



TOWN OF MENDON

SELECT BOARD

20 Main Street, Mendon, MA 01756
Tel: 508-473-2312 Fax: 508-478-8241

Notice of Meeting

April 27, 2022

6:00 PM

Hybrid Meeting

Board Members

Mark W. Reil Jr., Chairman

Lawney Tinio

Michael Merolli

Microsoft Teams meeting

Join on your computer or mobile app

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[+1 347-467-1434,183355994#](#) United States, New York City

Phone Conference ID: 183 355 994#

Meeting Minutes

At 6:00 PM a Select Board meeting was called to order. Present: Mark Reil, Lawney Tinio, Mike Merolli, and Kim Newman. Absent: Laura St.John-Dupuis.

Open Meeting & Pledge

Mr. Reil led the Pledge of Allegiance.

Chairman's Farewell

Chairman Mark Reil made the Chairman address dedicating his speech to Ms. Shirley Smith, who influenced and supported him in his efforts to become a Select Board member. Mr. Reil thanked the Select Board, Town Employees, Board and Committee members and residents of the Town of Mendon.

Correspondence

a. Consider Rock the Block Banner

Mr. Merolli stated that if this is a Town sponsored event, no motion is needed.

b. Discuss National Grid Pole- 24 Blackstone Street

Resident, Mr. Leonard Mellen of 24 Blackstone Street addressed the Select Board to ask that the Town take over payments for the National Grid bill for a streetlight that he rents and had installed over 50 years ago at 24 Blackstone Street, pole # 15. Mr. Merolli asked Ms. Newman about how many streetlights does the Town pay for. Ms. Newman stated the Town pays for a few. Ms. Newman states the question becomes how many streetlight accounts there are. Mr. Tinio stated we should investigate this further and do some more research on this.

Water & Sewer Study Presentations

6:00 PM Environmental Partners- at 6:00 PM Environmental Partners made their water & sewer presentation to the Select Board.

6:15 PM Woodard & Curran- at 6:15 PM, Woodard & Curran made their water & sewer presentation to the Select Board.

Discuss Award of RFP's 36 Milford Street and 8 Morrison Drive

Town Planner Mr. Jack Hunter addressed the Board. The proposals for 36 Milford Street and 8 Morrison Drive. Have been reviewed by the Town Administrator, Finance Director, Town Counsel and Duncan Chapman of Keller Williams for each location. Mr. Hunter stated that the minimum bid had to be what each property was appraised for. 8 Morrison Drive appraised value was \$570K. A bid for \$300K from Pro Storage was received and a bid from Rte. 85 Realty in the amount of \$571,007.77 was received. 36 Milford Street, the appraised value was \$300K a bid was received for from Patriot Holdings in the amount of \$400K and from Ameresco for \$40K per year for 20 years and \$45K per year for 25 years to lease the parcel for solar with a PILOT agreement. An estimated \$2.5M in revenue the Town would receive after 20 years. It is estimated that after 20 years, Patriot Holding will bring in \$3.5M. Mr. Hunter stated he was concerned about the visual impact of route 16 (Milford Street) and that the Town is in a unique position. Whoever the Board chooses we will negotiate and just not sell the parcel if the buyer is not willing to soften the look. The Committee would like the Select Board to make the decision as to who is awarded the RFP. Ms. Newman stated that the option to sell at all is contingent on Town Meeting vote. The sale of these two properties are warrant articles for the May 6 Annual Town Meeting.

7:00 PM Finance Committee Public Hearing- FY23 Budget

The Select Board attended the Finance Committee public hearing for the FY23 Budget. Mr. Mike Jones of the Finance Committee read the budget by line item. The Finance Committee voted and approved the FY23 Budget.

Discuss Rooster Citizen's Petition with Ag Com

Members of the Agricultural Commission addressed the Select Board. Ellen Gould stated that the Commission is not a favor of the Rooster Citizen Petition. It seems that the neighbors in this particular case are working on this issue, the Commission wanted the Board to know that they were going vote this article down. Police Chief David Kurczy stated the residents are not happy with the situation, the police have gone to the house at 2 and 3 in the morning. Chief Kurczy stated that he sees this to become more of a problem as there are more developments in the Town. Mr. Reil stated that maybe we need to develop something simple and reasonable to handle this. A member of Ag Com asked if this article could be passed over. Mr. Merolli stated that a number of citizens signed the petition, the only way to remove the article, is for a motion to be made to pass over it at Town Meeting.

Discuss Telework Policy

Ms. Newman stated that she wanted to discuss the draft Telework Policy if basic and straight forward and wanted to talk about out in terms of confidentiality of town information on private devices. In most cases we are providing the devices. I am apprehensive about adding access to private devices. Mr. Tinio stated that the SharePoint license can lock this issue down and can put those safeguards into place. Mr. Reil stated there is not way to keep people from sharing information with anyone. Ms. Newman stated we should put something in the policy of being able to provide equipment if someone is laid up and unable to come to the Town Hall, they can work from home. Mr. Tinio stated we can an employee's telephone and desktop to their home and set it up so that they can work. Ms. Newman stated that providing that option will go a long way. Mr. Tinio asked who would approve the Town Administrator request. Ms. Newman stated that the approval page could include the Select Board, or the Select Board Chair. The Board agreed.

Mr. Merolli made a motion to approve the Telework Policy dated April 2022. Second by Mr. Tinio. The motion passed.

Consider Appointment- Inspectional Services Office Coordinator/ Health Administrator

Mr. Merolli made a motion to appoint John McLellan to the full-time position of Inspectional Services office Coordinator/Health Administrator. 40 hours per week at a rate of \$26.79 per hour. Second by Mr. Tinio. The motion passed unanimously.

Consider Chapter 90 Request

- a. Project Request- Blackstone Street**
- b. Reimbursement Request-Variou Streets (Crack Sealing)**

Mr. Merolli made a motion to approve the Chapter 90 Project Request for Blackstone Street in the amount of \$281,063.20 and to approve the Chapter 90 Reimbursement Request of \$43,911.27 for Crack Sealing that was done on various streets. Second by Mr. Tinio. The motion passed unanimously.

Sign Annual Town Election Warrant

Mr. Merolli made a motion to sign the May 17, 2022, Annual Town Election Warrant. Second by Mr. Tinio. The motion passed unanimously.

Consider Award of Water & Sewer Study

Mr. Tinio made a motion to award the Water & Sewer Study to Woodard and Curran. Second by Mr. Merolli. The motion passed unanimously.

Executive Session: Purpose 2, pursuant to M.G.L. c. 30A, Section 21(a)(2) to conduct contract negotiations with nonunion personnel – Fire Chief and Library Director

Mr. Reil made a motion to enter into Executive Session under M.G.L. c.30A Sec. 21 Purpose 2, to conduct contract negotiations with nonunion personnel – Police Chief Contract and Library Director Contract. Discussion in open session may be detrimental to the bargaining position. Second by Mr. Tinio. Th motion passed unanimously.

Roll Call Vote: Reil-aye, Tinio-aye, Merolli-aye.

Adjournment

Mr. Tinio made a motion to adjourn. Second by Mr. Merolli. The motion passed unanimously.

Submitted by: Laura St.John-Dupuis