

MENDON BOARD OF SELECTMEN

MINUTES OF MEETING----- November 18, 2013
APPROVED----- December 2, 2013

Chairman Tinio, Selectmen Goddard and Reil are present.

Chairman called the meeting to order at 7:00 p.m. and led the pledge.

Jean Berthold, Principal Assessor, joined Selectmen to consider reinstituting Senior Abatement Program. The program was discontinued for cost savings. In the past Jean managed technical end and the Selectmen's office managed the implementation. Chairman Tinio said one of the Selectmen can manage the program. Hours for the program were used in the past when an employee was on vacation or out for a set amount of time to do office work, painting, landscaping, etc. It can't be used for functions an employee in the department should otherwise be doing. Ms. Berthold said the IRS now requires the money which is abated to be federally taxed. The Town Accountant is looking into how other towns are handling the new conditions. **Selectman Goddard made and Selectman Reil seconded a motion to reinstate the Senior/Veteran's Abatement Program for a six-month window at \$7500. The motion carried unanimously.**

Abraham Jreij joined the Selectmen to discuss his Common Victualler License application for Gold Medalist, LLC, 25 Cape Road. Diane Willoughby reported that the Board of Health was not going to sign off until a change of use for the building was approved by the Building Department. The Building Inspector has since signed off. **Selectman Goddard made and Selectman Reil seconded a motion to grant a Common Victualler License for Gold Medalist, LLC, 25 Cape Road, pending routing slip completion. The motion carried unanimously.**

Duncan Chapman and Steve Marsden from Northeast Real Estate joined the Selectmen. The retail Request For Proposals (RFP) was put in State register. No responses received. Comments from potential responders were that they would rather see the project at the top of the hill due to not having a traffic light, geo tech and no existing water and sewer hook ups. Rules promulgated for SREC II should be out soon. This Solar RFP has gone out. They have received good comments from those who requested proposals. Blackstone Valley Technical High School signed a Power Purchase Agreement for 2 megawatts. Selectmen could sign an extension for up to seven more. The pre-application has been made for the Interconnection fee. Town warrant article is written for \$7500 for the fee; however, Mike Goddard was told by Mr. Chapman that an additional \$1500 would be needed for engineering. Mr. Marsden said Northeast Real Estate Solutions would honor the agreement for the \$7500. SREC regs will be published in November. The Town would be locking in the circuits on the substation so no one else would use them. All addresses for that property would have to be included on the application. Members reviewed the Pre-Application report in the RFP which indicates how many megawatts are available from National Grid. Mr. Chapman feels confident we will receive responses to the RFQ. *Action: Diane Willoughby will prepare a motion for the Special Town Meeting.* Members agreed that all three addresses should be put on the Interconnection Application. Responses to the proposal are due the middle of January. Questions are due mid-December. The Town has up to 90 days to make a decision. Selectman Goddard requested a written update in mid December as to progress.

Chairman Tinio is working on name change for "Old Road to Upton."

Amy Wilson-Kent, COA Director and Jim Negri, COA Board Chairman, joined the Selectmen to discuss their desire to keep current vendor, Joe Phipps Heating, for cleaning the Senior Center boiler. The cost for the new vendor is 70% higher than that of the newly recommended furnace vendor. They

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have an older furnace. Chairman Tinio will look into CIB's cleaning cost for their furnace. He will be the liaison to COA until we get a Town Administrator or his term is up. Jim Negri had question about Alan putting up cinderblocks around the furnace for a retaining wall. He would like specifications for the containment required. Amy suggested looking into a double-lined tank.

Members agreed to institute routing slip for contracts to include the Town Accountant and Finance Committee.

Chairman Tinio explained that there was a misunderstanding about the off-premises versus on-promises alcohol license regarding closing times. Members agreed that the End Zone could continue to stay open on Sundays until 1:00 a.m. **Selectman Goddard made and Selectman Reil seconded a motion to return the Sunday closing time of Roy Ventures Corp., d/b/a End Zone Sports Pub, the Outer Limits, 39 Milford Street to 1:00 a.m. The motion carried unanimously.**

Members agreed to pass over discussion of having a stipend for recording/broadcasting meetings. It could be taken care of with the senior abatement program.

Diane Willoughby explained that the COA Director had sent a letter requesting the FY13 hourly rate for the Substitute Van Driver instead of the FY14 rate. Action: Diane Willoughby will confirm with the Finance Committee to ensure enough money was budgeted for that salary. **Selectman Goddard made and Selectman Reil seconded a motion to change Russell Dudley's rate of pay as a part-time, Substitute Van Driver to be \$14.34. The motion carried unanimously.**

Diane Willoughby updated the Selectmen on obtaining quotes for replacing the carpeting in Town Hall. There is an approximately \$3,000 difference between rolled carpeting and carpet tiles. Pricing does not include repairing the damaged subflooring. Action: *Diane will get prices for hardwood as that cost may be able to be paid for by the Community Preservation funds. We need to look at what is under the carpeting.* Diane is also getting quotes for repairing the stone wall in front of Town Hall. She will check with the Finance Committee and the Town Accountant whether there are enough funds to cover the \$825 for the stone wall repair and \$810 for repairing the damaged wallboard going down the front stairs to the basement.

Selectmen Reil informed members that he received a complaint about approximately 40 vehicles parked on town property across from the End Zone. Selectmen agreed that the area should be blocked off, No Parking signs be erected and enforcement done by Public Safety. Action: *Diane Willoughby will ask the Highway Surveyor to put it up signs and blockade.*

Selectman Goddard made and Selectman Reil seconded a motion to allow a 36"-high by 24"-wide sandwich board to be placed on the corner of North Avenue/Route 16 & Main Street until December 9, 2013 pending review of positioning by Public Safety and confirmation of Building Inspector for compliance with sign by-law. The motion carried unanimously.

Selectman Goddard spoke with Alan Gould, Municipal Resources regarding recruiting a Town Coordinator/Administrator. If Articles 4 and 14 pass at the Special Town meeting tomorrow, the draft

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ad will be posted as soon as Wednesday. He will be reaching out to Selectmen to begin the profile process. He feels Town Administrator is a better title and will bring in candidates that were Town Managers. He requested a single point of contact with the board. Chairman Tinio offered to be the contact.

Selectman Goddard made and Selectman Reil seconded a motion to approve the regular session meeting minutes of October 28 and November 4 as written. The motion carried unanimously. Selectman Goddard made and Selectman Reil seconded a motion to approve the to approve the executive session minutes of October 28 as written, not to be released and the November 4 executive session minutes to be released. The motion carried unanimously. Selectman Goddard noted that once we have a Town Administrator, we need to look back at previous executive session minutes that can be released.

Chairman Tinio stated that he may be late to the Special Town Meeting or not be able to attend at all. He has a previous commitment.

Since the Native Automotive LLC was recently granted a Class II License, members discussed waiving the renewal fee. **Selectman Goddard made and Selectman Reil seconded a motion to waive the Class II renewal fee for Native Automotive LLC, 64 Milford Street. The motion carried unanimously.**

Selectman Goddard made and Selectman Reil seconded a motion to enter into Executive Session at 8:07 p.m. under M.G.L.c30A, Sec. 21 to consider value of real estate for which discussion at an open meeting may have a detrimental effect on the negotiating position of the public body. A roll call vote is needed. The meeting will reconvene only to adjourn. Goddard-aye, Tinio, aye, Reil, aye. The motion carried unanimously.

Respectfully submitted,



Diane Willoughby
Administrative Assistant

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

Request for Proposals for Lease of Town-Owned Land for Solar Farm
Regular and Executive Session Meeting Minutes of October 28 and November 4, 2013
Letter from Amy Wilson-Kent dated November 12, 2013
Common Victualler License for Gold Medalist, LLC, 25 Cape Road

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