

MENDON BOARD OF SELECTMEN

MINUTES OF MEETING----- January 27, 2014

APPROVED-----February 3, 2014

Chairman Tinio, Selectmen Goddard & Reil are present.

Chairman Tinio called the meeting to order at 7:04 p.m. and led the pledge.

Anne Mazar and Patrice Murphy joined Selectmen to present a 'check' for \$315,630. This represents the award of a grant to purchase 97 acres off Lake Nipmuc which will reimburse Community Preservation Act funds. It was a very competitive grant and Mendon received the largest award in the State. It speaks to the value of the property. Patrice voiced her appreciation for the cooperation within Town to get the application submitted in a short time frame. Several things still need to be done to be in compliance. One is a conservation restriction on the open space portion of the Fino Property. Chairman Tinio asked about changing the area that is undesirable in the back of the property to add to the open space it may need to be used for solar. Lawney suggested lessening the restriction on Route 16 and moving it to the back of the property.

Patrice also asked the Selectmen to sign the Project Agreement for the Meadow Brook Woods Upland grant application. **Selectman Goddard made and Selectman Reil seconded a motion to sign the Meadow Brook Uplands LAND Grant application. The motion carried unanimously.**

Selectman Goddard made and Selectman Reil seconded a motion to allow the Friends of the Mendon Elders to hold their 10th annual Progressive Yard Sale on Saturday, June 7 with a rain date of Sunday, June 8th per their request and waive the \$5.00 yard sale permit fee. The motion carried unanimously.

Alan Tetreault, Highway Surveyor, Finance Committee members, Willem Angenant, Eric Peterson, Brian Guzman and Finance Committee Chairman Rich Schofield joined the Selectmen. Mr. Tetreault said there is approx. \$16,000 in the Snow and Ice Removal account and there is \$34,000 in outstanding bills. This will not cover any additional bills for future storms. He is requesting to deficit spend up to \$60,000. **Selectman Goddard made and Selectman Reil seconded a motion to deficit spend the Snow and Ice Removal Account up \$60,000 through June 30, 2014. The motion carried unanimously.** The Finance Committee also voted in favor.

Susan Darnel, Library Trustee and Andrew Jenrich, Library Director joined the Selectmen and discussed possible uses for the rectory. The bond was only to serve for the library renovation. The architects are looking for direction. A breezeway separates the two buildings. Chairman Tinio suggested removing the breezeway. He envisions leasing the building out for a coffee shop. The issues with the contract with the architect are being worked through.

Duncan Chapman, Steve Marsden and George Lamothe, Northeast Real Estate Solutions, joined the Selectmen along with Messrs. Schofield, Angenant, and Guzman. Mr. Chapman reported that there were no responses to the Commercial Request for Proposals. He gave a brief overview of the solar RFP history. Three firms bid on the project. He distributed and reviewed a

comparative analysis of each. His firm reviewed the bids with Bryan Leblanc, Town Counsel. Bryan is familiar with each of the firms as he has handled negotiations between them and other towns. Steve Marsden gave an overview of the financial comparisons for aee Renewables Group, Blue Wave Capital & SunDurance Energy. 2MW gives the town expedited permitting. All three show production by the end of 2014 and are self funded. All solar projects proposed would be behind the utility easement. The 50-foot buffer is not disturbed; trees will not be cut down. All bidders proposed to come before the Selectmen before their plans are finalized. Approval of a lease has to go to town meeting and a license has to be granted. Members agreed a place holder will be made for the article on the February warrant. There are 160MW pending their approval for net metering. Steve recommends getting the property in the queue to approve the 3MW. Payment isn't made until power is generated. Duncan recommends the Selectmen work with the legislature to raise the cap. Chairman Tinio had emailed the State Representative. **Selectman Goddard made and Selectman Reil seconded a motion to award the Solar Lease for the 36 Milford Street property to SunDurance Energy, LLC pending contract negotiations. The motion carried unanimously. Steve will have town counsel talk with SunDurance.** *Action: Diane will invite Kurt Johnson from BVT to the next meeting to discuss the net metering agreement he signed.*

Taniel Bedrosian approached the Board to request a name be assigned to the street within Strawberry Hill Estates. **Selectman Goddard made and Selectman Reil seconded a motion to name the street within Strawberry Hill Estates to Strawberry Lane. The motion carried unanimously.**

Members reviewed the draft February 24 Special Town Meeting warrant. Messrs. Angenent, Guzman, Schofield, Chief Horn, Detective Sergeant Kurczy, and Alan Tetreault joined the Selectmen. Chairman Tinio feels we don't need to include money for area rugs in the town hall this fiscal year; therefore, it shouldn't be included on the warrant. Members discussed the need for a computer for the Town Clerk's office. Selectman Goddard wanted to know why this is an issue right now. Diane Willoughby stated that the office cannot be run efficiently with one computer for two people. Selectman Goddard wondered whether it should be part of a capital expense. Discussion regarding the need to upgrade a lot of computer equipment within all town departments followed. Worldband will do an inventory of all town equipment. Chairman Tinio will look into whether Windows 8.1 is needed for the AcuPrint upgrade. Members agreed to not include the computer for the Town Clerk's office on the warrant. Chief Horn asked for status of phones, computers, etc. He reiterated that the town's equipment, including that within the Department is outdated. Selectman Goddard replied that a third bid for the phone system is needed.

Chief Horn explained that Officer Sinko's absence is resulting in a shortage in Police Department Salaries. The increase in Police Department Overtime is due to the fact that 40 percent of the department has been out over the fiscal year for medical conditions. One individual will be out for the foreseeable future. Additional money is required in the Quinn Bill account due to Officer Sinko. The Fire Department Overtime increase is due to a full-time firefighter who has been out with a back injury and will be out most of February. The increase in the Fire Department Expenses Account is to bring the account to the level it was last year at this time. Fuel, maintenance of vehicles, computer repair and fire vehicle maintenance have caused a deficit. Chairman Schofield said money is really tight and Public Safety needs to try to make it through

the fiscal year with no additional needs as there is no additional money. Chief Horn understands the situation.

Alan Tetreault explained the mowing machine needs to be repaired. Repairs totaling \$3500 were made to his truck due to motor problems. The diesel fuel tank needed to be painted on the inside of the covers. This need was discovered during a Stormwater inspection. Selectman Reil explained that CPA funds can be used to purchase the Paddock property. An engineer has looked at the Senior Center and feels it can be expanded on the current property. Chairman Tinio will attend the Land Use Committee meeting tomorrow night and will learn more details. Per Mr. Schofield, the COA would like to get funds to determine its building's future space needs.

Selectmen decided to meet again next Monday to sign the warrant. They may want to put an article authorizing the solar lease on it.

Members discussed the petition to the State to get financial assistance through a 'pot hole' grant due to increased school funding required for FY 13 & FY 14. **Selectman Goddard made and Selectman Reil seconded the motion to apply for the FY14 Foundation Reserve Program. The motion carried unanimously.**

Selectman Goddard made and Selectman Reil seconded the motion to dedicate the 2013 Annual Town Report to Douglas Taylor. The motion carried unanimously.

Members discussed whether they needed town counsel at the Special Town Meeting. They agreed they did not want to impact the town counsel budget. However, they had questions arise during the town meeting discussion on the article for the Cumberland Farms easement. They decided to see if Attorney Mangiaratti could be on standby via cell phone during the meeting.

Selectman Goddard made and Selectman Reil seconded a motion to adjourn at 9:00 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 above the printed name.

Diane Willoughby

Documents Discussed Located in the Administrative Secretary's Office:
February 24, 2014 Special Town Meeting Warrant
LAND Program Project Agreement for "Meadow Brook Uplands" Project
FY14 Foundation Reserve Program Application
Northeast Real Estate Solutions' Mendon Solar Comparative Evaluation & Lease Cash Flows