

TOWN OF PEMBROKE  
APPROVED  
ADVISORY COMMITTEE MINUTES  
SEPTEMBER 15, 2022

Linda Peterson, Chairperson opened the meeting of the Advisory Committee at Town Hall at 6:30PM on 15 September 2022.

Also present were: John Scholl, Sandra Beaton (departed 8:00PM), Tim Landy, Kristi Cullinane, Matthew Rushing (arrived 7:40pm)

**Absent:** Robert Kenney, Liz Benotti, Stephen Walsh

**Guest:** John Brown, Select Board Clerk, Bill Chenard, Town Manager

Linda welcomed Bill.

- Bill updated the committee on the Community Center Project. Two bids were received, the bids were \$90,000 apart from each other. The low bidder was GR Construction of Hanover, MA. They've built millions of square foot buildings, i.e. Melrose HS, Westwood Police, Marshfield Maritime, etc. You can take a look at their website, they have a list of properties they've built. We are \$3.1M overbudget and will submit an Article for this funding at the fall Special Town Meeting 10/18/22. We may not use this money if we receive the funding from other sources as expected. However, a contract cannot be awarded without this funding. Bill noted that \$3M of Federal funding earmarked has passed the House and sent to the Senate; it's not guaranteed but Senator Markey is supporting this funding for Pembroke.
- Bill walked through the current Community Center building and does understand how certain areas with asbestos may have been missed. This building has multiple basements and crawl spaces.
- There are currently two proposals for the new building, if additional funding is not voted, none of which he supports; 1) eliminate gym 2) no second floor. He's not sure how cutting the Gym would save \$3M. The property tax increase is estimated at \$25.00 per year. If approved, this additional money would not touched until end of the project, if needed.
- The committee members discussed this topic in further detail noting residents should be aware that the \$19M approved for this project cannot be spent on repairing the roads. It's committed to this project. The question was asked "what is different for residents to hear from the spring town meeting"? Bill noted that we now have a bid and know what the cost is. The committee's discussion continued suggesting that a super tight message needs to be delivered. There should be a discussion about the work already completed and options. It was suggested that maybe Council on Aging speak to it. What's the messaging to residents? Recreation and COA must sell it. Bill said the town's bond rating is at risk if we can't spend the \$19M on this project. This message should be delivered, regardless of the voter's position and we should respect their vote.

Bill distributed a copy of the Pavement Management Program completed December of 2021 as informational. He included an updated cost sheet with the increased costs as of September 2022. Bill discussed the Roadway Repair Methods and illustrated his "fish" graph referencing the ICA (Infrastructure Condition Assessment). The goal is to get to the center of this graph; which equates to \$1 per square yard. We need to build a long-term plan.

Bill reviewed the fall STM Warrant Articles in detail.

Article 1 – Balance the Current Year's Budget - Snow & Ice \$353,980.83. This has been submitted to the State but not yet certified.

Article 2 – Funding Collective Bargaining Agreements is not complete. Negotiations are ongoing and he has negotiations scheduled for Friday and Saturday. If they come to an agreement, he will send a copy to Advisory. Advisory will plan to meet on Wednesday, September 28, 2022 at 7:30PM to vote their recommendation.

Article 3 – Capital Item Funding Request - The committee reviewed and discussed the items included in detail. Bill noted that the Capital Plan will be ready soon.

Article 4 – Community Center Building Project

Article 5 – Swanberg Wellfield and Pumping Station

Article 6 – Acceptance of Provisions of the Massachusetts Veteran’s Brave Act, M.G.L. Chapter 59, s.5 Clause Twenty-Second H.

Article 7 – Community Preservation Committee Projects – Recommendations A-D

The Select Board voted Favorable Action on all Articles with the exception of the Article 2 – Funding of CBA.

Upon motion moved by Tim Landy and 2<sup>nd</sup> by Kristi Cullinane to approve the meeting minutes of August 24, 2022.

**VOTED:** To accept the meeting minutes of August 24, 2022. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

The Committee reviewed and voted the following fall STM Warrant Articles:

**Article 1 - Balance the Current Year’s Budget**

Upon motion moved by John Scholl and 2<sup>nd</sup> by Matthew Rushing to recommend **Favorable Action** on Article 1 – Balance the Current Year’s Budget.

**VOTED:** To recommend Favorable Action on Article 1 – Balance the Current Year’s Budget. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

**Article 2 – Funding Collective Bargaining Agreements - TABLED**

**Article 3 – Capital Item Funding Requests**

Upon motion moved by Matthew Rushing and 2<sup>nd</sup> by Kristi Cullinane to recommend **Favorable Action** on Article 3– Capital Item Funding Requests.

**VOTED:** To recommend Favorable Action on Article 3 – Capital Item Funding Requests. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

**Article 4 – Community Center Building Project**

Upon motion moved by John Scholl and 2<sup>nd</sup> by Matthew Rushing to recommend **Favorable Action** on Article 4 – Community Center Building Project.

**VOTED:** To recommend Favorable Action on Article 4 – Community Center Building Project. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

**Article 5 – Swanberg Wellfield and Pumping Station**

Upon motion moved by Tim Landy and 2<sup>nd</sup> by Kristi Cullinane to recommend **Favorable Action** on Article 5 – Swanberg Wellfield and Pumping Station.

**VOTED:** To recommend Favorable Action on Article 5 – Swanberg Wellfield and Pumping Station. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

**Article 6 – Acceptance of Provisions of the Massachusetts Veteran’s Brave Act, M.G.L. Chapter 59, s.5 Clause Twenty-Second H.**

Upon motion moved by Kristi Cullinane and 2<sup>nd</sup> by Tim Landy to recommend **Favorable Action** on Article 6 – Acceptance of Provisions of the Massachusetts Veteran’s Brave Act, M.G.L. Chapter 59,s.5 Clause Twenty-Second H.

**VOTED:** To recommend Favorable Action on Article 6 – Acceptance of Provisions of the Massachusetts Veteran’s Brave Act, M.G.L. Chapter 59, s.5 Clause Twenty-Second H. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

**Article 7 – Community Preservation Committee Projects  
Recommendation A**

Upon motion moved by John Scholl and 2<sup>nd</sup> by Kristi Cullinane to vote **Favorable Action** on Recommendation A - To appropriate the sum of \$25,000.00 from the historic resources reserve fund for historic preservation purposes, and that said funds be granted to the Town Manager for the Lydia Drake Library for exterior painting, or take any other action relative thereto.

**VOTED:** To recommend Favorable Action on Recommendation A - To appropriate the sum of \$25,000.00 from the historic resources reserve fund for historic preservation purposes, and that said funds be granted to the Town Manager for the Lydia Drake Library for exterior painting, or take any other action relative thereto. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

#### **Recommendation B**

Upon motion moved by Matthew Rushing and 2<sup>nd</sup> by Tim Landy to recommend **Favorable Action** on Recommendation B - To appropriate the sum of \$12,850.00 from the recreational resources reserve fund for recreational purposes and that said funds be granted to the Town Manager for replacement of the floating docks at Town Landing and Little Sandy Pond, or take any other action relative thereto.

**VOTED:** To recommend Favorable Action on Recommendation B - To appropriate the sum of \$12,850.00 from the recreational resources reserve fund for recreational purposes and that said funds be granted to the Town Manager for replacement of the floating docks at Town Landing and Little Sandy Pond, or take any other action relative thereto. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

#### **Recommendation C**

Upon motion moved by Matthew Rushing and 2<sup>nd</sup> by Tim Landy to recommend **Favorable Action** on Recommendation C: To appropriate the sum of \$10,000.00 from the historic resources reserve fund and that said funds be granted to the Cobb Library Trustees for supplemental funding of the roof replacement at the Cobb Library for historic preservation purposes, or take any other action relative thereto.

**VOTED:** To recommend Favorable Action on Recommendation C: To appropriate the sum of \$10,000.00 from the historic resources reserve fund and that said funds be granted to the Cobb Library Trustees for supplemental funding of the roof replacement at the Cobb Library for historic preservation purposes, or take any other action relative thereto. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

#### **Recommendation D**

Upon motion moved by Matthew Rushing and 2<sup>nd</sup> by Tim Landy to recommend **Favorable Action** on Recommendation D: To appropriate the sum of \$36,575.00 from the historic resources reserve fund, and that said funds be granted to the Pembroke Historical Society for exterior repairs to the Quaker Meeting House, for historic preservation purposes, or take any other action relative thereto.

**VOTED:** To recommend Favorable Action on Recommendation D: To appropriate the sum of \$36,575.00 from the historic resources reserve fund, and that said funds be granted to the Pembroke Historical Society for exterior repairs to the Quaker Meeting House, for historic preservation purposes, or take any other action relative thereto. Tim Landy, Kristi Cullinane, Matthew Rushing, John Scholl and Linda Peterson supported the motion.

The Advisory Committee adjourned at 8:30PM.

Respectfully submitted

Stephen Walsh, Clerk