

Chairman Goddard, Selectmen Reil and Schofield, and Town Administrator Newman are present in the Town Hall, Mendon.

Chairman Goddard opened the meeting and led the pledge at 7:07 p.m.

Selectman Schofield and Administrative Assistant Willoughby need to discuss executive session minutes for March 11, 2015 before they can be approved. **Selectman Reil made and Selectman Schofield seconded a motion to approve the March 26 and March 30, 2015 regular session minutes and the March 19, 2015 executive session minutes not to be released. The motion carried unanimously.**

Chris Belleville, Nipmuc Baseball representative, and Brian Morford, Nipmuc Softball representative, joined Selectmen to discuss their request to hold the Opening Day Parade on Saturday, April 25. The format will be the same as in the past. The Police will assist with traffic control. **Selectman Reil made and Selectman Schofield seconded a motion to allow holding the Nipmuc Youth Softball/ Mendon Junior Baseball Opening Day parade on Saturday, April 25, with a rain date of Sunday, April 26, as described in Brian Morford's letter dated March 6, 2015. The assistance of the Mendon Police Dept. is granted in order to stop and control traffic on Millville St. and to prevent traffic from travelling on Kelly Rd. from approximately 9:30 a.m. until the conclusion of the parade. The participation of the Mendon Fire Dept. is also granted. The motion carried unanimously.**

Selectman Reil made and Selectman Schofield seconded a motion to present a Commendation to Megan O'Donovan and proclaim Monday, April 6, 2015 as the Megan O'Donovan/Prudential Spirit of Community Recognition Day in Mendon. Selectman Reil read the commendation, signed, and presented it to Ms. O'Donovan.

Chairman Goddard explained that the Community Preservation Committee recommended that the Selectmen not take any action in exercising their right of first refusal for 60 North Avenue. Mr. McHenry, Affordable Housing Coordinator, said the property is not conducive as affordable housing. **Selectman Reil made and Selectman Schofield seconded a motion to not exercise or assign the Town of Mendon's first refusal option to purchase land containing approximately 9.412 acres owned by Theodore L. Hilliard at 60 North Avenue. Motion carried unanimously.**

Chairman Goddard explained that the Board needs to take a formal vote on how to handle the debt repayment for the Highway Department's new truck and the additional money for the Taft Library renovation. Members have discussed it at previous meetings and have agreed on how to handle it. **Selectman Reil made and Selectman Schofield seconded a motion to handle the debt repayment for the Highway Department truck and Taft Library Renovation as a debt exclusions.** Chris Burke, Finance Committee Chairman, said his Committee discussed this at their last meeting and supports the recommendation. **The motion carried unanimously.**

Selectman Reil made and Selectman Schofield seconded a motion to allow the Fire Department hold an MDA boot drive on Saturday May 2, 2015 from 8:00 a.m. to 12:00 p.m. at the Main St. stop light. The motion carried unanimously.

Members agreed to pass over the right of first refusal for five lots on Thayer road until they can get the Community Preservation Committee's and Affordable Housing Coordinator's recommendations.

Ms. Hawkes, Treasurer/Collector, explained that someone wrote a letter to the Selectmen requesting that the demand fee be addressed. There is a policy, effective since 2009, that the demand fee is \$20. A bill goes to demand within one week of it being unpaid. A large commitment goes out in January. There were 950 demands that went out to those who didn't pay on time. Thirty days are given before payment is due. The fees range from a \$5.00 minimum to a \$30 maximum. These are set by the State. This is also done in surrounding towns. The fee covers administrative costs for the demand. It is not intended to be a revenue generator. In some instances the demand fee is higher than the tax bill. Chairman Goddard asked if the amount can be reduced or if the timing of initiating demand process can be changed. Ms. Hawkes said she initiates the demand to be fair to the people who pay on time. She did give lenience during the harsh winter. Chairman Goddard stated he does not feel strongly to take action at this time. This board is okay with \$20. They may wish to revisit it at a later date.

7:30 p.m. Selectman Reil made and Selectman Schofield seconded a motion to open the public hearing to consider the application for the alteration of licensed premises for Phat Brothers LLC d/b/a Mendon Twin Drive In at 35 Milford Street, Mendon, MA 01756 under MGL Ch. 138, §12. The motion carried unanimously. Selectman Reil read the legal notice.

Michael Andelman, applicant, Phat Brothers, LLC, stated that there have been no incidents with beer and wine since the beer garden opened last year. This put a stop to people bringing in their own alcohol. They have held a couple of special events with one-day liquor licenses. They would like to bring in more events such as one on Memorial Day which would be held during the day. They will hire a police detail. David Andelman explained the event on Memorial Day would be from 11 a.m. to 6:00 p.m. They would like to have a Junk Food Jam on Labor Day weekend.

Mr. Estrada of 18 Crestview Drive said the PA system was on at 7:30 a.m. and continued all day long. Chairman Goddard questioned the type of control the Town has to manage these types of events or limit the number of events held per season. Ms. Willoughby replied that the Town can stipulate on the Form 43 that notice needs to be given prior to the events or the number of events that can be held per year in the remarks section.

Selectman Schofield wants to make sure expanded premises are not used frequently.

David Andelman apologized for the noise, explained they do not plan to do hold a flea market this year and acknowledged having received a complaint. He will leave his business card if any other residents need to raise a complaint. He said he can provide a tighter definition of the events. The Phantom Gourmet would like to do a BBQ event with teams on screen 2. Patrons can walk to screen 1 to the Beer Garden and get beer while children are waiting in line.

Mike Andelman said they plan to open as early in the season as possible and stay open as late as possible. Chairman Goddard asked for a calendar of upcoming season. Selectman Schofield wants a stipulation that special events are approved by the Selectmen a year in advance. If something special comes up, they need to let the Selectmen know. David Andelman agreed to do so. Michael Andelman said such an event would be Memorial Day Weekend. Chief Horn said a Public Safety Plan approved with the Public Safety Department for each event prior to the event will be required and no outside alcohol can be brought inside. Chairman Goddard said he wants to use a routing slip for each event and emphasized there is no change for movie nights. The change is for events only.

Selectman Reil made and Selectman Schofield seconded a motion to close the public hearing to consider the application for the alteration of licensed premises for Phat Brothers LLC d/b/a Mendon Twin Drive In at 35 Milford Street, Mendon, MA 01756 under MGL Ch. 138, §12. The motion carried unanimously.

Selectman Reil made and Selectman Schofield seconded a motion to allow Phat Brothers, LLC dba Mendon Twin Drive In, 35 Milford Street, to serve wine and malt beverages within the fence enclosed patio area for patrons of the drive in with tables and cocktail seating & secured service areas, storage shed and grill. Area will be all ages with those wishing to consume wine and malt beverages will be I.D.'d at the entrance. No said beverages may leave the enclosed area ONLY during special events approved by the Board of Selectmen and a safety plan reviewed and approved by Public Safety so that said beverages can be served and consumed outside of the fence-enclosed patio area. Said beverages will not be consumed or carried beyond the perimeter of the property as defined by the tree line and the entrance/exit per drive-in map. The premises are not detrimental to the educational and spiritual activities of such school or church. Also, no outside alcohol may be brought in from patrons. The motion carried unanimously.

Lynn Tokarczyk, consultant for D.C. Bates; Don Bates, President; Dave Bates, Treasurer, joined Selectmen. Dave gave an overview of the company which they want to expand. They bought the land in Mendon six years ago. He likes Mendon because of its location and that the Town is pro-business. They plan to build a 45,000 square-foot facility for offices and manufacturing. They are projecting costs to be \$3 million for construction and \$1 million for computers and fixtures. They are proposing a discount on future taxes through a Tax Increment Financing program of five to ten years. There will be no loss on existing property tax. Per the State regulations, the tax relief can be between one percent and 100 percent. The average cannot be lower than five percent over the life of the program. There is also criteria such as the creation of at least one new job and have substantial sales outside of Massachusetts. The agreement must be approved at a Town meeting. Chairman Goddard stated he wants to make sure the Town protects itself. Ms. Tokarczyk said the State and Department of Revenue make sure the company is in compliance. She added that a community can petition the State to have a program de-certified, for instance, if a job isn't created in a reasonable amount of time. Selectman Reil stated the Town needs to work out the right numbers. Chairman Goddard added that the Town needs to determine its options. Ms. Newman said she had one meeting with a team of employees including the Assessor. She will continue to meet with a panel of employees to include the Treasurer/Collector. Chairman Goddard recommended including someone from the Finance Committee, if available. Ms. Tokarczyk is planning to do some community outreach.

Chairman Goddard requested establishing a TIF agreement and to finalize the monetary aspects, such as what percentage are we willing to defer over a defined time period. This must be done between now and May 15. They plan to begin construction during the next few months and would like to finish in eight months. They recently hired new people and will be able to hire additional people when the building is done. The application has a timeline of hiring, as well.

Chairman Goddard stated that Mr. Byer is working on getting answers regarding the FY16 budget. He will be attending the Selectmen's meeting next Wednesday. Additional questions specific to the MURSD budget and override can be addressed next week, as well. Mr. Scharnagle, resident, questioned how the district's cost can increase if the population is decreasing. He would like to look at towns similar in size and what they're spending. He acknowledges that it doesn't automatically mean if you spend more, that children are smarter. Chairman Goddard said the School Committee and voters need to decide what they think makes a successful school district. He will pass that question along.

Fin. Com. Chairman Burke said when comparing towns, one needs to compare whether health care costs are included with school budget. Chairman Goddard will pass that along, too.

Fin. Com. Chairman Burke asked what the timeline is to meet the target share. Selectman Schofield replied there are too many variables to have a date. However, estimates based on speaking with Mr. Byer, is we would run out of operational additional funds in 2018-2019. Town Departments would be effected if the override does not pass.

Members reviewed the Annual Town Meeting Warrant. Selectmen discussed whether to remove by-laws. Dan Byer, Parks Department Admin. Clerk said the Conservation Commission still has to review the Trails By-law. The wording of the by-law is not on the warrant. Selectmen agreed that article will be removed. Selectman Schofield would be happy with the Finance Committee determining how much money should be transferred to the OPEB. The Land Use Five Year Plan hearing will be on April 15.

Selectman Reil made and Selectman Schofield seconded a motion to place the following questions on the May 12, 2015 ballot:

Question 1 Shall the Town of Mendon be allowed to assess an additional \$1,133,827 in real estate and personal property taxes for the purpose of additional funding for the operational budget of the Mendon-Upton Regional School District for the fiscal year beginning July first Two Thousand Fifteen?

Yes No____

Question 2 Shall the Town of Mendon be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to provide additional funding for the Taft Public Library Renovation Project and incidental and related costs of debt issuance?

Yes No____

Question 3 Shall the Town of Mendon be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to provide funding to purchase a vehicle for the Highway Department and incidental and related costs of debt issuance?

Yes No_____.

Selectman Reil made and Selectman Schofield seconded a motion to sign the May 1, 2015 Annual Town Meeting Warrant pending town counsel review. The motion carried unanimously.

Members agreed to have the financial review during their meeting on April 27.

Selectman Reil made and Selectman Schofield seconded a motion to open the June 24, 2015 Special Town meeting with a closing date of May 21, 2015. The Selectmen considered not having a Special Town Meeting in June if not necessary. Mr. Byer, Parks Department Administrative Clerk, said there is a Community Preservation Project to improve drainage at one of the fields which will require a warrant article. **The motion carried unanimously.**

Members discussed whether they want to send a letter to the State urging them to complete the review for the electricity aggregation program. The Hampshire Council of Governments asked the Selectmen to sign the letter. Selectmen agreed they do not want to sign not knowing whether there is a reason for the speed of the process. It may be because the State is doing their due diligence.

Ms. Newman reported that the compensation study is wrapping up. Comparison data from four towns has been compiled and data from two more towns is expected. We should see a report in two weeks. The rewrites of job descriptions has been completed. Ms. Newman is also working with a consultant on health insurance. She has met with the MURSD. We need to notify retirees by April 30 if we are making a change. Ms. Newman expects we will have options to review. The school district's renewal rate had a three percent increase. The Town's was over ten percent. Most of MIIA's communities came in high. She will be meeting with the D. C. Bates team tomorrow.

Selectman Reil made and Selectman Schofield seconded a motion to adjourn at 9:32 p.m. The motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script, reading "Diane Willoughby". The signature is written in dark ink and is positioned below the "Respectfully submitted," text.

Diane Willoughby
Administrative Assistant

Documents Discussed located in 'Administrative Secretary's' Office:

March 26 and March 30, 2015 Regular Session Minutes

March 19, 2015 Executive Session Minutes

Phat Brothers LLC dba Mendon Twin Drive In ABCC Change of Licensed Premises Application and Form 43

D.C. Bates Presentation for Mendon Board of Selectmen dated April 6, 2015

Mass Economic Development Incentive Program