

## MENDON BOARD OF SELECTMEN

MINUTES OF MEETING----- February 10, 2014

APPROVED-----March 10, 2014

Selectmen Goddard & Reil are present at the Town Hall in Mendon.  
Selectman Goddard called the meeting to order at 7:17 p.m. and led the pledge.

Joe Cronin, Taft Library Building Committee informed the Selectmen that the contract for the architect of the Taft Library renovation project has gone through town counsel and details have been worked out. **Selectman Reil made and Selectman Goddard stepped down to second a motion to sign the Standard Form of Agreement Between the Town of Mendon and Abacus Architects + Planners. The motion carried unanimously.**

Linda Hawkes joined selectmen to discuss having direct deposit mandatory for future employees who are paid more often than quarterly. It will not impact anyone who currently has a live check issued. Selectman had no objections.

Selectman Tinio joined the meeting at 7:21 p.m. and chaired the meeting.

John DiPonzio from Design Wood Floors, Inc. joined the Selectmen to discuss refinishing the Town Hall hardwood floors. Chairman Tinio was wondering why the estimate was higher than others we received. Mr. DiPonzio stated that he didn't know how much repair would be involved so he estimated high. He included the cost to replace any flooring with similar flooring. He recommends WOCA, a hardening oil. He recommends against a water-based polyurethane. WOCA penetrates deeper into the wood fortifying the fibers. Spot repair can be done. If WOCA oil is used you can use a special cleaner and oil for maintenance. He recommends using a buffer once every year or two. The more maintenance that is done, the stronger the wood gets. Cleaning can be done with a string mop. He recommends runners in high traffic areas. *Action: Chairman will do more research. D. Willoughby will resend the quotes to the Selectmen.*

Ken O'Brien joined the Selectmen to report on the discussion he had regarding solar agreements with seven other towns. Only one town, Canton, had it on town property. There was no property tax charged. Shrewsbury is charging real estate tax for the property (3.3MW). PILOTs vary from \$15,000 to \$51,000. Mr. O'Brien feels \$35,000 per MW is a reasonable price. Not everyone had power purchase agreements. Linda Hawkes joined the Selectmen to discuss how the solar lease will impact the bond on the property. Bond counsel told her that the \$400,000 bond for the property on which the lease will be held needs to be paid off. She has a call with bond counsel tomorrow at 4:45 p.m. She can get a State House loan at 1.5% interest. We would still need to pay the interest until the bond comes to term in 2016. The \$8,000 of interest needs to be added to the taxes.

Selectman Goddard showed the other Selectmen the proposed portion that Upton may want to purchase. He would like this plan available for town meeting. Members agreed to not taken on

any more off-takers. Chairman Tinio will like to ask SunDurance for a rendering of what it will look like coming from Uxbridge.

Selectmen are waiting for more information from the Police Chief regarding Rules and Regulations for Second Hand Dealers.

Mark Reil said Northborough treats their BYOB license like a liquor license. Members agreed to use a routing slip like other licenses. *Action: D. Willoughby will have Public Safety review the policy.* **Selectman Goddard made and Selectman Reil seconded a motion to adopt the Town of Mendon Board Of Selectmen Bring Your Own Bottle (BYOB) Policy effective March 1, 2014 with an annual fee of \$400. The motion carried unanimously.** The policy will be put on the town web site and given to the newspapers.

**Selectman Goddard made and Selectman Reil seconded a motion to renew the 2014 Common Victualler's License for George N. LeFrancois dba George's Surf n Turf, 116 Uxbridge Road and The Hawkers, Peddlers, Transient Vendors License for Sean Lambert dba S & C Flowers, 1 Cape Road Parking Lot. The motion carried unanimously.**

Town Counsel did not have an issue with renaming "Old Road to Upton" Kim's Way.

**Selectman Goddard made and Selectman Reil seconded a motion to deficit spend the Snow and Ice Removal Account an additional \$40,000. 00, for a total of \$100,000.00, through June 30, 2014. The motion carried unanimously.** Willem Angenent said the Finance Committee will vote on this at their meeting.

Members agreed to meet March 10 & 24. Diane will also post a meeting for the Selectmen to addend the February 13 and February 26 Finance Committee meetings. Diane will confirm the March meeting date for the Selectmen to review the budget with the Finance Committee.

**Selectman Goddard made and Selectman Reil seconded a motion to enter into executive session under M.G.L. c. 30A s. 21 to discuss strategy with respect to collective bargaining at 8:08 p.m. Meeting will reconvene only to adjourn. Goddard-aye, Reil-aye, Tinio-aye.**

Respectfully submitted,

Diane Willoughby  
Administrative Assistant

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

AIA Document B101 -2007, Standard Form of Agreement Between Owner & Architect-Abacus Architects + Planners

SunDurance, 36 Milford Street, Mendon, Massachusetts Preliminary PV Ground Mount Site Plan dated January 31, 2013

Mendon Board Of Selectmen Bring Your Own Bottle (BYOB) Policy

Design Wood Floors Estimate dated February 5, 2014

2014 Common Victualler's License, George N. LeFrancois dba George's Surf n Turf, 116 Uxbridge Road

2014 Hawkers, Peddlers, Transient Vendors License for Sean Lambert dba S & C Flowers, 1 Cape Road Parking Lot