



Lowell City Council

Regular Meeting Minutes

Michael Q. Geary
City Clerk

Date: February 16, 2017
Time: 6:30 PM
Location: City Council Chamber
375 Merrimack Street, 2nd Floor, Lowell, MA

SPECIAL MEETING FEBRUARY 16, 2017.

Notice is hereby given, required by Rule 6 and Rule 36 of the City of Lowell, City Council Rules, that the Lowell City Council will hold a SPECIAL MEETING of the COMMITTEE OF THE WHOLE in the Council Chambers on THURSDAY, FEBRUARY 16, 2017 at 6:30 PM.

The purpose of which is to meet as the Committee of the Whole to discuss (1) Recommendation of the Lowell High School Building Committee; (2) New construction and modular classroom use per site visit.

The public is invited to attend.

Roll Call recorded 8 present, 1 absent (C. Samaras).

Mayor Kennedy presiding. Mayor read notice of the Special Meeting and referred to Manager Murphy to proceed with presentation.

Manager Murphy commented on new information regarding Cawley site as well as the use of modular classrooms during construction.

Robert Bell (Eastman Perkins) provided information regarding the four recommended sites put forward by the Lowell High School Building Committee. Mr. Bell reviewed the following four options in terms of pricing; location; period of construction; use of modular classrooms; green space; parking; transportation; windows in classrooms; and renovations that would be done to existing buildings. The four options were as follows: (1) full renovation; (2) renovation with addition; (3) renovation with addition by eminent domain; and (4) Cawley site (new building).

Manager Murphy commented on State restrictions (Article 97) on the Cawley site outlining the law and the restrictions. Manager Murphy noted the title restrictions and the use of funds granted by the State. Manager Murphy noted that if you accepted the money you accept the



restrictions as well so they must be dealt with moving forward. Manager Murphy noted the early phase of the process and requested all options be brought forward to the Massachusetts School Building Authority (MSBA).

M. Kennedy opened the meeting to the following registered speakers: Armand Hebert; Jonathan Geer; Lynn Daley; Anthony Faletra; Kristie Faletra; Eric Nelson; Walter Nelson; Tim Hovey; Walter Vandinter; Jo Lynn Vandinter; Dan Shanahan; Kim Scott; TJ McCannon; Michael Stack; Leo Creegan; John Maria; Dennis Canney; Jennifer Tighe; and Noel Creegan.

M. Kennedy opened meeting to members of the City Council. C. Mercier noted there would be future public forums for citizen involvement and to express concerns. C. Mercier noted that use of modular classrooms has been diminished. C. Mercier noted that there had been some suggestion that the Cawley site would be best educational fit. C. Mercier noted she would oppose any land taking to construct new school and that Cawley site would not be acceptable if the traffic impacts that neighborhood. C. Mercier noted any construction involves change orders as well as overrides to increase costs. **Motion** by C. Mercier, seconded by C. Elliott to begin Article 97 process by meeting with State Delegation to review process. **Amended Motion** by C. Elliott, seconded by C. Belanger to include involving Law Department begin the Article 97 process as well as beginning process to go before various boards that are part of the Article 97 process. Amended motion was adopted per Roll Call vote 8 yeas, 1 absent (C. Samaras). So voted. Main motion as amended was adopted per Roll Call vote 8 yeas, 1 absent (C. Samaras). So voted. C. Milinazzo noted the need to get answers on the Cawley site and that there is no need to delete any options at this point. M. Kennedy noted that the Committee of the Whole would pass along recommendations for the full Council to act upon. C. Rourke supported moving the four options forward as well as beginning Article 97 proceedings and noted that other communities have gone through the process. C. Belanger commented on the information provided by the speakers and supported the motion to begin the Article 97 proceedings. C. Belanger questioned the eminent domain procedure moving forward as well as the use of modular classrooms. C. Leary supported beginning the Article 97 proceedings and requested information contained in the letter from the State regarding same. Manager Murphy outlined the contents of the letter noting steps that need to be taken and that he could not provide time frame at this point as to completion. C. Leary noted the need for information on those proceedings moving forward. C. Leary noted that there are challenges with all of the options. C. Rourke noted that the letter from the State did not provide correct information. C. Rourke questioned the use of modular classrooms as part of the construction and that the Cawley site would not have such classrooms. C. Leahy questioned how renovation would fit into an educational plan. C. Leahy questioned why the Cawley reimbursement rate decreased even though it was new construction. C. Leahy noted he favored new construction with no eminent domain. Manager Murphy noted that the MSBA would accept the Cawley option even with an



Article 97 contingency. M. Kennedy questioned reimbursement for Cawley versus other sites. M. Kennedy questioned use of modular classrooms during renovations. C. Milinazzo noted recent site visit in which modular classrooms were being utilized. C. Leary commented on reimbursements for swimming pools and theatres. **Motion** by C. Milinazzo, seconded by C. Elliott to recommend to full Council to support moving the four options of the Lowell High Building Committee to the MSBA. Adopted per Roll Call vote 8 yeas, 1 absent (C. Samaras). So voted.

ADJOURNMENT

Time for meeting to stand adjourned.

Motion to Adjourn by C. Rourke, seconded by C. Milinazzo. So voted.

Meeting adjourned at 9:00 PM.

Michael Q. Geary, City Clerk