CALENDAR FOR THE MEETING

of

TUESDAY, JANUARY 22, 2019

COUNCIL CHAMBER

7:30 P.M.

ORDER OF BUSINESS

I. CALL TO ORDER

II. CALL OF THE ROLL OF MEMBERS

III. OPENING PRAYER

IV. PLEDGE OF ALLEGIANCE

V. ANNOUNCEMENT OF OPEN MEETING RECORDINGS

Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All documents and exhibits used or referenced at the meeting must be submitted in duplicate to the City Clerk, as they become part of the Meeting Minutes.

VI. READING OF MINUTES OF PRIOR MEETING(S)

Reading and Approval of the Minutes of the Regular Meeting of January 7, 2019.

VII. PUBLIC HEARINGS

VIII. COMMUNICATIONS FROM THE MAYOR

APPOINTMENTS

10043—A Measure Confirming the Mayor’s Appointment of Priya Gandbhir to the Position of Assistant City Solicitor for term expiring January 3, 2020 (Finance Committee).

10044—Notice of Appointment of John Flick to the Position of City Solicitor for term expiring January 3, 2020 (Confirmation not required).

10045—Notice of Appointment of Rachel Stephano to the Position of Executive Secretary for term expiring January 3, 2020 (Confirmation not required).

10046—A Measure Confirming the Mayor’s Appointment of James F. Trifiro, Jr. to the Position of Deputy Chief of Police for term expiring January 20, 2022 (Finance Committee).

10047—A Measure Confirming the Mayor’s Appointment of Lorin A. Walter to the Position of Police Sergeant, Permanent (Finance Committee).

IX. PETITIONS, APPLICATIONS, COMMUNICATIONS, ETC.

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10049 – A Resolution Relative to the FY2019 Community Development Block Grant Mini-Entitlement Plan (Finance Committee).

10050 – A Measure to Grant an Easement to Massachusetts Electric Company and Verizon New England, Inc. for transmission purposes for land off Pearl Street (Stump Pond) (Finance Committee).

10051 – An Ordinance to Amend the Code of the City of Gardner, Chapter 600 Thereof, Entitled “Vehicles and Traffic,” Article V, Parking Meters (Public Safety Committee) (Filed by Councillor Boone).

X. REPORTS OF STANDING COMMITTEES

PUBLIC SERVICE COMMITTEE


PUBLIC SERVICE COMMITTEE AND FINANCE COMMITTEE

10008 – A Measure Authorizing Acceptance of Donations and Gifts for Use by the Community Bandstand Committee for Musical Concerts and Other Entertainment Events (Ref: #10007) (In City Council and Referred Jointly to Public Service and Finance, 11/5/2018).

XI. UNFINISHED BUSINESS AND MATTERS FOR RECONSIDERATION

XII. NEW BUSINESS

XIII. CLOSING PRAYER

XIV. ADJOURNMENT

Items listed on the Council Calendar are those reasonably anticipated by the Council President to be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.
Regular Meeting of the City Council was held in the City Council Chamber, Room 219, City Hall, on Monday evening, January 7, 2019.

**CALL TO ORDER**

City Clerk Alan Agnelli called the meeting to order at 7:30 o’clock p.m. and announced that since Councillor James Walsh is travelling out-of-state, that he would participate remotely due to geographic distance.

**CALL OF THE ROLL**

City Clerk Alan Agnelli called the Roll of Members. Eleven (11) Councillors were present including President Scott Joseph Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh (participating remotely).

**ELECTION OF THE COUNCIL PRESIDENT**

The City Clerk informed the Council that the procedures for nomination and election of the Council President were included in the Calendar and packet. The procedures provided were, as follows:

- Nominations from the floor will be recognized.
- A nomination does not require a second; however, Councillors may second a nomination to indicate endorsement.
- A nomination is debatable, is not amendable, and cannot be reconsidered.
- No one may nominate more than one person, if an objection is made, until every member wishing to nominate has had an opportunity to do so.
- A Councillor may nominate himself or herself.
- If no further nominations are offered, the Clerk will call for a motion to close nominations.
- A two-thirds vote is required to close nominations.
- A majority vote is required to reopen nominations.
- The Clerk will call the roll of members, whereupon each Councillor shall state the name of the Councillor whom they choose to be President.
- The nominee receiving the requisite six votes shall be declared elected.
- Further balloting shall be undertaken until a President is elected.

The City Clerk announced that nominations were in order for election of Council President for the year 2019, in accordance with Section 5 of the Charter of the City of Gardner.

In nominating Councillor Graves, Councillor Hardern stated that Councillor Graves has demonstrated intelligence, experience, humor, and patience to do the job and has worked to build consensus and to build a more united Council.

Continuing, she said that the City Council, the legislative branch, will have to play an important role if the City is to be successful and must work with the Mayor and the Administration and to provide the “necessary checks and balances.” “Scott understands the need for that balance and has demonstrated that he will give individual Councillors a voice while steering the Council to consensus,” she added.

There being no further nominations, the City Clerk entertained a motion to close nominations.

On a motion by Councillor Christine Johnson and seconded by Councillor Nathan Boudreau, on call of the roll, it was voted eleven (11) yeas, Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Scott Graves, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to close nominations.

On call of the roll:

Councillor James S. Boone voting for SCOTT JOSEPH GRAVES, ESQ.
Councillor Nathan R. Boudreau voting SCOTT JOSEPH GRAVES, ESQ.
Councillor Craig R. Cormier voting for SCOTT JOSEPH GRAVES, ESQ.
Councillor Ronald F. Cormier voting for SCOTT JOSEPH GRAVES, ESQ.
Councillor Edward A. Gravel voting for SCOTT JOSEPH GRAVES, ESQ.
Councillor Scott J. Graves voting for SCOTT JOSEPH GRAVES, ESQ.
Councillor Karen G. Hardern voting for SCOTT JOSEPH GRAVES, ESQ.
Councillor Christine A. Johnson voting for SCOTT JOSEPH GRAVES, ESQ.
Councillor James D. Johnson voting for SCOTT JOSEPH GRAVES, ESQ.
Councillor Elizabeth J. Kazinskas voting for SCOTT JOSEPH GRAVES, ESQ.
Councillor James M. Walsh voting for SCOTT JOSEPH GRAVES, ESQ.

Having received eleven (11) votes, Councillor Scott Joseph Graves, Esq. was declared elected Council President. Councillors applauded and extended personal congratulations.

President Graves assumed the Chair and expressed appreciation to his colleagues for re-electing him to the Council Presidency.
OPENING PRAYER
President Graves led the Council in reciting the Opening Prayer.

PLEDGE OF ALLEGIANCE
President Graves led the Council in reciting the “Pledge of Allegiance”.

OPEN MEETING RECORDING & PUBLIC RECORDS ANNOUNCEMENT
President Graves announced to the assembly that the Open Meeting Recording and Public Records Announcement is posted at the entrance to the Chamber, and that any person planning to record the meeting by any means should identify themselves.

READING & ACCEPTANCE OF MINUTES
On a motion by Councillor Ronald Cormier and seconded by Councillor Edward Gravel, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to waive reading and to accept the Minutes of the Informal Meetings of May 21, 2018, June 25, 2018, June 26, 2018, and June 27, 2018, and the Informal and Regular Meetings of December 17, 2018.

PUBLIC HEARING
#10032
President Graves opened the Public Hearing on the petition of NATIONAL GRID and Verizon New England, Inc. for permission to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures along and across the following public way:

Otter River Road - National Grid to install 1 JO pole on Otter River Road beginning at a point approximately 374 feet southwest of the centerline of the intersection of Happy Hollow Road. National Grid to install a new jointly-owned 40 foot class 2 pole for customer upgrade.

The President called for persons wishing to testify in favor of the Petition.

Steven Soucy, representing National Grid, testified that the new pole will accommodate a customer at 302 Otter River Road. The new pole would allow the relocation of the upgraded electric service to the northeast side of the house.

The President twice called for persons wishing to testify in favor of the Petition.
There being none, the President thrice called for persons wishing to testify in opposition to the Petition.

There being none, the President declared the public hearing closed at 7:39 p.m.

**MEASURE TAKEN OUT OF ORDER**

#10032

President Graves announced that *A Petition by National Grid and Verizon New England, Inc. to install 1 jointly-owned Pole on Otter River Road beginning at a point approximately 374’ west of the centerline of the intersection of Happy Hollow Road, referred to the Public Service Committee on December 17, 2018, be taken out of order as appearing on the Council Calendar.*

President Graves recognized Councillor Nathan Boudreau.

Councillor Nathan Boudreau, the former Chairman of the Public Service Committee, informed the Council that since the 2019 Council Standing Committees have yet to be constituted [and to not delay the Order], he moved to discharge the Petition from the Public Service Committee. Councillor James Boone seconded the motion.

On call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to discharge the Petition from Committee.

On a motion by Councillor Nathan Boudreau and seconded by Councillor Craig Cormier, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to adopt the following Order:

**ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

By the City Council of the City of Gardner, Massachusetts

Notice having been given and public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That NATIONAL GRID and VERIZON NEW ENGLAND, INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may
deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said companies dated the 10th day of December, 2018.

All construction under this order shall be in accordance with the following conditions:-

Poles shall be of sound timber, and reasonably straight, and shall be set substantially at the points indicated upon the plan marked – Otter River Road – Gardner, Massachusetts.

No. #27287338………………Dated: December 10, 2018 - filed with this order.

There may be attached to said poles by NATIONAL GRID and VERIZON NEW ENGLAND, INC. such wires, cables and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referenced to may be erected, and the number of poles which may be erected thereon under this order:-

Otter River Road - National Grid to install 1 JO pole on Otter River Road beginning at a point approximately 374 feet southwest of the centerline of the intersection of Happy Hollow Road. National Grid to install a new jointly-owned 40 foot class 2 pole for customer upgrade.

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

MEASURES TAKEN OUT OF ORDER

President Graves announced that Calendar #10036, #10037, #10038, #10039, and #10040, as appearing on the Council Calendar, would be taken out of order to accommodate the several appointees appearing for confirmation and administration of the oaths of office.

COMMUNICATIONS FROM THE MAYOR

APPOINTMENTS

#10036

Councillor Ronald Cormier informed the Council that in the absence of a constituted Finance Committee, the Chief of Police provided an outline that explained that all three officer candidates are residents of the City of Gardner; have undergone extensive pre-employment screening; recently graduated from the Municipal Police Academy; are veterans of the United States Armed Forces; and, are highly recommended for appointment by the Chief. Therefore, Councillor Cormier said that it would be appropriate to waive the customary committee report and to suspend Council Rule 9 in order to act on the Appointments, notwithstanding the 10-day notice requirement.
REGULAR MEETING OF JANUARY 7, 2019

On a motion by Councillor Ronald Cormier and seconded by Councillor James Boone, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to suspend Council Rule 9 in order to act on all three Appointments, notwithstanding the 10-day notice requirement.

On a motion by Councillor Ronald Cormier and seconded by Councillor James Johnson, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to confirm the following Appointment received from the Mayor:

**MARCUS GUERREIRO** to the Position of Police Officer, Permanent.

Worcester, ss. January 7, 2019

Then personally appeared MARCUS GUERREIRO and made oath that he would bear true faith and allegiance to the United States of America and the Commonwealth of Massachusetts and would support the Constitution and laws thereof.

Before me,
/s/ Alan L. Agnelli, City Clerk

#10037

On a motion by Councillor Ronald Cormier and seconded by Councillor Edward Gravel, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to confirm the following Appointment received from the Mayor:

**JONATHAN McNAMARA** to the Position of Police Officer, Permanent.

Worcester, ss. January 7, 2019

Then personally appeared JONATHAN McNAMARA and made oath that he would bear true faith and allegiance to the United States of America and the Commonwealth of Massachusetts and would support the Constitution and laws thereof.

Before me,
/s/ Alan L. Agnelli, City Clerk
#10038
On a motion by Councillor Ronald Cormier and seconded by Councillor Christine Johnson, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to confirm the following Appointment received from the Mayor:

JOSHUA WILLIS to the Position of Police Officer, Permanent.

Worcester, ss. January 7, 2019

Then personally appeared JOSHUA WILLIS and made oath that he would bear true faith and allegiance to the United States of America and the Commonwealth of Massachusetts and would support the Constitution and laws thereof.

Before me,
/s/ Alan L. Agnelli, City Clerk

#10039
President Graves called for nominations for the position of City Collector of Taxes.


There being no further nominations, President Graves entertained a motion to close nominations.

On a motion by Councillor Edward Gravel and seconded by Councillor Nathan Boudreau, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to close nominations.

On call of the roll:

Councillor James S. Boone voting for CHARLINE M. DAIGLE
Councillor Nathan R. Boudreau voting for CHARLINE M. DAIGLE
Councillor Craig R. Cormier voting for CHARLINE M. DAIGLE
Councillor Ronald F. Cormier voting for CHARLINE M. DAIGLE
Councillor Edward A. Gravel voting for CHARLINE M. DAIGLE
Councillor Karen G. Hardern voting for CHARLINE M. DAIGLE
Councillor Christine A. Johnson voting for CHARLINE M. DAIGLE
Councillor James D. Johnson voting for CHARLINE M. DAIGLE
Councillor Elizabeth J. Kazinskas voting for CHARLINE M. DAIGLE
Councillor James M. Walsh voting for CHARLINE M. DAIGLE
President Scott Joseph Graves voting for CHARLINE M. DAIGLE

Having received eleven (11) votes, Charline M. Daigle was declared elected City Collector of Taxes for the term expiring January 3, 2022.

Worcester, ss. January 7, 2019

Then personally appeared CHARLINE M. DAIGLE and made oath that she would faithfully and impartially perform the duties of City Collector of Taxes according to law and the best of her abilities.

Before me,
/s/ Alan L. Agnelli, City Clerk

#10040
President Graves called for nominations for the position of City Treasurer.


There being no further nominations, President Graves entertained a motion to close nominations.

On a motion by Councillor Christine Johnson and seconded by Councillor James Boone, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to close nominations.

On call of the roll:

Councillor James S. Boone voting for CHARLINE M. DAIGLE
Councillor Nathan R. Boudreau voting for CHARLINE M. DAIGLE
Councillor Craig R. Cormier voting for CHARLINE M. DAIGLE
Councillor Ronald F. Cormier voting for CHARLINE M. DAIGLE
Councillor Edward A. Gravel voting for CHARLINE M. DAIGLE
Councillor Karen G. Hardern voting for CHARLINE M. DAIGLE
Councillor Christine A. Johnson voting for CHARLINE M. DAIGLE
Councillor James D. Johnson voting for CHARLINE M. DAIGLE
Councillor Elizabeth J. Kazinskas voting for CHARLINE M. DAIGLE
IN CITY COUNCIL

REGULAR MEETING OF JANUARY 7, 2019

Councillor James M. Walsh voting for CHARLINE M. DAIGLE
President Scott Joseph Graves voting for CHARLINE M. DAIGLE

Having received eleven (11) votes, Charline M. Daigle was declared elected City Treasurer for the term expiring January 3, 2022.

Worcester, ss. December 9, 2019

Then personally appeared CHARLINE M. DAIGLE and made oath that she would faithfully and impartially perform the duties of City Treasurer according to law and the best of her abilities.

Before me,
/s/ Alan L. Agnelli, City Clerk

PRESENTATION BY THE SCHOOL BUILDING COMMITTEE

School Committee members present during the Presentation were Mayor Hawke; James R. Abare; Anne F. Hurst; John M. LaFreniere; Jennifer Z. Pelavin; Melody B. Phelps; and, Robert J. Swartz.

School Building Committee members present during the Presentation were Mayor Mark Hawke; Superintendent of Schools Mark Pellegrino; Councillor Ronald Cormier; School Committee members Jennifer Z. Pelavin and Robert Swartz; School Business Manager April Yu; Ashley Chicoine, ESS Teacher; Christina Thomas, WSS Teacher; David Fredette, ESS Principal; Dr. Catherine Goguen, Chief Academic Officer; Wayne Anderson, Director of Facilities; and, Chief of Police Richard Braks. Dr. Stephen Hemman, Special Projects Assistant to the Superintendent, Gardner School Department, was also present.

Presenting were Timothy Alix, Senior Project Manager, Colliers International, the Owner’s Project Manager; and, Kristian Whitsett, Principal, Jones-Whitsett Architects.

Mayor Hawke introduced the Presenters and outlined the composition of the School Building Committee, the positions of which are prescribed by the MSBA, except for the two private citizens. He said that the School Committee is expected to vote at its meeting on Tuesday to endorse the site of the proposed elementary school, a parcel of land that is privately owned and abuts City-owned property. He added that the City Council would have to approve any funding in order to acquire the parcel.

Timothy Alix, the Owner’s Project Manager, explained that the school building process is phased and lengthy, and provided an overview of the MBSA process, including eligible and ineligible costs. He also provided an overview of the Local Approvals Timeline.
Kristian Whitsett, Principal, Jones-Whitsett Architects, provided an overview of existing conditions at Waterford Street and Elm Street Schools, highlighting various elements. In addition, he outlined the Educational Visioning process, Guiding Principles, and Educational Program Options. Of the options, he stated that the Building Committee narrowed its options to three, and the Committee chose Option 6: New Pearl Street PK-4.

Superintendent Mark Pellegrino stated that it has been over 100 years since an elementary school was built in Gardner and stressed that there is a big difference between an elementary school and a secondary school, that the needs of students are radically different - room sizes and configurations - which have changed a lot in the last 100 years. “So,” he said, “it is important that we start to reach all of our students.”

Continuing, Mr. Pellegrino stated that the PK-4 option eliminates the need to move students from school-to-school, resulting in fewer transitions for a student population that has many needs. He stressed the need for technology to support 21st century college and career readiness; resources to better support students with disabilities; staff collaboration; opportunities for older students to mentor younger students and help with social interaction and intervention; improved instructional spaces for Art and Music; it is least expensive option when considering dollars per student; and, addresses the District’s long-term goal of all PK-4 students in one building. He noted that it is advantageous to have many more staff resources in one building – psychologists, counselors, etc., and concluded by saying that after this school building project, the next project will likely occur within the next twenty years, the need being to focus on the High School, since it will have been in use for over 60 years.

Citing the need for additional land, Kristian Whitsett stated that the goal has been to site the new elementary school near the Middle School and the High School. He provided an overview of the wetlands and developable area of the proposed site.

The Mayor noted that the Pearl Street Site Schematic shows a potential connector road to the High School parcel which, he said, may be an option in the future and that the City owns the land.

Councillor Christine Johnson expressed concern about the absence of a second access to the proposed school site, citing the current traffic congestion resulting from accessing the High School and Middle School from Pearl Street.

Superintendent Pellegrino noted that the start and end times are staggered for all the schools, thus alleviating traffic congestion caused by school buses and vehicles picking up and dropping off students.

Kristian Whitsett added that a traffic study will be conducted in the next phase.
Councillor Nathan Boudreau questioned whether the development of the “potential connector road” would necessitate the installation of a bridge in order to traverse the wetlands.

Mayor Hawke responded, saying that the solution would likely be to install a culvert.

On questioning from Councillor Gravel, Mr. Whitsett stated that due to the wetlands in the area, the school would likely be constructed on a slab, as opposed to a foundation.

Kristian Whitsett outlined the various floor plans/schematics which, he noted, are very preliminary sketches.

Timothy Alix stated that the Design Team sought cost estimates from an independent estimator and the presentation outlines “very rudimentary costs” based on the schematics. He added that cost estimates are updated during the various phases of planning. The current estimates include:

- **New School – Estimated Trade Costs** $41,500,000
- **Sitework – Estimated Trade Costs** $8,100,000
- **Contingencies and Escalation** $8,300,000
- **General Conditions & Overhead** $7,400,000
- **Total Estimated Construction Cost** $65,300,000
- **Approximate Construction Cost** $65 – 69 Million
- **Other Project Costs (Fees, Contingencies, etc.)** $18 – 20 Million
- **Approximate Project Costs** $83 – 89 Million
- **Approximate MSBA Reimbursement** $48 – 52 Million
- **Approximate City Costs** $36 – 40 Million

Councillor Christine Johnson questioned whether modular companies are permitted to bid on the school project.

Mr. Alix responded, saying that school is not being designed as a modular building.

Councillor James Johnson noted that the project cost estimate does not include the cost to acquire the site, so he questioned if a purchase price has been determined.

Mayor Hawke responded, saying that the City is in the process of obtaining an appraisal of the property.

Councillor Gravel questioned whether the MSBA reimbursement rate changed since the initial application.
Citing the Power Point Presentation handout, the Mayor noted that the City’s base reimbursement rate is 78.6% of eligible costs and that an auditorium, for example, is not MSBA reimbursable, as are site costs that exceed 8% of construction costs. He added that site costs would achieve an 80% reimbursement rate.

Mr. Alix stated that the maximum MSBA reimbursement rate is 80% and that the City may be able to get to 80% with incentive points by focusing on sustainable building products and energy efficiencies.

On questioning by Councillor Gravel, Mr. Alix stated that “Best Practices” are used, and that the project will be LEED (“Leadership in Energy and Environmental Design”) certified. He added that a lot of the points can be achieved in the design phase through energy modeling and the types of fixtures utilized.

Councillor Christine Johnson questioned whether the costs that are outlined in the presentation include such items as desks, computers, and SMART Boards.

Mr. Alix said that the MSBA will reimburse $1,200 per student for technology and $1,200 per student for furniture; however, the reimbursements may not cover everything that is needed.

Continuing, Mr. Alix said that the Project is presently is in the Schematic Design Phase, then to be followed by the MSBA Budget approval; a City ballot vote to approve funding (Debt Exclusion); construction; and, then opening in the Fall of 2022.

Councillor Boone questioned whether the Committee discussed uses for Elm Street School and Waterford Street School once they are vacated.

Superintendent Pellegrino responded, saying that the Committee discussed the issue and that CAPS Collaborative has expressed interest in the Elm Street School building, as has Mount Wachusett Community College for additional Gateway Programs. He added that since Administrative offices are not MSBA reimbursement-eligible, the offices likely will be relocated to Elm Street School.

Mayor Hawke said that the Boys and Girls Club is interested in using Waterford Street School.

Councillor Christine Johnson stated that she had conversations with Superintendent Pellegrino concerning uses for the Gardner Academy for Learning and Technology building for technology and agriculture, similar to [programs offered by] Monty Tech. She asked if
the Superintendent had found any interest from technology companies that would invest in such a school.

Superintendent Pellegrino stated that in the coming semester, the School Department is partnering with Mount Wachusett Community College’s Devens Campus for an OSHA Certification Program, which will become part of Gardner Academy for the coming semester. He added that the School Department is seeking paid internship opportunities for students through local companies, which is a step toward the concept addressed by Councillor Christine Johnson.

Timothy Alix finalized the overview of the Local Approvals Timeline.

Superintendent Pellegrino provided an overview of the elements in the slide, Why Act Now:

- Gardner has not built a new school since the Middle School in 1996.
- Gardner has not built a true Elementary School since the early 1900's (corrected).
- Gardner’s base reimbursement rate is 78.6% of eligible costs.
- Including all reimbursable and non-reimbursable costs, MSBA will reimburse the City for approximately 60% of the project costs.
- An opportunity to provide new facilities for the entire elementary school population.
- Keep Gardner students in Gardner – reducing choice out and out of district placements. Superintendent Pellegrino said that currently, School choice out costs the School Department $1.4 Million, accounting for over 300 students. He added that when speaking with communities that build new schools, school choice out drops dramatically and see increases in school choice in, as well as offering better options to seek out and retain students with various needs.
- PK-4 approach is most efficient in terms of square feet/student, as well as cost/square foot. Superintendent Pellegrino noted that it also provides for faculty sharing, whether regular or substitute teachers, or specialists.

Superintendent Pellegrino addressed Councillor Gravel’s question concerning PK-4 enrollment, saying that enrollment in these grades has been steady and is projected to remain at around 1,000 in the future.

Councillor Christine Johnson noted that during her School Committee tenure, elementary school enrollments have remained steady, and also experienced an increase when Pre-K and full-day Kindergarten classes were added years earlier.

School Committee member Anne Hurst commented that it is frequently necessary to place students with disabilities in out-of-district placements because Gardner’s schools cannot accommodate their needs.
COMMUNICATIONS FROM THE MAYOR

APPOINTMENTS

#10034
Councillor Ronald Cormier informed the Council that he spoke with the Building Commissioner and was advised that Mr. Dame is needed to fill-in for the Wire Inspector who is on leave.

On a motion by Councillor Ronald Cormier and seconded by Councillor Edward Gravel, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to confirm the following Appointment received from the Mayor:

SHAUNESEY DAME to the position of Alternate Inspector of Wires for term expiring December 14, 2021.

Worcester, ss.                      January 8, 2019

Then personally appeared SHAUNESEY DAME and made oath that he would faithfully and impartially perform the duties of Alternate Inspector of Wires according to law and the best of his abilities.

Before me,
/s/ Faith A. Glover, Assistant City Clerk

#10035
Councillor Ronald Cormier informed the Council that Mr. Tonet formerly held the position of Alternate Plumbing and Gas Inspector.

On a motion by Councillor Ronald Cormier and seconded by Councillor Edward Gravel, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to confirm the following Appointment received from the Mayor:

EDWARD TONET to the position of Alternate Plumbing and Gas Inspector for term expiring December 14, 2021.

Worcester, ss.                      January 9, 2019

Then personally appeared EDWARD TONET and made oath that he would faithfully and impartially perform the duties of Alternate Plumbing and Gas Inspector according to law and the best of his abilities.

Before me,
/s/ Faith A. Glover, Assistant City Clerk
President Graves called for nominations for the position of City Clerk.

Councillor Edward Gravel nominated Alan L. Agnelli for the position of City Clerk for a term expiring January 3, 2022. Councillor Craig Cormier seconded the nomination.

There being no further nominations, President Graves entertained a motion to close nominations.

On a motion by Councillor James Johnson and seconded by Councillor Edward Gravel, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to close nominations.

On call of the roll:

- Councillor James S. Boone voting for ALAN L. AGNELLI
- Councillor Nathan R. Boudreau voting for ALAN L. AGNELLI
- Councillor Craig R. Cormier voting for ALAN L. AGNELLI
- Councillor Ronald F. Cormier voting for ALAN L. AGNELLI
- Councillor Edward A. Gravel voting for ALAN L. AGNELLI
- Councillor Karen G. Hardern voting for ALAN L. AGNELLI
- Councillor Christine A. Johnson voting for ALAN L. AGNELLI
- Councillor James D. Johnson voting for ALAN L. AGNELLI
- Councillor Elizabeth J. Kazinskas voting for ALAN L. AGNELLI
- Councillor James M. Walsh voting for ALAN L. AGNELLI
- President Scott Joseph Graves voting for ALAN L. AGNELLI

Having received eleven (11) votes, Alan L. Agnelli was declared elected City Clerk for the term expiring January 3, 2022.

Worcester, ss.                    January 10, 2019

Then personally appeared ALAN L. AGNELLI and made oath that he would faithfully and impartially perform the duties of City Clerk according to law and the best of his abilities.

Before me,
/s/ Joanne L. Goguen, Justice of the Peace
Councillor Ronald Cormier informed the Council that Ms. Bosse holds a part-time position and that the exemption would permit her to also serve as a substitute teacher. He cited a recent newspaper article that highlighted the substitute teacher shortage in area schools.

On a motion by Councillor Ronald Cormier and seconded by Councillor Edward Gravel, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to adopt the following Measure:

APPROVAL OF EXEMPTION PURSUANT TO G.L. C.268A, §20(b)
FINANCIAL INTEREST OF CAITLIN BOSSE
CONTRACT FOR SUBSTITUTE TEACHER POSITION

VOTED: To approve an Exemption pursuant to G.L. C. 268A, §20(b) in the Matter of a Financial Interest by Caitlin Bosse for a Contract for Substitute Teacher position.

Presented to Mayor for Approval – January 8, 2019
Approved – January 8, 2019
MARK P. HAWKE, Mayor

REPORTS OF STANDING COMMITTEES

PUBLIC SERVICE COMMITTEE

There being no objections, the Public Service Committee was granted more time to report on a An Ordinance to Amend the Code of the City of Gardner, Chapter 156 Thereof, Entitled “Municipal Grounds Commission, to Add Provisions Relating to a Community Bandstand Committee.

PUBLIC SERVICE COMMITTEE AND FINANCE COMMITTEE

There being no objections, the Public Service Committee and the Finance Committee were granted more time to report on a Measure Authorizing Acceptance of Donations and Gifts for Use by the Community Bandstand Committee for Musical Concerts and Other Entertainment Events.
UNFINISHED BUSINESS

#10016
On a motion by Councillor James Johnson and seconded by Councillor Edward Gravel, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to pass the following Ordinance:

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER 600 THEREOF, ENTITLED “VEHICLES AND TRAFFIC,” OBEDIENCE TO ISOLATED STOP SIGNS.

Be it ordained by the City Council of the City of Gardner as follows:

Section 1. The Code of the City of Gardner is hereby amended by adding to Article VIII. Operation of Vehicles, § 600-55. Obedience to Isolated Stop Signs, the following:

<table>
<thead>
<tr>
<th>Stop Street</th>
<th>Direction of Travel</th>
<th>For Traffic Entering</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital Hill Road</td>
<td>Southbound</td>
<td>Temple Street</td>
</tr>
</tbody>
</table>

Section 2. This Ordinance shall take effect upon passage and publication as required by law.

In City Council – December 3, 2018
Ordered Printed – December 17, 2018
First Printing – December 24, 2018
Ordinance Passed – January 7, 2019
Presented to Mayor for Approval – January 8, 2019
Approved – January 8, 2019
MARK P. HAWKE, Mayor
Final Printing – January 12, 2019

NEW BUSINESS

On a motion by Councillor Nathan Boudreau and seconded by Councillor Edward Gravel, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to consider New Business.

#10043
On a motion by Councillor Nathan Boudreau and seconded by Councillor Christine Johnson, on call of the roll, it was voted eleven (11) yeas, President Scott Graves and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen
Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh, to send a letter to Anthony E. Haimila in recognition of his attainment of the prestigious rank of Eagle Scout, Troop 4, Nashua Valley Council of the Boy Scouts of America and to commend him for his tireless efforts directing the successful refurbishment of the basement floors at Holy Spirit Church for his Eagle Scout project.

ANNOUNCEMENTS and COMMENTARY

Councillors extended congratulations to Council President Scott Joseph Graves on his re-election to the Council Presidency. President Graves expressed his appreciation to his colleagues for placing their faith in him.

Councillors extended congratulations and best wishes to the three newly-appointed Police Officers, citing their prior military service and transition to municipal service.

Councillors extended congratulations and best wishes to Mayoral Aide Michael Nicholson on his recent appointment as Rutland Town Administrator.

Councillors extended congratulations to City Treasurer and Collector of Taxes Charline Daigle and to City Clerk Alan Agnelli on their re-election. Councillor Ronald Cormier recognized their many years of service to the City and that they are owed a debt of gratitude.

Councillor James Johnson acknowledged “a good presentation for new school plans” and that the plan “looks far into the future.”

CLOSING PRAYER

President Graves led the Council in the Closing Prayer.

ADJOURNMENT

On a motion by Councillor Nathan Boudreau and seconded by Councillor Christine Johnson, on call of the roll, it was voted ten (10) yeas, President Scott Graves and Councillors Nathan Boudreau, Craig Cormier, Ronald Cormier, Edward Gravel, Karen Hardern, Christine Johnson, James Johnson, Elizabeth Kazinskas, and James Walsh; one (1) nay, Councillor James Boone, to adjourn at 9:10 p.m.

Accepted by the City Council:
Joint Meeting of City Council & School Committee

January 7, 2019

School Building Project
City of Gardner
AGENDA

• Greeting & Introduction
  • Mark P. Hawke, Mayor

• The Role of the MSBA & Local Timeline
  • Colliers – Owner’s Project Manager

• The Need & Process
  • Jones Whitsett Architects & Mark Pellegrino, Superintendent

• Project Plans
  • Jones Whitsett Architects

• Project Costs & Construction Timeline
  • Colliers – Owner’s Project Manager & Mark Pellegrino, Superintendent

• Q & A
SCHOOL BUILDING COMMITTEE

- Mark Hawke, Mayor, Chair
- Mark Pellegrino, Superintendent
- Wayne Anderson, Dir. of Facilities
- Ashley Chicoine, Teacher
- Ronald Cormier, City Council
- Jennifer Dymek, Purchasing
- David Fredette, Principal
- Catherine Goguen, Academic Officer
- Robert Hankinson, Citizen
- Heidi Jandris, Citizen
- Earl Martin, Principal
- Jennifer Pelavin, School Comm.
- Robert Swartz, School Comm.
- Christina Thomas, Teacher
- Joyce West, Pupil Services
- April Yu, Business Manager
MASSACHUSETTS SCHOOL BUILDING AUTHORITY PROCESS

**MSBA** is the state authority that administers and funds a program for grants for Massachusetts school projects.

**MSBA** mandates a multi-step rigorous study and approval process.

**MSBA** will reimburse all *Eligible* Costs.

- Examples of *Ineligible* Costs include:
  - Site Costs over 8% of construction costs
  - Building Costs over $333/sf
  - Removal of asbestos floor tiles
  - Costs associated with modular classrooms
  - Site acquisition costs
  - FFE/Technology Costs over $2,400/Student
Gardner submits Statement of Interest to MSBA

MSBA and District agree to enrollment: 365 K-1 students OR 925 K-4 students

MSBA accepts Gardner into Feasibility Study process

Anticipated MSBA Board Approval of Schematic Design & Project Budget

Gardner Public Vote on Project and Costs

2016

Gardner submits Statement of Interest to MSBA

Colliers hired as Owners’ Project Manager

2017

JWA hired as Architect

Preliminary Design Program to MSBA

2018

MSBA accepts Gardner into Feasibility Study process

Schematic Design Report with Costs to MSBA

2019

Preferred Schematic Report to MSBA

Anticipated MSBA Board Approval of Schematic Design & Project Budget

2022

Anticipated School Opening
Gardner submits Statement of Interest to MSBA

MSBA and District agree to enrollment:
- 365 K-1 students
- Or 925 K-4 students

MSBA accepts Gardner into Feasibility Study process

Gardner Public Vote on Project and Costs

Colliers hired as Owners’ Project Manager

Anticipated MSBA Board Approval of Schematic Design & Project Budget

JWA hired as Architect

Preliminary Design Program to MSBA

Preferred Schematic Report to MSBA

Schematic Design Report with Costs to MSBA

Anticipated School Opening

LOCAL APPROVALS TIMELINE
THE NEED – WATERFORD AND ELM STREET SCHOOLS

- District is split amongst four buildings in three different areas of the city
- Inefficient building envelopes lead to high utility costs
- Overcrowding
- Antiquated mechanical, electrical & plumbing systems
- Existing buildings do not meet current standards:
  - Size of classrooms
  - Adequate facilities for SWD
  - 21st century learning & teaching
WATERFORD STREET SCHOOL

• Built as a Junior High School in 1953
• Serves only Pre-K – 1st Grade
• Overcrowded and inadequate General Classroom, Administration & Students with Disabilities (SWD) spaces
• Many spaces are not handicap accessible
• Roof is at end of useful life
• Flooring is at end of useful life
• Water issues in basement and on adjacent fields
• Boiler has been updated, but many systems are original and out of date
• No major structural issues identified
ELM STREET SCHOOL

- Built as a High School in 1926
- Serves 2\textsuperscript{nd} – 4\textsuperscript{th} Grade
- Overcrowded and inadequate General Classroom, Administration, Kitchen & Students with Disabilities (SWD) spaces
- Classrooms are very undersized – some only 60% of current standards
- Many spaces are not handicap accessible
- Access to site is congested and sometimes dangerous. Inadequate parking and drop-off.
- Boiler has been updated, but many systems are original and out of date
- No major structural issues identified
EDUCATIONAL VISIONING - PROCESS

- June 12 – Elm teachers & staff
- June 14 – Waterford teachers & staff
- June 18 – SBC & Community Leaders
- July 17 – Leadership Team
- August 28 – All teachers and staff

- Discussed 21st C Learning Goals
- Reviewed Design Pattern Examples
- Performed Strengths, Challenges, Opportunities, and Goals (SCOG) Exercise
- Developed Priorities for Gardner
FAVORED DESIGN PATTERNS & PRIORITIES

New School Design Patterns

Welcoming Entry

Flexible Classrooms

Community Access

Clusters of Learning

PRIORITIES
GUIDING PRINCIPLES

- School as Community Resource
- 21st Century Teaching & Learning
- Learning Communities
- Healthy & Sustainable School
- Outdoor / Nature Connections

3 SCHOOLS WITHIN A SCHOOL

- 4th Cluster (185 Students)
- 3rd Cluster (185 Students)
- 2nd Cluster (185 Students)
- 1st Cluster (185 Students)
- K Cluster (185 Students)
- PK Cluster (80 Students)
EDUCATIONAL PROGRAM OPTIONS

Three Possible Sites:
- Waterford Street
- Elm Street
- Middle / High School Site

Two Possible Grade Configurations
• Pre-K – 1st Grade 365 (+80) students  
  ~ 83,000 sq ft  227 sf/pupil
• Pre-K – 4th Grade 925 (+80) students  
  ~145,000 sq ft  157 sf/pupil

Six Options:
1. Waterford Street up to code
2. Add/Reno PK-1 @ Waterford
3. New PK-1 @ Waterford
4. Add/Reno PK-4 @ Elm
5. New PK-1 @ Middle/High
6. New PK-4 @ Middle/High
<table>
<thead>
<tr>
<th>Opt</th>
<th>Summary</th>
<th>Code Upgrade Waterford</th>
<th>Waterford Add/Reno PK-1</th>
<th>Waterford New PK-1</th>
<th>Elm Add/Reno PK-4</th>
<th>Middle/High New PK-1</th>
<th>Middle/High New PK-4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opt 1</td>
<td>Meets educational goals</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Opt 2</td>
<td>Addresses entire PK-4 population</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Opt 3</td>
<td>Easier for district to share resources</td>
<td>X</td>
<td>X</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Opt 4</td>
<td>Does not require swing space</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Opt 5</td>
<td>Does not result in high, unreimbursed site costs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Opt 6</td>
<td>Does not require MHC review</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Opt 7</td>
<td>Addresses City’s historic schools</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>Opt 8</td>
<td>Freedom of new construction</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Approx Project Costs</td>
<td>$33-37 M</td>
<td>$42-46 M</td>
<td>$44-48 M</td>
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<td></td>
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<tr>
<td>Addresses entire PK-4 population</td>
<td>X</td>
<td></td>
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</tr>
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<tr>
<td>Does not require swing space</td>
<td>X</td>
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<tr>
<td>Freedom of new construction</td>
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<td></td>
</tr>
</tbody>
</table>

**SUMMARY OF OPTIONS**
<table>
<thead>
<tr>
<th>Option 2: Waterford Add/Reno PK-1</th>
<th>Option 4: Elm Add/Reno PK-4</th>
<th>Option 6: Pearl Street New PK-4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Estimated Project Cost:</strong></td>
<td><strong>Estimated Project Cost:</strong></td>
<td><strong>Estimated Project Cost:</strong></td>
</tr>
<tr>
<td>$42-46 Million</td>
<td>$78-82 Million</td>
<td>$84-88 Million</td>
</tr>
<tr>
<td><strong>Pros</strong></td>
<td><strong>Cons</strong></td>
<td><strong>Pros</strong></td>
</tr>
<tr>
<td>Least costly</td>
<td>Working with Waterford Street plan</td>
<td>Supports district long-term plan - one 21st century building for all PK-4 students</td>
</tr>
<tr>
<td>Higher MSBA reimbursement for building reuse</td>
<td>Only addresses PK-1 student needs</td>
<td>Most expensive option</td>
</tr>
<tr>
<td>School is in a neighborhood location</td>
<td>Hydrologic issues at this site</td>
<td>Unites all elementary administrators &amp; specialists in one building</td>
</tr>
<tr>
<td>Structurally sound, well-built building</td>
<td>Requires additional environmental testing</td>
<td>Requires site acquisition</td>
</tr>
<tr>
<td>Project phasing disruptive and adds cost and time to project</td>
<td>Capitalizes on prior building investments</td>
<td>More design flexibility by building new</td>
</tr>
<tr>
<td>Extensive infrastructure rehabilitation and replacement</td>
<td>Structurally sound, well-built building</td>
<td>Extensive unreimbursed site work is required</td>
</tr>
<tr>
<td>Fails to meet District’s educational plan goals</td>
<td>Project phasing disruptive and adds cost and time to project</td>
<td>Adjacency to wetlands and woods</td>
</tr>
<tr>
<td><strong>Cons</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Working with Elm Street building plan</td>
<td>Rehabilites Existing Historic Building</td>
<td>Adjacent to Middle/High campus for possible connection</td>
</tr>
<tr>
<td>One 21st C building for all PK-4 students</td>
<td>Extremely tight site for vehicular requirements</td>
<td>Leaves 2 buildings for City to repurpose</td>
</tr>
<tr>
<td>Requires additional environmental testing</td>
<td>Larger building to maintain (20,000 sq ft larger than Opt. 6)</td>
<td>Relieves vehicular congestion from existing neighborhoods</td>
</tr>
<tr>
<td>Parking required at Stone Field</td>
<td>Increased traffic on already busy Elm Street</td>
<td>Provides more spaces for community use</td>
</tr>
</tbody>
</table>
### Option 2: Waterford Add/Reno PK-1
- **Estimated Project Cost:** $42-46 Million

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
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<td>Extensive infrastructure rehabilitation and replacement</td>
</tr>
<tr>
<td>Fails to meet District's educational plan goals</td>
<td></td>
</tr>
</tbody>
</table>

### Option 4: Elm Add/Reno PK-4
- **Estimated Project Cost:** $78-82 Million

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td>One 21st C building for all PK-4 students</td>
<td>Working with Elm Street building plan</td>
</tr>
<tr>
<td>Rehabilitates Existing Historic Building</td>
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<td>Higher MSBA reimbursement for building reuse</td>
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<td>Parking required at Stone Field</td>
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<tr>
<td>Structurally sound, well-built building</td>
<td>Increased traffic on already busy Elm Street</td>
</tr>
<tr>
<td>Project phasing disruptive and adds cost and time to project</td>
<td></td>
</tr>
</tbody>
</table>

### Option 6: Pearl Street New PK-4
- **Estimated Project Cost:** $84-88 Million

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supports district long-term plan - one 21st century building for all PK-4 students</td>
<td>Most expensive option</td>
</tr>
<tr>
<td>Unites all elementary administrators &amp; specialists in one building</td>
<td>Requires site acquisition</td>
</tr>
<tr>
<td>More design flexibility by building new</td>
<td>Extensive unreimbursed site work is required</td>
</tr>
<tr>
<td>Adjacent to Middle/High campus for possible connection</td>
<td>Leaves 2 buildings for City to repurpose</td>
</tr>
<tr>
<td>Adjacency to wetlands and woods</td>
<td>Relieves vehicular congestion from existing neighborhoods</td>
</tr>
<tr>
<td>Provides more spaces for community use</td>
<td></td>
</tr>
</tbody>
</table>
WHY A PRE-K TO GRADE 4 FACILITY?

- Equitable access to 21st century education
- Eliminates moving students from school to school – fewer transitions
- Technology to support 21st century college and career readiness
- Resources to better support students with disabilities
- Opportunity for staff to collaborate and share ideas and resources
- Opportunities for older students to mentor younger students
- Improved instructional spaces for Art and Music
- Least expensive when considering dollars/student
- Addresses district’s long-term goal of all PK-4 students in one building
WHY ADDITIONAL LAND?

Wetlands Points Mapped

Developable Area

- Certified Vernal Pool - 100' no build
- Potential Vernal Pool - 100' buffer if confirmed

We may look to have the loop road cross these wetlands, to open up more of the remaining land for development.

There is a 100' buffer to all wetlands, but we can develop within the buffer as long as we file a notice of intent, which we need to do for the crossing anyways.
### Construction & Project Costs

<table>
<thead>
<tr>
<th>Option 6 – New PK-4 School</th>
<th>145,750 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>New School – Estimated Trade Costs</td>
<td>$41,500,000</td>
</tr>
<tr>
<td>Sitework – Estimated Trade Costs</td>
<td>$8,100,000</td>
</tr>
<tr>
<td>Contingencies and Escalation</td>
<td>$8,300,000</td>
</tr>
<tr>
<td>General Conditions &amp; Overhead</td>
<td>$7,400,000</td>
</tr>
<tr>
<td><strong>Total Estimated Construction Cost</strong></td>
<td><strong>$65,300,000</strong></td>
</tr>
<tr>
<td>Approximate Construction Cost</td>
<td>$65 – 69 million</td>
</tr>
<tr>
<td>Other Project Costs (Fees, Contingencies, Etc.)</td>
<td>$18 - 20 million</td>
</tr>
<tr>
<td><strong>Approximate Project Costs</strong></td>
<td><strong>$83 – 89 million</strong></td>
</tr>
<tr>
<td><strong>Approximate MSBA Reimbursement</strong></td>
<td><strong>$48 – 52 million</strong></td>
</tr>
<tr>
<td><strong>Approximate City Costs</strong></td>
<td><strong>$36 – 40 million</strong></td>
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<tr>
<td>-------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>Statement of Interest</td>
<td></td>
</tr>
<tr>
<td>Invited into MSBA process</td>
<td></td>
</tr>
<tr>
<td>Hire OPM &amp; Designer</td>
<td></td>
</tr>
<tr>
<td>Schematic Design Phase</td>
<td></td>
</tr>
<tr>
<td>MSBA Approves Budget</td>
<td></td>
</tr>
<tr>
<td>Gardner Vote</td>
<td></td>
</tr>
<tr>
<td>Design &amp; Bid</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td>Move In</td>
<td></td>
</tr>
<tr>
<td>Closeout</td>
<td></td>
</tr>
</tbody>
</table>

**Timeline:**
- Schematic Design: August 2019
- Gardner Vote: November 2019
- Construction: Summer 2022
- Move In: Fall 2022
Gardner submits Statement of Interest to MSBA

MSBA and District agree to enrollment: 365 K-1 students
Or 925 K-4 students

MSBA accepts Gardner into Feasibility Study process

Anticipated MSBA Board Approval of Schematic Design & Project Budget

Gardner Public Vote on Project and Costs

Colliers hired as Owners’ Project Manager

Gardner submits Statement of Interest to MSBA

JWA hired as Architect

Preliminary Design Program to MSBA

Preferred Schematic Report to MSBA

Schematic Design Report with Costs to MSBA

Anticipated School Opening

LOCAL APPROVALS TIMELINE
WHY ACT NOW?

- Gardner has not built a new school since the Middle School in 1996
- Gardner has not built a true Elementary School since the 1800’s
- Gardner base reimbursement rate is 78.6% of eligible costs
- Including all reimbursable and non-reimbursable costs, MSBA will reimburse the city for approximately 60% of the project costs
- An opportunity to provide new facilities for the entire elementary school population
- Keep Gardner students in Gardner – reducing choice out & out of district placements
- PK-4 approach is most efficient in terms of square feet / student, as well as cost / square foot.
CERTIFICATE OF APPOINTMENT

I appoint **Priya Gandbhir** to the position of **Assistant City Solicitor**, and I certify that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

Mark P. Hawke

Confirmed by City Council

__________________________

City Clerk

Alan L. Agnelli

Expires: January 3, 2020

Worcester, ss., ________________________

Then personally appeared the above named **Priya Gandbhir** and made oath that he/she would faithfully and impartially perform the duties of the office of **Assistant City Solicitor** according to law and the best of his/her abilities.

Before me,

__________________________

City Clerk

Chapter 303 Acts of 1975
and
Chapter 409 Acts of 1983

Received ________________________
January 3, 2019

Commonwealth of Massachusetts

Worcester County

City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint John M. Flick to the position of City Solicitor, and I certify
144 Central Street, Gardner, MA (978-632-7948)
that in my opinion he/she is a person specially fitted by education, training, or experience to perform the
duties of said office, and that I make the appointment solely in the interests of the City.

Mark P. Hawke
Mayor

Confirmed by City Council CONFIRMATION NOT REQUIRED

______________________________
City Clerk
Alan I. Agnelli

Expires: January 3, 2020

Worcester, ss., __________________________

Then personally appeared the above named John M. Flick and made oath that he/she
would faithfully and impartially perform the duties of the office of City Solicitor according to law
and the best of his/her abilities.

Before me,

______________________________
City Clerk

Chapter 303 Acts of 1975
and
Chapter 409 Acts of 1983

Received __________________________
Commonwealth of Massachusetts

City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint Rachel J. Stephano to the position of Executive Secretary, and I certify 94 Lake Street, Gardner, MA

that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

Mark P. Hawke
Mayor

Confirmed by City Council CONFIRMATION NOT REQUIRED

________________________ City Clerk
Alan L. Agnelli

Expires: January 3, 2020

Worcester, ss., __________________________

Then personally appeared the above named Rachel J. Stephano and made oath that he/she would faithfully and impartially perform the duties of the office of Executive Secretary, according to law and the best of his/her abilities.

Before me,

________________________ City Clerk

Chapter 303 Acts of 1975
and
Chapter 409 Acts of 1983

Received __________________________
January 20, 2019

Commonwealth of Massachusetts

Worcester County

CERTIFICATE OF APPOINTMENT

I appoint  **James F. Trifiro**, to the position of **Deputy Chief of Police**, of the Gardner Police Department and I certify that in my opinion he is a person specially fitted by education, training, or experience to perform the duties of said office and that I make the appointment solely in the interests of the City.

[Signature]
Mark P. Hawke
Mayor

Confirmed by City Council: ____________________________

[Signature]
City Clerk

Alan L. Agnelli

Expires: January 20, 2022.

**Worcester, ss., _______________ 2019**

Then personally appeared the above named **James F. Trifiro** and made oath that he would bear true faith and allegiance to the United States of America and the Commonwealth of Massachusetts and would support the Constitution and laws thereof.

[Signature]
City Clerk

Chapter 303 Acts of 1975
and
Chapter 409 Acts of 1983

Received ________________
EXPERIENCE

Gardner Police Department
Gardner, Massachusetts February 1995 to present
Current Rank – Sergeant
As a police officer employed through the Massachusetts Civil Service Department and certified by the Massachusetts Criminal Justice Training Council, performed a wide range of leadership and command supervisory duties in law enforcement operations and investigations with direct oversight of patrol force line officers. Also performed various law enforcement functions enforcing violations of state criminal codes, civil sanctions, city codes/by-laws infractions with collateral duty assignments as the department’s Firearms Licensing Officer, Sex Offender Compliance Officer, Designated Infection Control Officer and 1st Responder/CPR Instructor.

United States Coast Guard (Reserve/Active Duty)
Boston, Massachusetts August 1987 to October 2018 (Retired with Honors)
Retired Title/Rank Held – Lieutenant Commander/O-4
Last Unit Attached – Coast Guard 1st District Headquarters
Last military assignment: Coast Guard’s 1st District’s Crisis Action Team, assigned the responsibility to aid in National Incident Management System (NIMS) training and enhance efforts to certify individuals with position specific qualifications in support roles of maritime homeland security, domestic/expeditionary national defense along with coast-to-coast disaster operations. Personal NIMS qualifications include Type 2 Logistics Section Chief, Type 3 Operations Section Chief, Type 3 Planning Section Chief, Type 3 Supply Unit Leader, Type 3 Situation Unit Leader, Division/Group Supervisor and Command Area Representative. Mobilizations include: Hurricane “KATRINA” (Logistics Chief), Hurricane “Rita” (Logistics Chief), Hurricane “IKE” (Situations Unit Leader), Hurricane(s) “Harvey”/“Irma”/“Maria”/“Nate” (Logistics Section Chief) and Spill of National Significance “DEEPWATER HORIZON” (Operations Deputy Section Chief/Operating Base Supervisor).

TRAINING

Massachusetts/Municipal Police Institute
Police Internal Affairs Certification - 2018

Critical Incident Stress Manager/Peer Training
Naval War College, Newport Rhode Island – 2008

Emergency Management Institute/FEMA/United States Coast Guard
Incident Command Modules – 100, 200, 300, 305, 320, 339, 341, 351, 400, 410, 700, 800

Medical First Responder Instructor
Massachusetts Municipal Training Committee – 2005

Drug Enforcement Administration/DEA Investigations
Basic Narcotics Investigator – 2004

Sexual Assault Investigations
Massachusetts Criminal Justice Training Council – 2001

State of Massachusetts Crime Prevention Officer
Massachusetts Criminal Justice Training Council – 1997

State of Massachusetts Emergency Medical Technician
Certified 1993 to 2015

American Heart Association C.P.R./A.E.D. Instructor
Certified 1993 to present
EDUCATION

Anna Maria College
Paxton, Massachusetts
Currently enrolled and engaged in Criminal Justice Graduate/Master's Degree Program

Roger Williams University
Bristol, Rhode Island
Command Training: First Line Supervisors Course – Graduated 2011

Western New England College
Woburn, Massachusetts
Bachelors Degree/Criminal Justice (G.P.A. 3.66) – Graduated 2006

United States Coast Guard Maritime Law Enforcement Academy
Yorktown, Virginia – Graduated 2003

United States Coast Guard Academy
New London, Connecticut
Officer Candidate School – Graduated 2002

Waltham Police Academy
Waltham, Massachusetts
Massachusetts Criminal Justice Training Council – 1995

United States Coast Guard
Basic Training – Graduated 1987

PERSONAL AWARDS

Gardner Police Department/Police Association
Officer of the Year Award Recipient – 2007
Life Saving Award – 2007

Gardner Police Department/Letter of Commendation (3)
Award Recipient (years) – 1997/1999/2006

United States Coast Guard/Officer of the Year
Award Nominee (years) – 2003/2004/2005

United States Coast Guard/Commemoration Medal (2)
Award Recipient (years) – 2017/2018

United States Coast Guard/Achievement Medal (5)

United States Coast Guard/Letter of Commendation
Award Recipient – 2002
January 20, 2019

Commonwealth of Massachusetts

Worcester County

City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint  Lorin Walter , to the position of  Sergeant  of the Gardner Police Department

and I certify that in my opinion he is a person specially fitted by education, training, or experience

to perform the duties of said office and that I make the appointment solely in the interests of the City.

______________________________  Mayor

Mark P. Hawke

Confirmed by City Council:  ________________________________

______________________________  City Clerk

Alan L. Agnelli

Expires:  Permanent.

Worcester, ss.,  ________________________________  2019

Then personally appeared the above named  Lorin Walter  and made oath that he would bear
true faith and allegiance to the United States of America and the Commonwealth of Massachusetts and
would support the Constitution and laws thereof.

______________________________  City Clerk

Before me,

Chapter 303 Acts of 1975

and

Chapter 409 Acts of 1983

Received  ________________________________
APPROVAL OF EXEMPTION PURSUANT TO G.L. C.268A, §20(b)
FINANCIAL INTEREST OF KYLE LONG
CONTRACT FOR SCHOOL DEPARTMENT COACHING SERVICES

# Disclosure by Municipal Employee

**Of Financial Interest in a Municipal Contract**

As Required by G. L. c. 268A, § 20(b)

<table>
<thead>
<tr>
<th>MUNICIPAL EMPLOYEE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name of municipal employee:</strong> Kyle Long</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title/ Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basketball Coach</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fill in this box if it applies to you.</th>
</tr>
</thead>
<tbody>
<tr>
<td>If you are a municipal employee because a municipal agency has contracted with your company or organization, please provide the name and address of the company or organization.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/ Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Gardner - School Department</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>70 Waterford Street, Gardner, MA 01440</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Office phone:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(978) 632-1000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Office e-mail:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Check one:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elected</td>
</tr>
<tr>
<td>Non-elected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Starting date as a municipal employee.</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 23, 2016</td>
</tr>
</tbody>
</table>

## Box #1

**Elected Municipal Employee**

I am an elected municipal employee.

- **STATEMENT #1:** I had one of the following financial interests in a contract made by a municipal agency before I was elected to my municipal employee position. I will continue to have this financial interest in a municipal contract. **OR**

- **STATEMENT #2:** I will have a new financial interest in a contract made by a municipal agency. My financial interest in a municipal contract is:

  - [ ] I have a non-elected, compensated municipal employee position.
  - [ ] A municipal agency has a contract with me.
  - [ ] I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization.
  - [ ] I work for a company or organization that has a contract with a municipal agency, and I am a "key employee" because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.

## Box #2

**Non-Elected, Compensated Municipal Employee**

I am a non-elected municipal employee.

- **STATEMENT #1:** I had one of the following financial interests in a contract made by a municipal agency before I took a position as a non-elected municipal employee. I will continue to have this financial interest in a municipal contract.
<table>
<thead>
<tr>
<th>Write an X beside your financial interest.</th>
<th>My financial interest in a municipal contract is:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>___ A municipal agency has a contract with me, but not an employment contract.</td>
</tr>
<tr>
<td></td>
<td>___ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization.</td>
</tr>
<tr>
<td></td>
<td>-- OR --</td>
</tr>
<tr>
<td></td>
<td>___ STATEMENT #2: I will have a new financial interest in a contract made by a municipal agency.</td>
</tr>
<tr>
<td></td>
<td>My financial interest in a municipal contract is:</td>
</tr>
<tr>
<td></td>
<td>X ___ I have a non-elected, compensated municipal employee position.</td>
</tr>
<tr>
<td></td>
<td>X ___ A municipal agency has a contract with me.</td>
</tr>
<tr>
<td></td>
<td>___ I have a financial benefit or obligation because of a contract that a municipal agency has with another person or an entity, such as a company or organization.</td>
</tr>
<tr>
<td></td>
<td>___ I work for a company or organization that has a contract with a municipal agency, and I am a &quot;key employee&quot; because the contract identifies me by name or it is otherwise clear that the city or town has contracted for my services in particular.</td>
</tr>
</tbody>
</table>

**FINANCIAL INTEREST IN A MUNICIPAL CONTRACT**

<table>
<thead>
<tr>
<th>Name and address of municipal agency that made the contract</th>
<th>City of Gardner Recreation Division</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>95 Pleasant Street</td>
</tr>
<tr>
<td></td>
<td>Gardner, MA 01440</td>
</tr>
</tbody>
</table>

*"My Municipal Agency" is the municipal agency that I serve as a municipal employee.*

The "contracting agency" is the municipal agency that made the contract.

<table>
<thead>
<tr>
<th>Please put in an X to confirm these facts.</th>
<th>My Municipal Agency is not the contracting agency.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

In my work for my Municipal Agency, I do not participate in or have official responsibility for any of the activities of the contracting agency.

The contract was made after public notice or through competitive bidding.

**FILL IN THIS BOX OR THE BOX BELOW**

**ANSWER THE QUESTION IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND YOU.**

- Please explain what the contract is for.

Part time/intermittent employment for the City of Gardner School Department coaching services during the school year.

**FILL IN THIS BOX OR THE BOX ABOVE**

**ANSWER THE QUESTIONS IN THIS BOX IF THE CONTRACT IS BETWEEN THE CITY OR TOWN AND ANOTHER PERSON OR ENTITY.**

- Please identify the person or entity that has the contract with the municipal agency.
- What is your relationship to the person or entity?
- What is the contract for?
| What is your financial interest in the municipal contract? | - Please explain the financial interest and include the dollar amount if you know it.  
I will receive stipend for coaching basketball for the school year. I also work during the summer and receive compensation as a Recreation Supervisor for the Summer Recreation program. The work hours and months for these positions do not overlap. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Date when you acquired a financial interest</td>
<td>January 2, 2019</td>
</tr>
</tbody>
</table>
| What is the financial interest of your immediate family? | - Please explain the financial interest and include the dollar amount if you know it.  
None. |
| Date when your immediate family acquired a financial interest | N/A |
| **Write an X to confirm each statement.** | **FOR A CONTRACT FOR PERSONAL SERVICES**  
Answer the questions in this box ONLY if you will have a contract for personal services with a municipal agency (i.e., you will do work directly for the contracting agency).  
I will have a contract with a municipal agency to provide personal services.  
X The services will be provided outside my normal working hours as a municipal employee.  
X The services are not required as part of my regular duties as a municipal employee.  
X For these services, I will be compensated for not more than 500 hours during a calendar year. |
| Employee signature: | [Signature] |
| Date: | [Date] |

**Attach additional pages if necessary.**

**NOT A PERSONAL SERVICES CONTRACT** – File disclosure with the city or town clerk.

SEE CERTIFICATION AND APPROVAL REQUIRED FOR PERSONAL SERVICES CONTRACTS, BELOW.
FOR CONTRACTS FOR PERSONAL SERVICES ONLY:

If you are disclosing a financial interest in a contract for personal services with a municipal agency, you must file the Certification below signed by the head of the contracting agency, and you must get approval of the exemption from the city council, board of aldermen, board of selectmen or town council.

CERTIFICATION BY HEAD OF CONTRACTING AGENCY

<table>
<thead>
<tr>
<th>INFORMATION ABOUT HEAD OF CONTRACTING AGENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Mark Pellegrino</td>
</tr>
<tr>
<td>Title/ Position: Superintendent of Schools</td>
</tr>
<tr>
<td>Municipal Agency: City of Gardner - School Department</td>
</tr>
<tr>
<td>Agency Address: 70 Waterford Street, Gardner, MA 01440</td>
</tr>
<tr>
<td>Office Phone: (978) 632-1000</td>
</tr>
</tbody>
</table>

CERTIFICATION

I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to my municipal agency, identified above. I certify that no employee of my agency is available to perform the services described above as part of his or her regular duties.

Signature: [Signature]
Date: 1/2/19

APPROVAL BY CITY COUNCIL, BOARD OF ALDERMEN, BOARD OF SELECTMEN OR TOWN COUNCIL

<table>
<thead>
<tr>
<th>INFORMATION ABOUT APPROVING BODY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Scott J. Graves, Esq.</td>
</tr>
<tr>
<td>Title/ Position: President, Gardner City Council</td>
</tr>
</tbody>
</table>
| Agency Address: 95 Pleasant Street  
Gardner, MA 01440                |
| Office Phone: (978) 632-1000      |

APPROVAL

I have received a disclosure under G.L. c. 268A, § 20(b) from a municipal employee who seeks to provide personal services to a municipal agency, identified above. The exemption under § 20(b) is approved.

Signature: On behalf of the Council or Board, I sign this approval.
Date: 

Attach additional pages if necessary.
File disclosure, Certification and Approval with the city or town clerk.

Form revised February, 2012
RESOLUTION

FY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT
Mini-Entitlement Plan

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

WHEREAS, the City council has reviewed the proposals prepared by the Department of Community Development and Planning for inclusion within the FY 2019 Community Development Block Grant (CDBG) Mini-Entitlement Plan; and

WHEREAS, the CDBG proposals seek funding for support of public social services, demolition, infrastructure repair and upgrade, economic development, rehabilitation, design, and associated administrative costs; and

WHEREAS, the activities proposed within the FY 2019 CDBG Mini-Entitlement Plan meet the priorities identified within the City’s 2018-2021 Community Development Strategy, and the 2004 Community Development Plan; and

WHEREAS, the City does not possess the bonding capacity or have the availability of funds to appropriate from its general budget to undertake such projects and reliance upon grant funds is required, and

WHEREAS, the City Council supports each of the activities as being consistent with the City’s goal of promoting quality programs for its citizens;

NOW THEREFORE, the City Council hereby extends its support of each proposed activity and endorses the City’s FY 2019 CDBG Mini-Entitlement Plan to be submitted to the Commonwealth of Massachusetts, Department of Housing and Community Development.
<table>
<thead>
<tr>
<th>Group</th>
<th>Project</th>
<th>CDBG $'s</th>
<th>Non-CDBG $'s</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development &amp; Planning</td>
<td>Demolition. Demolish 20 Rock Street as it poses a public health and safety hazard.</td>
<td>$395,200.00</td>
<td>$0.00</td>
<td>$395,200.00</td>
</tr>
<tr>
<td>MVOC</td>
<td>Veterans Housing Rehabilitation. Rehabilitation of LMI Veterans' Housing on Nichols Street.</td>
<td>$15,000.00</td>
<td>$15,000.00</td>
<td>$30,000.00</td>
</tr>
<tr>
<td>Sign &amp; Façade Projects</td>
<td>Parker Street Façade Project. 42-50 &amp; 52 Parker Street Development</td>
<td>$217,050.00</td>
<td>$0.00</td>
<td>$217,050.00</td>
</tr>
<tr>
<td>NewVue Communities</td>
<td>Small Business Technical Assistance Program. Small business assistance services for 15 LMI Gardner residents.</td>
<td>$3,000.00</td>
<td>$14,500.00</td>
<td>$17,500.00</td>
</tr>
<tr>
<td>Community Development &amp; Planning</td>
<td>Downtown Phase 2. Design of crosswalk, sidewalk, and lighting repair and upgrade.</td>
<td>$41,000.00</td>
<td>$0.00</td>
<td>$41,000.00</td>
</tr>
<tr>
<td>B&amp;G Club</td>
<td>Project Learn STEAM. Provide afterschool program for 30 LMI Gardner students at the Gardner Clubhouse.</td>
<td>$10,000.00</td>
<td>$85,500.00</td>
<td>$95,500.00</td>
</tr>
<tr>
<td>CAC</td>
<td>Fuel Assistance Program. Fuel assistance to be provided to 15 LMI Households.</td>
<td>$5,000.00</td>
<td>$6,500.00</td>
<td>$11,500.00</td>
</tr>
<tr>
<td>GPSA</td>
<td>Gardner Public Schools Athletics. Provide financial assistance to LMI student athletes at Gardner High School and Gardner Middle School.</td>
<td>$15,000.00</td>
<td>$0.00</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>Administrative &amp; Delivery costs.</td>
<td></td>
<td>$123,750.00</td>
<td>$0.00</td>
<td>$123,750.00</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td></td>
<td><strong>$825,000.00</strong></td>
<td><strong>$121,500.00</strong></td>
<td><strong>$946,500.00</strong></td>
</tr>
</tbody>
</table>
FY2018 – FY2021 COMMUNITY DEVELOPMENT STRATEGY

The City of Gardner’s Community Development Strategy summarizes the City’s various efforts to engage in community-based planning and priority setting, staying consistent with the Commonwealth’s Sustainable Development Principals, and to outline a plan of action intended to accomplish specific community development goals. The current Community Development Strategy (CDS) will be used to direct resources from all sources toward projects that address that needs identified by the community as high priorities. Acting through its Department of Community Development and Planning, using specifically CDBG funds, projects will lie within the boundaries of the Downtown Urban Renewal Area (D-URA) and the Mill Street Corridor Urban Renewal Area (MSC-URA).

**Housing: Expansion and Retention.** This category is consistent with Concentrate Development and Mix Uses and Expand Housing Opportunities.

The City of Gardner is committed to expanding housing opportunities in appropriate locations to meet the needs of Gardner’s population. Gardner has partnered with local and regional non-profit organizations to enhance and rehabilitate properties creating safe and affordable housing and repairing dilapidated buildings. Many of the properties in the D-URA are mixed use properties with retail or commercial endeavors on the first floor and apartments on the upper floors, which due to a variety of reasons, remain mostly vacant. In order to facilitate the redevelopment of these vacant properties, and others throughout the City, the City must increase the quantity and availability of parking, expedite the process for taking control of tax title properties, assess current zoning and promote smart growth districts, address storm water management practices, and partner with local agencies and developers to invest in the existing infrastructure. The City must also continue to support residents by partnering with local banks and non-profit agencies to identify properties that are in pre-foreclosure, distribute information regarding the availability of foreclosure counseling, assist with post-foreclosure issues. Education to first time homebuyers is also crucial in foreclosure prevention.

**Economic Development.** This category is consistent with Concentrate Development and Mix Uses, Advance Equity, Increase Job and Business Opportunities and Plan Regionally.

There are two distinct economic development goals in the City of Gardner – to diversify the local economy and increase job opportunities by encouraging and facilitating retention and expansion of Gardner based businesses as well as attracting new businesses to Gardner while promoting reinvestment in older industrial and commercial properties. To that end, the City will continue to coordinate economic development efforts by maintaining funding for the Economic Development Coordinator (EDC) position. Within the role, the EDC will continue to implement the approved urban renewal plans; identify and develop a new industrial business park; assist and expand training opportunities for the local workforce; provide support to new and existing businesses throughout Gardner by organizing company tours with potential partners; act as a conduit between the City and the Chamber of Commerce, Square Two, NewVue Communities and other organizations for marketing and technical support such as sign and façade improvements, marketing, business expansion efforts and networking with other business owners; and partner with local non-profit agencies to assist in challenges facing the local workforce such as job training, job-related transportation issues, job-related childcare, education and financial literacy and self-sufficiency programs.

**Open Space and Recreation.** The Sustainable Development principles relevant to this section are to Protect Land and Ecosystems and Use Natural Resources Wisely.
The City of Gardner has a fully updated Open Space and Recreation Plan (OSRP) that was accepted by the State in 2015. The overall purpose of the OSRP is to provide Gardner’s residents with a diverse system of interconnected open space areas and quality recreational opportunities that protect natural resources, promote public health, and enhance the quality of life. Enhancing the quality of life in a community must maintain a careful balance between equity, environment and economy. To meet the overall goal of the OSRP, it is important that the City focus on acquiring additional open space parcels, or more effectively utilize existing land; improve management and maintenance of existing municipally owned open space, including land and bodies of water; increase opportunities for recreation along the Otter River and other waterways; complete the North Central Pathway in partnership with the Town of Winchendon; add new equipment and increase maintenance of existing equipment at the existing recreation facilities; look for opportunities to acquire land, or repurpose existing land, for additional recreational facilities and/or fields; construct, replace, and maintain a sidewalk network throughout the City to ensure a safe walkable community; adopt a reduced salt policy; and promote the benefits of donating open space.

**Transportation.** The Sustainable Development Principle of Provide Transportation Choice is most relevant to this section.

The City’s goals include increasing access to transportation options and ensuring safe, accessible options for all travel modes – walking, biking, transit and vehicles – for people of all ages and abilities, including those with disabilities, allowing safe and convenient travel throughout the City. To that end, the City continues to advocate for increased bus service to allow working parents and the underemployed better access to childcare facilities and employment opportunities; upgrading State Route 2 and improvements to the Community Rail System serving Northern Worcester County; promote walking and biking opportunities within the City and advocate for bicycle racks on buses to allow travel between communities for recreational purposes; apply appropriate Smart Parking standards and strategies in the target areas and increase the availability of parking the target areas; continue to upgrade the sidewalks to ADA/MAAB standards and repair deteriorated infrastructure which will include preparing and implementing a pavement management plan; provide better traffic control features such as line painting and cross walks; and increase the enforcement of traffic laws and ordinances.

The City has entered into a Community Compact with the Commonwealth of Massachusetts and has created a Complete Streets Policy outlining its commitment in obtaining its transportation goals.

**Special Needs.** This category does not tie in to the Commonwealth’s Sustainable Development Principles but is an important component to the Community Development Strategy of the City of Gardner.

It is important the residents of Gardner have equal access to municipal and regional services, activities and programs. To the that end, the City will continue to evaluate its ADA Transition Plan and make recommendations where necessary; provide auxiliary aids and services that allow municipal communication improvement; increase the support available to persons having special needs, including, but not limited to, the elderly, the homeless, victims of domestic violence, low and moderate income persons and the disabled; expand partnerships with local and regional health, social and human service providers; support efforts of private developers to create affordable and market rate senior housing; expand existing City efforts to rehabilitate substandard housing, particularly inaccessible, multi-family buildings; continue to upgrade the existing infrastructure with ADA compliant curbs and ramps to make
travel more accessible; and provide support to address public health priorities including those dealing with addiction, mental health and physical disabilities.

**FY2018 – FY2021 COMMUNITY DEVELOPMENT STRATEGY PRIORITY LIST**

1. Reconstruct or alter streets, sidewalks, and public buildings to allow for handicap accessibility and to encourage pedestrian travel. – Year 1-3. Additional funding potential through the Complete Streets program as well as local City funding.

2. Upgrade existing infrastructure, particularly in the Downtown Urban Renewal Area and Mill Street Corridor Urban Renewal Area. Year 1-3.

3. Apply Complete Streets Standards to Target Areas, Timpany Boulevard Corridor, and safe route to school areas to accommodate all modes of travel and help facilitate economic growth. Year 1-3. See above.

4. Apply appropriate “Smart Parking” standards and strategies and increase availability of parking in the Downtown Urban Renewal Area. Year 1-3.

5. Implement the approved Downtown and Mill Street Corridor Urban Renewal Plans. Years 1-3.

6. Restore, enhance, build and support diverse recreational facilities and/or activities. Year 2/3. Additional funds through Trails Grant and other recreational sources.

7. Implement the Open Space and Recreation Plan including, but not limited to, acquiring, protecting, and maintaining open space and environmentally sensitive lands. Years 1-3. See #6.

8. Support and expand economic security and self-sufficiency programs. Year 1-3

9. Work cooperatively with all area for-profit, non-profit and service agencies to implement the CDS. Years 1-3.

10. Selectively demolish buildings that are beyond reuse in the Target Area. Year 2

11. Rehabilitate dilapidated buildings within the Target Area (Downtown Urban Renewal Area and Mill Street Corridor Urban Renewal Area). Year 1-3

12. Attract and assist businesses opening in, relocating to, or already existing in, Gardner. Years 1-3.

13. Redevelop vacant or underutilized land and buildings, particularly in the Urban Renewal Areas. Year 3.

14. Rehabilitate non-code compliant, and/or construction of, affordable single and multi-family homes.
GRANT OF EASEMENT

The CITY OF GARDNER, a municipal corporation, having an address of 95 Pleasant Street, Gardner, Massachusetts 01440 (hereinafter referred to as the Grantor), for consideration of One ($1.00) Dollar, grants to MASSACHUSETTS ELECTRIC COMPANY, 40 Sylvan Road, Waltham, Massachusetts 02451, a Massachusetts corporation, and VERIZON NEW ENGLAND, INC., a New York corporation, having a local address of 125 High Street – Oliver Tower, 07 Floor, Boston, MA 02110 (hereinafter referred to as the Grantees) with quitclaim covenants, the perpetual right and easement to construct, reconstruct, repair, maintain, operate and patrol, for the transmission of high and low voltage electric current and for the transmission of intelligence and telephone use, lines to consist of, but not limited to, nine (9) poles, (which may be erected at different times) with wires and cables installed thereon, and all necessary foundations, anchors, guys, braces, fittings, equipment and appurtenances (hereinafter referred to as the "OVERHEAD SYSTEM") over, across, under and upon the Grantor's land in Gardner, Worcester County, Massachusetts, to serve Grantor's property and others.

Said "OVERHEAD SYSTEM" is to be installed on Grantor's property, which is located on the northerly side of Pearl Street a/k/a Route 101, to originate from Pole P.29, which is located partly on the northerly side of Pearl Street a/k/a Route 101 and the southeasterly side of Grantor's property, then proceed in a northeasterly direction over, across and upon Grantor's land to Poles P.29-50, P.30, P.31, P.32, P.33, P.34, P.34-1, and P.35, to become established by and upon the final installation thereof by the Grantees.

Also with the further perpetual right and easement from time to time without further payment therefore to pass and repass over, across and upon said land of the Grantor as is reasonable and necessary in order to renew, replace, repair, remove, add to, maintain, operate and patrol and otherwise change said "OVERHEAD SYSTEM" and each and every part thereof and to make such other excavation or excavations as may be reasonably necessary in the opinion and judgment of the Grantees, their successors and assigns, and to clear and keep cleared the portions and areas of the premises wherein the "OVERHEAD SYSTEM" is specifically located of such trees, shrubs, bushes, above ground and below ground structures, objects and surfaces, as may, in the opinion and judgment of the Grantees, interfere with the efficient and safe operation and maintenance of the "OVERHEAD SYSTEM".

Address of Grantee:
Mass. El., 40 Sylvan Road, Waltham, Massachusetts 02451
Verizon, 125 High Street – Oliver Tower, 07 Floor, Boston, MA 02110

05 GARDMA GEN

After recording return to:
Christina A. Klein
National Grid USA
Service Company, Inc.
40 Sylvan Road
Waltham, MA 02451
It is agreed that the "OVERHEAD SYSTEM" shall remain the property of the Grantees, their successors and assigns, and that the Grantees, their successors and assigns, shall pay all taxes assessed thereon. Grantor agrees that the rights and easement herein granted are for the purpose of providing service to Grantor's property and the further right to service others from said "OVERHEAD SYSTEM". The Grantor, for itself, its successors and assigns, covenant and agrees with the Grantees, for themselves, their successors and assigns, that this Grant of Easement and the location of the "OVERHEAD SYSTEM" may not be changed or modified without the written consent of the Grantees, their successors and assigns, which consent may be withheld by the Grantees in their sole discretion. The rights and easement herein granted are over, across and upon a certain parcel being more particularly described in two deeds dated May 19, 1913, recorded with the Worcester South District Registry of Deeds in Book 2027, Page 289, and Book 2027, Page 298.

And further, said "OVERHEAD SYSTEM" (locations of the electrical equipment and other facilities on the hereinbefore referred to premises of the Grantor) is approximately shown on a sketch entitled: "Exhibit A"; nationalgrid; Sketch to accompany the Easement for the Installation of 1 JO Pole.; Distances are Approximate Exhibit A Not to Scale; Drawn By: Michael Fraser; Date: 12/17/2018; Actrix Drawing Number; 27102349", a reduced copy of said sketch is attached hereto as "Exhibit A", copies of which are in the possession of the Grantor and Grantees herein, but the final definitive locations of said "OVERHEAD SYSTEM" shall become established by and upon the installation and erection thereof by the Grantees.

It is the intention of the Grantor to grant to the Grantee, its successors and assigns, all the rights and easements aforesaid and any and all additional and/or incidental rights needed to install, erect, maintain and operate within a portion of the Grantor’s land an "OVERHEAD SYSTEM" for the transmission of intelligence and for supplying electric service for the building, buildings or proposed buildings shown on the last herein referred to sketch or amended sketch and the right to service others from said "OVERHEAD SYSTEM".
For Grantor's title, see deeds dated May 19, 1913, recorded with the Worcester South District Registry of Deeds in Book 2027, Page 289 and in Book 2027, Page 298.

IN WITNESS WHEREOF, the City of Gardner has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Mark P. Hawke, its Mayor, being thereto duly authorized this ______ day of ____________, 2019.

CITY OF GARDNER

By: Mark P. Hawke

Its: Mayor

Commonwealth of Massachusetts

County of __________________________ ss.

On this the __________ day of ________________, 2019, before me,

______________________________

Name of Notary Public

personally appeared Mark P. Hawke, proved to me through satisfactory evidence of identity, which was ________________________________

to be the person whose name is signed on the preceding Grant of Easement and acknowledged to me that he signed it voluntarily for its stated purpose as Mayor of the City of Gardner.

______________________________

Signature of Notary Public

______________________________

Printed Name of Notary

My Commission Expires __________________

Place Notary Seal and/or Any Stamp Above
ORDINANCE

1 AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER
2 600 THEREOF, ENTITLED "VEHICLES AND TRAFFIC," ARTICLE V, PARKING
3 METERS.
4
5 Be it ordained by the City Council of the City of Gardner as follows:
6
7 Section 1. Section 600-18 of Chapter 600, Vehicles and Traffic, of the Code of the City of
8 Gardner is hereby amended by striking the words “Public Safety Committee,” from Subsection
9 B.
10
11 Section 2. This ordinance shall become effective upon passage and publication as required by
12 law.
Chapter 600. Vehicles and Traffic

Article V. Parking Meters

§ 600-18. Three-hour parking meters.


A. No person shall park a vehicle for a period of time longer than three hours between the hours of 9:00 a.m. and 6:00 p.m. at any metered location on the streets or portions thereof listed below. This restriction shall not apply on Sundays or during the hours of legal holidays during which business establishments are required by law to remain closed.

<table>
<thead>
<tr>
<th>Name of Street</th>
<th>Side</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Street</td>
<td>East</td>
<td>From West Lynde Street northerly to Pine Street</td>
</tr>
<tr>
<td>Central Street</td>
<td>South</td>
<td>From a point 104 feet east of the eastern intersection of Pine Street, then easterly a distance of 80 feet (4 spaces)</td>
</tr>
<tr>
<td>Central Street</td>
<td>West</td>
<td>From the northerly corner of the Flat Iron Building, then southerly to Vernon Street</td>
</tr>
<tr>
<td>City Hall Avenue</td>
<td></td>
<td>From Pleasant Street to Connors Street</td>
</tr>
<tr>
<td>Main Street</td>
<td>East</td>
<td>From a point 60 feet north of the northerly intersection of Willow Street, then northerly to West Lynde Street</td>
</tr>
<tr>
<td>Main Street</td>
<td>West</td>
<td>126 feet south from the intersection of City Hall Avenue, then southerly to a point 20 feet north of the northerly intersection of Willow Street</td>
</tr>
<tr>
<td>Parker Street</td>
<td>North</td>
<td>Between Vernon Street and Oak Street</td>
</tr>
<tr>
<td>Parker Street</td>
<td>South</td>
<td>Between Pleasant Street and Nichols Street</td>
</tr>
<tr>
<td>Pleasant Street</td>
<td></td>
<td>From Parker Street to City Hall Avenue</td>
</tr>
<tr>
<td>West Lynde Street</td>
<td>North</td>
<td>Between Central Street and Lake Street Extension</td>
</tr>
<tr>
<td>West Street</td>
<td>North</td>
<td>Between Parker Street and Oak Street</td>
</tr>
</tbody>
</table>

B. The actual location of meters to be placed within the above locations shall be designated and may from time to time be changed by vote of the City Council Public Safety Committee.
ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER 156
THEREOF, ENTITLED "MUNICIPAL GROUNDS COMMISSION," TO ADD PROVISIONS
RELATING TO A COMMUNITY BANDSTAND COMMITTEE.

Be it ordained by the City Council of the City of Gardner as follows:

Section 1. Chapter 156-3 of the Code of the City of Gardner is hereby amended by adding the
following:

B. There is hereby established under this Section the "Community Bandstand Committee"
which shall exist and be operated hereunder for the purpose of implementing seasonal programs
to be conducted in the City's parks including but not limited to summer musical concerts and
other community entertainment events at the Bandstand located in Monument Park, as well as at
the City's other parks, at the City's other municipal grounds and at other appropriate locations in
the City. The Community Bandstand Committee shall consist of no less than three (3) members,
one of whom shall be a member of the Municipal Grounds Commission, to carry out the
purposes of this Section 156-3B. All members shall be appointed in accordance with Section
156-1A.

C. The Community Bandstand Committee may receive donations and gifts of property, both:
real and personal, in the name of the City to further the purposes as set forth in Section 156-3B.
Upon receipt of any such donation or gift the Community Bandstand Committee shall provide
each such gift or donation to the Treasurer, who shall deposit same into an account to be created
and named the "Community Bandstand Committee Program Fund." All funds in such
Community Bandstand Committee Program Fund shall be used for the purposes set forth in
Section 156-3B.

D. Revise the former (present) 156-3B to 156-30.

Section 2. Effective date.

This ordinance shall become effective on passage and publication as required by law.
Chapter 156
Municipal Grounds Commission

[HISTORY: Adopted by the City Council of the City of Gardner 3-7-1983 by Ord. No. 800; amended 11-7-1988 by Ord. No. 983; 8-6-2012 by Ord. No. 1551. Subsequent amendments noted where applicable.]

§ 156-1 Commission established; membership; terms of office.
There shall be established a Municipal Grounds Commission for the City of Gardner consisting of six members, legal voters of said City, five of whom shall be appointed by the Mayor, subject to confirmation by the City Council, as follows:

A. The Mayor shall immediately appoint one person to serve until the expiration of one year, two to serve until the expiration of two years and two to serve until the expiration of three years from the first day of April 1983 and thereafter annually shall appoint the appropriate number of persons (either one or two) to serve for the term of three years from the first day of April then next ensuing. A vacancy occurring may be filled at any time for the unexpired term by the Mayor, subject to confirmation by the City Council. Before entering upon the discharge of their duties, the members shall be sworn to the faithful discharge thereof.

B. The sixth member shall be the Director of Public Works, who shall be a nonvoting member of the Commission during his term of office. [Amended 11-18-2013 by Ord. No. 1563]

§ 156-2 Meetings.
The Commission shall meet annually in April of each year to organize and elect a Chairperson and Secretary. The Commission shall hold meetings no less than once a month during the course of the year. The Secretary shall keep accurate minutes and records of all meetings of the Commission. The Director of Public Works shall not hold office within the Commission.

§ 156-3 Duties.
A. The Commission shall be an advisory body and shall advise the Director of Public Works, Mayor and City Council on matters relating to the Municipal Grounds Division.

B. The duties, powers and responsibilities of the Commission may be broadened or diminished at any time by ordinance consistent with prevailing General Laws or City ordinances.

§ 156-4 Compensation.
Members of said Commission shall receive for their services such compensation as the Mayor and City Council may prescribe.

§ 156-5 Transfer of personnel.
All necessary persons employed by and under the supervision of the named Municipal Grounds Department, boards and commissions shall, upon the effective date of this chapter, be transferred to the Department of Public Works. All such transfers of personnel shall be made without loss of pay and without change in rating, seniority, retirement or pension rights, or any other privileges under the provisions of this chapter.
ACCEPTANCE OF DONATIONS AND GIFTS
COMMUNITY BANDSTAND CONCERTS AND EVENTS

VOTE: That the City of Gardner is authorized to accept donations and gifts for use by the Community Bandstand Committee for musical concerts and other community entertainment events, said acceptance in accordance with the provisions of Chapter 44, Section 53A½ of the General laws.