

Wednesday, October 24, 2012  
CIAB Meeting Minutes

Present at this meeting: Joel Favazza, Joan Kimberley, Kersten Lanes, Janet Rice, Michelle Sweet, Gregg Cademartori, Michael Hale, Jeffrey Towne, Councilor McGeary

Ms. Lanes: Call to order at 5:04 p.m.

The CIAB: Unanimously approves minutes from September 26, 2012.

Ms. Kimberley: Introduces herself to the CIAB as its newest member

The CIAB: Each member introduces themselves to Ms. Kimberley

Mr. Hale: Explains rationale behind request for salt shed and answers questions from the CIAB and Mr. Cademartori, stating:

- **Current shed holds 600 tons (1/10 of City's annual supply)**, which covers a three-day period at most
- New shed would provide cost savings; no need to go out in the middle of a storm and pay a premium to get additional salt
- Citizens demand black wet roads; sanded packed powder is no longer acceptable
- Could be built next spring; foundation permanent, remainder could be relocated if needed

Explains rationale behind request for new public restrooms downtown and answers questions from the CIAB, Mr. Cademartori, and Councilor McGeary, stating:

- Existing facilities at Police Department, Fitz Hugh Lane House, Cape Ann Brew Pub, and Latitude 43
- **Not sure where these would go—maybe Boulevard**

Explains rationale behind request for new boiler for Legion building, and answers questions from the CIAB, stating:

- Equipment is beyond life expectancy
- Building although not used rigorously, must nevertheless be maintained if the City is going to hold onto it

Explains rationale behind request for new septic system at Wingaersheek and answers questions from the CIAB and Mr. Towne, stating:

- Existing system failed 7 years ago; holding tank used now
- Current tank must be pumped daily (sometimes twice) during beach season

Explains rationale behind request for fire alarm wiring and answers questions from the CIAB and Councilor McGeary, stating:

- City Hall is out of compliance with fire protection and electrical standards
- If the City is going to hold on to the building, it must do this work; if to be sold, no work should be done

Explains rationale behind request for HVAC work at fire stations and answers questions from the CIAB and Councilor McGeary, stating:

- \$74,000 of the request is for the central station
- If central is going to Fuller, still need to update if City plans to repurpose it and keep it
- If central is renovated as fire station, not all renovations will be compatible if repurposed as City Hall annex and will need to be redone

Explains rationale behind request for Magnolia Woods funds and answers questions from the CIAB, stating:

- **Magnolia Woods field was never officially closed—just capped**
- Topsoil may need to be replaced
- **\$2.5mil to complete everything and formally “close” the old dump**

Explains rationale behind request for door and window replacement at GHS, **O’Maley**, and elementary schools and answers questions from the CIAB, Mr. Towne, and Councilor McGeary, stating:

- Many windows at GHS science wing are a hazard/dangerous; each cost \$1,200-1,500
- **O’Maley** renovations will improve energy management systems
- **Having maintenance and repair out of the school committee’s hands and in the DPW’s will prevent the systems currently in severe disrepair from regressing to that point once renovated**
- Despite requesting \$2.8mil for school work, 2-4x more money is needed to get all of the schools up to compliance
- Modular classrooms used at elementary schools have a short lifespan and the City pays for their use longer than it actually uses the rooms

Explains rationale behind request for street sweeper and answers questions from the CIAB, stating:

- **Current sweeper is 5 years old (which is a “good run” for a sweeper) and is worn out**
- Previous sweepers have become sanders, so the potential for re-use exists with this one

The CIAB: Agrees next meeting is TBD.

Meeting adjourned at 7:01 p.m.