in favor of this and feels it is a great opportunity as long as they don't start too big. Mr. Brown says he wants to see the breakdown of costs. He wants see a benefit and no more cost to the ratepayers. Mr. Snuffer says the benefit is the enhancing of the quality of life by preserving the water and a swimming area. Mr. Johnson says he needs to know if the Sewer & Water Commission and the Board of Selectmen are on board with this. Mr. Salvatore inquires as to the legality of using water funds to maintain the fields and Mr. Johnson answers that this is a separate revolving account. Mr. Spillane says he would like to see the Recreation Department run this. Mr. Shield says he would like his summer program to be his foot in the door and eventually have programs ongoing 12 months of the year. Mr. Brown has a problem with charging a fee. There is discussion on opening the farm up to the public on off times. Mr. Shield tells of other thoughts he has for the farm including paddle boating, concerns, movie night and senior programs. **Motion Made** by William Abbott to authorize the Recreation Director to proceed with the proposal he has provided tonight of running a summer program in the summer of 2016. Second by John Spillane. Vote 3-0-1, Brown abstains.

Mr. Sears asks if there will be other uses allowed on off times and the answer is yes. Mr. Brown asks if the abutters need to okay anything and Mr. Leith says only if there appears to be a nuisance. There is discussion on what to do with the cabins and it is determined that they should wait to do anything until they see what the potential events will be and what is needed. Mr. Brown asks if the kitchen is operational and the answer is yes. He suggests leasing some of the cabins for meetings like boy scouts, etc. Mr. Gallivan suggests considering a video camera at the site and Mr. Johnson says he will look into it. Mr. Leith would like to clarify who someone should be directed to if they are requesting to use the site as there is not a process in place. Mr. Mattson agrees that there needs to be one common point. There is discussion on maintenance of the public fields. Mr. Sears asks for the best way to update the Commission and Mr. Brown says he would like them to come to the Board every three months. Mr. Spillane feels based on the vote tonight that the Committee could cut back and tells them they have done a good job. Mr. Brown says he would like to see the advertisement that they intend to

launch and suggests contacting past operators of the Country Day Camp to solicit names of those who might be interested in taking advantage of this program.

Motion Made by William Abbott to adjourn. Second by John Spillane. Vote 4-0-0. Meeting adjourned at 9:20 p.m.

Accepted 12/14/15