

Memorial Town Hall, 1 Library Street, Georgetown, MA 01833
Ph. (978) 352-5755 □ Fax (978) 352-5727
BOARD OF SELECTMEN MEETING MINUTES
Memorial Town Hall
10/17/16
6:30PM-Executive Session~2nd Floor Meeting Room
7:00PM-General Meeting~3rd floor meeting room, Town Hall

Selectmen Present: C. David Surface Chairman; Douglas W. Dawes,
Steven Sadler; Joseph Bonavita

Others Present: Michael Farrell, Town Administrator; Janet Pantano, Administrative
Assistant

Absent: Gary C. Fowler, Clerk

7:00PM Call to order

Invocation-Douglas W. Dawes
Pledge of Allegiance

WARRANT and MINUTES

CORRESPONDENCE

Resignation of Sharon Freeman from the Traffic Committee

Mr. Surface thanked Ms. Freeman for her hard work on the committee and service to the town.

NEW BUSINESS

Historical Society Union Cemetery Tours October

Mr. Dawes moved to allow Christine Comiskey, Historical Society to conduct tours at the Union Cemetery October 22, 23, 29, and 30, 2016. Mr. Sadler seconded the motion and the motion was approved by a unanimous vote.

APPOINTMENTS and APPROVALS

Kiwanis request for Peanut Day toll Collection 10/29

Dave Bogdan explained the collection and that the funds are used to help those with disabilities. He stated that this is just one of their programs. He stated members would wear orange vests and collect from 9AM to 12PM on Saturday, October 29th with a rain date of October 30th.

Mr. Dawes moved to approve the *Kiwanis Peanut Day Toll Collection* on Saturday, October 29, 2016 from 9AM to 12 PM with a rain date of October 30, 2016. Mr. Bonavita seconded the motion and the motion was approved by a unanimous vote.

Fire Department Ambulance rate increase-Fire Chief to be present

Chief Mitchell explained that the ambulance came on line in 2011 and the rates were adjusted last September and has been told that the rates should be reviewed at least once a year. He stated that the annual review is a recommendation from their consultant. He gave the rates and how the ambulances are rated in the area. He stated that this increase will keep us competitive and in the middle of the pack. Mr. Surface stated that they do not refuse service. Chief Mitchell stated that they do not.

Mr. Dawes moved to approve the rate increase as presented by the Fire Chief. Mr. Sadler seconded the motion and the motion was approved by a unanimous vote.

Healthy Pharms Host Agreement Update

Paul Overgaag and Nate Averill were present.

Mr. Surface asked Mr. Dawes to give an update on the process with the Healthy Pharms Host Agreement.

Mr. Dawes stated that he and Mr. Farrell met with Paul and Nate over 2 days without town council and have come to an agreement. He gave an update on the agreement and the good neighbor amounts for drug education and on the anniversary of the agreement a payment of \$100,000 and an increase over the next 5 years with a qualifier over \$4Mil. He stated that they will receive 2.5 percent of proceeds increasing to 3 percent. He stated that if recreational use is passed in November a separate agreement would be negotiated. He stated that if another RMD is approved in town then the amounts will be divided between the RMD's. He stated that if they increase capacity they will have a new agreement.

Mr. Averill explained the wholesale market and that it does not exist at this time. Mr. Surface stated that this is a 5-year agreement. Mr. Farrell stated that the Planning Board decision is for 5 years and that clock is already ticking.

Mr. Dawes stated that they have a building that they can expand and that is covered in the agreement. Mr. Surface asked if we have a final document. Mr. Farrell stated that we have a letter of intent with a date of November for a final document. Mr. Dawes stated that our agreement is in the middle of the pack. Mr. Farrell stated that part of the agreement is the letter of non-opposition. Mr. Averill explained that it would be an expansion of sales only. Mr. Surface stated that this would be under agreement. Mr. Overgaag explained that the agreement covers \$8M in product.

Mr. Bonavita stated percentages after 4Mil. Mr. Overgaag explained the figures. Mr. Bonavita stated that this is for the medical marijuana and what if recreational passes what would be the process. He stated that the Police will have to be involved if passed. Mr. Averill stated that they do not know what the regulations would be if approved. Mr. Bonavita stated he applauds them for putting funds aside for drug education. He stated he is concerned of the exposure to young adults.

Mr. Surface stated that if recreational passes that they will have to review. Mr. Averill stated that this would be a new process.

Mr. Sadler asked how they arrived at the \$4Mil. Mr. Dawes stated that this number came up in negotiations. Mr. Surface asked if the \$4Mil would cover the operating costs. Mr. Paul stated that they do not know their costs.

Discussion on the process and that a crystal ball is needed to see the future.

Mr. Sadler asked what the projection to the State was. Mr. Averill stated \$8Mil for first year was projected but was from a different community.

Mr. Bonavita stated that they plan to open May 2017. He asked what they are basing the sales on. Discussion

Mr. Averill stated payment will be on the Anniversary date. Mr. Surface stated that they have to have a way to track the funds. Mr. Farrell stated would be as reported to the State. Mr. Bonavita asked for a way to have a number for the budget. Mr. Farrell stated will be the base amount.

Mr. Surface read the letter of non-opposition. Mr. Sadler asked if there was any other language that was an issue. Mr. Averill stated that he did not remember any issues. Mr. Overgaag stated that he is committed to have a host agreement with the town and need the letter as their agreement for Cambridge will expire. Mr. Surface stated that this is a binding agreement and both agree.

Mr. Dawes moved to approve the binding Letter of Intent with Healthy Pharms as presented. Mr. Sadler seconded the motion and the motion was approved by a unanimous vote.

Mr. Dawes moved to authorize the Chair to sign the letter of Non-Opposition for Healthy Pharms as presented including distribution to other towns including Cambridge, MA. Mr. Sadler seconded the motion and the motion was approved by a unanimous vote.

CPC Deed Rider for First Congregational Church

Phil Trapani, Richard Brock, Deb Lamoureux, were present

Mr. Surface stated that this was on a past agenda and what are the changes. Mr. Trapani explained the changes to the document and that they are just a description of the property, and history of building. Mr. Surface stated that this is a CPC project approved at town meeting for replacement of doors at the Church. He stated that there is a cell tower going into the church and asked if this would cause any changes.

Mr. Brock stated that there would be no changes to steeple and that all equipment will be in a shed which is already on site. Mr. Trapani stated that they are covered under strict restrictions from the State Historical Commission. He stated that the cell tower has been approved by ZBA and also the Secretary of Interior. He stated that the Historical Restriction stays with the property.

Mr. Dawes moved to approve the Historical Restriction agreement for the First Congregational Church CPC project. Mr. Bonavita seconded the motion and the motion was approved by a 3-1 vote.

Strategic Plan Update-Phil Trapani to be present

Mr. Trapani gave copies to the board on the process that they have gone through. He stated that they have taken all the information from all the meetings and put them together in one document. He stated what he wants is for when someone picks up the document you can see where we are. He stated that Mike Hinchliffe has put together a website and needs these sheets back with the departments input. He stated that the next step is to get the public to weigh in. He stated that

they will have a Facebook page and a link for what area you have an interest in. He stated that a budget goes along with the outcome. He stated that they are on track to have the plan done by spring town meeting. He stated that they have a meeting next week Monday, October 24th.

Special Town Meeting Warrant Review and Close Warrant

Mr. Surface asked if Mr. Mammolette will speak on the Water Storage tank and improvements to water quality.

Mr. Mammolette stated that they have been working on a capital plan and this is moving a project forward from that plan. He explained the project for the water storage tank and water improvements. Mr. Bonavita asked the timeline. Mr. Mammolette stated goal is to build in 2018 and that the design process has begun. Mr. Bonavita asked if there are any concerns with the boards. Mr. Mammolette stated that they will go through the boards as anyone else. Mr. Bonavita asked if the cost to remove the tank is in the article. Mr. Mammolette stated that it is. Mr. Dawes asked about the improvements. Mr. Mammolette explained the improvements and how the change would move water around town.

Mr. Farrell asked when he plans to go out to bid. Mr. Mammolette stated late spring. Mr. Farrell asked if they are bidding the design. He stated that he asked as the treasurer has a number of bonds and would want to bond this at the same time or we incur a lot of additional costs.

Discussion on going out to bond and the timelines.

Mr. Surface asked Mr. Mammolette to discuss with Mr. Farrell offline.

Mr. Surface stated that there are two new articles. Mr. Farrell explained the articles, one for the underground oil tank and the other is a capital project fund transfer. He stated that the fund transfer is the \$92K that was the ambulance rehab loan and this is housekeeping to return the funds to the Stabilization Fund. He stated a 2/3 vote is required for this article.

Oil tank at M/H School

Mr. Dawes asked when the tank has to be removed. Mr. Farrell stated that it must be removed by July 15th.

Purchase of Real Estate

Mr. Sadler asked if there has been any historic property discussion with the Historic Commission. Mr. Trapani stated that this is a historic building and the town must do the same as other homeowners. Mr. Trapani stated that the Affordable Housing Trust could put the home on their agenda.

Mr. Surface stated that they will close the warrant tonight.

Mr. Dawes moved to close the warrant for the Special Town Meeting to be held on Monday, November 14, 2016 at 7:00PM. Mr. Sadler seconded the motion and the motion was approved by a unanimous vote.

OLD BUSINESS

Community Sign Policy

Mr. Surface stated that we will hold this discussion until the next meeting.

Future maintenance of fields at Schools

Mr. Surface stated that there is some apprehension of the maintenance of the fields. He stated that the School Committee and staff knew that there would be additional fields and maintenance of those fields.

Mr. Bonavita stated that the Schools are having discussions on maintenance of fields and the Schools under estimated the work force. He stated that they are finding they are one man under staffed. He stated that they under estimated work for grounds and other maintenance around town. He stated staff has to be trained for HVAC and other items.

Mr. Surface stated that the Schools need to make their case to the FinCom to fund maintenance. He stated that they support that they need to properly maintain the fields.

SELECTMEN'S REPORT

Communication Committee Progress

Mr. Sadler stated that they met a week ago and have a draft communication policy. He stated Mr. Durney has developed a page once the board approves the policy. He stated that Mr. Durney has volunteered to be the moderator of the page for now and only disseminate information there will be no discussion. Mr. Surface stated to discuss on next meeting agenda.

Mr. Sadler stated that he sent out a social media policy draft this afternoon. Mr. Surface stated on agenda for November 7th. Mr. Bonavita stated that the policy is from town counsel webpage. Mr. Trapani asked if this is a town wide policy for all boards or for the BoS. Mr. Farrell stated for all boards.

Discussion on the new website.

TOWN ADMINISTRATOR'S REPORT

Mr. Farrell stated that he sent the board the certification of Free Cash. He stated that we have \$473K. Discussion on Snow & Ice and how to pay.

Mr. Farrell stated the Senior Center is moving along.

Mr. Surface asked for a FinCom joint meeting November 7th.

Mr. Farrell that on November 7th KP Law will be holding a training at town hall on the new Public Records Law.

Mr. Sadler asked that we ask K P Law about the host funds.

NEXT MEETING

November 7, 2016 7:00PM, Town Hall

November 14, 2016 6:00PM, M/H School-Special Town Meeting

November 21, 2016 7:00PM, Town Hall-Tax Classification Hearing

ADJOURNMENT

Mr. Dawes moved to adjourn. Mr. Sadler seconded the motion and the motion was approved by a unanimous vote.

Meeting adjourned at 9:04PM.

BoS Minutes
October 17, 2016

Minutes transcribed by J. Pantano.

Minutes approved February 13, 2017.

Documents used in this meeting:

- Resignation of Sharon Freeman from the Traffic Committee
- Historical Society Union Cemetery Tours October
- Fire Department Ambulance rate increase
- Community Sign Policy
- CPC Deed Rider for First Congregational Church
- Special Town Meeting Warrant
- Healthy Pharms Letter of Intent and Letter of Non-Opposition