

MENDON BOARD OF SELECTMEN

MINUTES OF MEETING----- February 3, 2014

APPROVED----- March 24, 2014

Chairman Tinio, Selectmen Goddard & Reil are present.

Chairman Tinio called the meeting to order at 7:08 p.m. and led the pledge.

Chairman Tinio announced there is an open seat on the Finance Committee with a term expiration of June 30, 2016. Letters of interest should be addressed to the Board of Selectmen.

Jim Negri and Kevin Rudden, COA members joined the board to discuss future growth of the Council on Aging and future expansion of their facility. Chairman Tinio attended a Land Use Committee meeting where discussion involved the purchase of the Paddock property and possibly being able to expand the existing building. The purchase could be done with CPA funds. Guerriere & Halnon will look at adjusting the Paddock piece to see if that is possible. If this is not possible another site would be needed for a new COA. CPC is going to get one appraisal as whole piece and another with just the four to five acres that would be needed for the expansion. Mr. Rudden said the Council's initial thoughts for the building's needs would be a meeting/function room for 200 people, expanding the eating area for the same amount, room for intake sessions and doctor's appointments, a community garden for vegetables and parking, septic, etc. to support the same. The current center holds 50 and people. They have had to turn people away due to lack of space. There is an article on the warrant for purchase of the property and the motion will be worded depending on the result of the appraisals. Another option would be to approach whoever buys the property, if the town does not, and see if the owner would be willing to sell a small piece to the town for expansion.

Mr. Rudden apologized for Amy's absence due to the weather. He explained the current outreach worker is leaving and will stay until a replacement is hired. The current person is being paid \$13.25 for 6 hours per week. Beverly Hart, a retired Clough first-grade teacher, applied for the position. She currently volunteers for the Senior Center. She needs to check with her retirement board to make sure she doesn't exceed any maximum number of hours per year that could jeopardize her pension. The position is funded through grants for FY14 and FY15.

Selectman Goddard made and Selectman Reil seconded a motion to appoint Beverly Hart to the COA Outreach Worker position for 6 hours per week at \$13.25 per hour as of Feb. 10, 2014 pending a CORI check. The motion carried unanimously.

Mr. Rudden explained that in the course of doing COA Director Amy Wilson-Kent's job review with it was noted that she is working 40 hours per week and is only funded for 35. Chairman Tinio said to put it on the budget spreadsheet as an 'ask' for FY15. If it is possible to work it in, Chairman Tinio thinks it should be included. Finance Committee Chairman Schofield said there

are other needs in Town that need to be considered. Members agreed they should also be noted. Selectman Goddard feels the Town Administrator should look at all the needs across departments.

Ken O'Brien, Assessor, Linda Hawkes, Treasurer/Collector, Kurtis Johnson, Blackstone Valley Tech., Director of Business Operations, and Duncan Chapman and George Lamothe, Northeast Real Estate Solutions joined the Selectmen. Mr. Chapman explained that SunDurance has been notified that they were selected as winning the solar bid. The other two firms who bid were notified that they are in standby. The Town will need to approve the lease at a town meeting. Town counsel has requested to meet with SunDurance in Quincy. Counsel is asking for the exact size area that they would require. The area would be on the north side of the lot. Chairman Tinio confirmed that the conservation area is on the SunDurance plan. Mr. Johnson explained he looked at other PPA's with other firms when BVT heard that a Power Purchase Agreement (PPA) would be available through Mendon. They require 2.6 MW. He explained the rationale to sign the PPA which took into consideration risk factors. Mr. Chapman feels there is no reason for Mendon to sign the PPA. We could sign a one with SunDurance, as they will be able to get in the 'pipeline' to start building. A PILOT would need to go to town meeting and to DOR. Mr. O'Brien doesn't think we can take just money for the lease. Some has to be taken as taxes. In order to determine taxes, the assessed value of property needs to be determined. Mr. O'Brien provided PPA that Marshfield signed. He will send documents electronically to the Board. Duncan will provide the lease price for that property. Ms. Hawkes said the revenue from rent that we receive has some restrictions because of the tax-exempt bond that was used to purchase the property. This may be a reason to have a PILOT. The bond will be paid in two years for that piece of the property.

Members reviewed Senior/Veteran Work-Off Abatement Authorized uses. **Selectman Goddard made and Selectman Reil seconded a motion to adopt the Senior/Veteran Work-Off Abatement Program Authorized Uses. The motion carried unanimously.** CORIs will be done as people fill slots in offices. Chairman Tinio signed requests that have come in to date.

Members discussed renaming "Old Road to Upton". Chairman Tinio explained that "Old Road to Upton" is not an official road name. Chairman Tinio recommended Kim's Way as it is the name of the daughter of someone who has done a lot for the town. **Selectman Goddard made and Selectman Reil seconded a motion to rename "Old Road to Upton" Kim's Way pending review by town counsel. The motion carried unanimously.**

Chairman Tinio explained there is money in the Founders' Park Gift account to fund trimming of trees. Members agreed to sign the agreement for trimming the trees at Founder's Park with Bartlett Tree Service.

Selectman Goddard made and Selectman Reil seconded a motion to approve the regular meeting minutes of December 16 & 18, 2013 and January 13 & 27, 2014. The motion carried unanimously.

Selectmen will be interviewing candidates for Town Administrator on Thursday. They feel they will be able to appoint someone to the position that evening.

Members discussed the February 24 Special Town Meeting Warrant. Mr. Schofield said he will pass over Article 1 for the Finance Committee Secretary's computer as there is not enough money to upgrade other necessary equipment in Town. Chairman Tinio suggested replacing a PC in another office and using that computer for the Town Clerk's Office. The Finance Committee plans to have its STM review possibly in two weeks. Selectman Goddard discussed the \$25,000 'ask' for Officer Sinko's return. There was \$22,000 set aside for an Admin. Assist. for Public Safety. Selectman Reil suggested waiting on Admin. Assist. as the Sinko need was unexpected. He said he does understand both sides. He recommends giving another \$3,000 for Officer Sinko's position and holding off on the Admin. Assist. They received over 100 applications for that position and are expecting 100 more.

Selectman Goddard made and Selectman Reil seconded a motion to sign the February 24 Special Town Meeting warrant. Motion carried unanimously.

Action: Diane to draft a letter thanking Mr. Peterson for his years of service on the Finance Committee.

Selectman Goddard made and Selectman Reil seconded a motion to adjourn at 9:08 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
Founders Park Tree and Shrub Maintenance Agreement with Bartlett Tree Experts Printed
1/30/2014
Blue Wave Photovoltaic System, Taft Orchard, 36 Milford Road, Mendon, MA 01747
Preliminary Site Plan dated 1/15/14
Letter of Intent/Net Metering Agreement dated January 11, 2014
Senior/Veteran Work-Off Abatement Program Authorized Uses

Regular Meeting Minutes of December 16 & 18, 2013 and January 13 & 27, 2014