

**ROCKPORT SELECT BOARD  
SPECIAL MEETING MINUTES  
MONDAY JULY 23, 2018  
7:00 P.M.  
ROCKPORT OPERA HOUSE**

Present: Chair Douglas Cole, Mark G. Kelley, and Jeffrey Hamilton. Debra Hall and Vice Chair Kenneth McKinley was absent Also present: Richard C. Bates, Town Manager and several members of the public.

I. CALL MEETING TO ORDER

II. CONSIDER THE RECOMMENDATIONS OF THE DESIGN TEAM AND OWNER'S REPRESENTATIVE FOR LIBRARY PROJECT – DISCUSSION AND VOTE

Doug – the Design Team met last week for four hours. Ken McKinley, Doug, Rick, Steve Smith, Ben Blackmon, Will Gartley, and Ann were present. They met with Phi Builders, Albertson Builders, Mary Beth VanKeuren and Joe Richardi Construction. It was a round table fashioned open discussion with twelve questions for each of them. Then we had an open discussion.

Rick – committee worked long and hard on this and it was not an easy decision. Phi would take the contract up to the bid phase.

**Jeffrey Hamilton moved to approved Phi Builders & Architects as the owner's representative for the Library Project to begin immediately and terminate once bid documents are completed and project goes out to bid. Douglas Cole seconded the motion.**

This was followed by much discussion expressing concern that Phi would have an unfair advantage over other construction candidates.

**Jeffrey Hamilton moved to amend the motion approved Phi Builders & Architects as the owner's representative for the Library Project to begin immediately and terminate once bid documents are completed and the project goes out to bid and publicly advertise any related meetings such that others have the opportunity to attend if they so choose including the design team meetings. Mark Kelley seconded the motion. VOTE: 3 FOR – 0 OPPOSED on the amended motion.**

III. ADJOURNMENT

**Mark Kelley moved to adjourn the meeting at 7:56 p.m. Jeffrey Hamilton seconded the motion. VOTE: 3 FOR – 0 OPPOSED**

Respectfully submitted,

LINDA M. GREENLAW  
TOWN CLERK as RECORDING SECRETARY