

Memorial Town Hall, 1 Library Street, Georgetown, MA 01833

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BOARD OF SELECTMEN MEETING MINUTES

Memorial Town Hall

10/15/12

7:00 PM – General Meeting

3rd Floor Meeting Room

Selectmen Present: C. David Surface, Chairman; Philip Trapani; Gary Fowler;
Stephen Smith; Stuart M. Egenberg, Clerk

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

Absent:

Call to Order

Mr. Surface called the meeting to order at 7:00PM.

Pledge of Allegiance

Board Business

Project Scope and Budget Agreement, Pennbrook Elementary School-vote required to authorize the Town to enter into and be bound by the PSBA.

Pat Saitta, Municipal Building Consultants, Inc-was present

Mr. Saitta stated that this agreement states that the board and town understand the agreement and will live up to the agreement. Mr. Surface stated that there is a contingency that the town fund the Feasibility Study for the M/H School and is there any concerns from the board. Mr. Saitta explained the contingency program without the interest document. Mr. Surface stated that the town moved ahead of other towns for the M/H School Feasibility Study without asking the MSBA.

Mr. Trapani moved to approve the Chair to sign the Project Scope and Budget Agreement for Pennbrook Elementary School. Mr. Smith seconded the motion.

Discussion

Mr. Fowler read a section stating that the town must do the M/High School project by signing this document. Mr. Saitta stated that MSBA looks at this as one project for both schools. He stated that both work hand in hand. Mr. Surface asked that if the town does not approve the feasibility study that MSBA will not stop the Pennbrook School Project. Mr. Saitta explained that if the Feasibility study is not funded he believes MSBA will still go forward with the Pennbrook School project. Mr. Trapani stated that they need to know if the M/H School does not pass that the Pennbrook School will still go forward. Mr. Saitta stated that the projects go hand and hand and if the Feasibility study is not funded then they may have to sit down again with MSBA. Mr. Surface stated if we have approval for the Pennbrook School and if we have the funds for the Feasibility study then

the project will still go forward. Mr. Saitta stated that MSBA wants to see a commitment from the Town.

Discussion on wording and that MSBA is looking for good faith effort on the Feasibility Study for the M/H School.

Mr. Trapani stated that it will be 3-4 years before the town will need the funds for the M/H School. He asked how to get clarity on this issue and he stated that he has concerns with the wording. Mr. Farrell stated that this document does not go through Town Counsel as MSBA does not allow any changes. Mr. Smith stated that the M/H School issues can be fixed over time and issues can be addressed one step at a time. Mr. Trapani stated that a threat should not be made if they do not get the M/H School Feasibility funding. Mr. Surface stated if the study is deferred will that jeopardize the Pennbrook School. Mr. Saitta stated if the town is showing good faith it should not be a problem. Mr. Surface stated that if they start construction they will not pull the funding. Mr. Saitta stated that if you have the funding and construction has started then they will not pull the funds. Mr. Fowler stated that they need to think out of the box and make improvements at the M/H School such as the roof now and other parts as we go.

Discussion on a two or three year plan for the M/H School.

Mr. Trapani stated that the contract does not bind the town to any specific dates.

Mr. Farrell asked if they would have to rebid the M/H School Feasibility Study. Mr. Saitta stated that he feels they will allow DRA to do the M/H School study.

Vote was approved by a 4-1 vote.

Police Chief Mulligan request for appointment of a Reserve Officer.

Chief Mulligan stated that he will be coming in with new reserves over the next few months as they have openings. He stated tonight he has Jeffrey French with him from Ipswich and explained his background and the process that they have put him through to be a reserve officer in Georgetown.

Mr. Trapani moved to appoint Jeffrey French as a Reserve Officer term to expire June 30, 2013. Mr. Smith seconded the motion and the motion was approved by a unanimous vote.

Police Chief Mulligan request for police academy for an officer

Chief Mulligan stated that he has set a retirement date of June 30, 2013. He stated that with the possible internal promotion the department would need to add an additional officer and the officer would have to attend the academy. He explained that you do not want to go without an officer. He stated that he is asking for a transfer of \$22,016 for the police academy training. Lt. Cudmore stated that the officer selected could get into the academy in March and it will take 120 days to complete the program. Mr. Fowler asked if they have a backup plan. Chief Mulligan stated that he hopes to get the officer into this academy. Mr. Farrell stated that he supports the proposal and the funds spent will save

the town money in the long run. Mr. Surface stated that they can take a vote but the FinCom has the final say.

Mr. Egenberg moved to recommend to the FinCom to fund the Police Department to secure an officer and send that officer to the Police Academy. Mr. Smith seconded the motion and the motion was approved by a unanimous vote.

Warrant & Minutes

Warrant to be signed

Minutes of October 1, 2012

Mr. Egenberg moved to approve the *Minutes of October 1, 2012*. Mr. Trapani seconded the motion and the motion was approved by a unanimous vote. Mr. Smith abstained

Mr. Surface asked for Executive Session minutes from board members for approval.

Correspondence

Request from the Historical Society to conduct tours of the Union Cemetery in October

Mr. Trapani moved to approve the Historical Society tours of Union Cemetery to held October 13, 14, 27, 28, 2012. Mr. Egenberg seconded the motion and the motion was approved by a unanimous vote.

Discussion on EEE Ban

Mr. Farrell stated that there will be an updated announcement tomorrow on the ban.

Request from the ZBA to waive the fee for the Park & Recreation Project on East Main Street

Mr. Smith moved to waive the ZBA fee for the Park & Recreation Project on East Main Street. Mr. Egenberg seconded the motion and the motion was approved by a unanimous vote.

Board Business

STM-October 29, 2012

Mr. Surface reminded residents to come out at the Special Town Meeting, Monday October 29th, 7PM at the Middle/High School. Mr. Trapani stated that there will be babysitting available.

Selectmen's Report

Community Meeting to discuss the Pennbrook School project-October 20, 2012

Mr. Surface stated that this meeting will be for residents to ask questions and see the plans for the new Pennbrook School. He stated that the architects will be present to go over the design and they will be available to answer questions.

Town Administrator's Report

Mr. Farrell stated he has good news. He stated that we had our Moody rating and the report is out and the Town retained its AA rating and explained that this is a very good rating for a town our size. He stated that the report shows our strengths and weaknesses.

ESCO update

He stated that the Bond sale was today for the ESCO/QECB bonds and the winning bid is 2.9 % and with the QECB grant they are almost paying us to take the money. He gave a handout showing the costs and that the interest is approx \$4,000 over the life of the 16 year bond. Mr. Surface asked if we will now get more credit toward usage. Mr. Farrell stated that they may be able to use the savings to do more work and talked about an addendum to the contract. He stated that they have already picked the largest ECM's. He stated that he will take this back to the Energy Committee.

Mr. Farrell stated that the boiler at Town Hall is scheduled to be swapped out on Wednesday. He stated that ABM is now working on weatherizing all the windows at town hall. He stated that glazing and painting at town hall will be done next.

Vote on bonds:

Mr. Smith moved to approve the sale of the \$2,199,000 *General Obligation Qualified Energy Conservation Bonds (Federally Taxable – Direct Payment)* of the Town dated October 15, 2012 (the “Bonds”) to Raymond James & Associates, Inc. at the price of \$2,199,041.00 is hereby approved and confirmed. Mr. Egenberg seconded the motion and the motion was approved by a unanimous vote.

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2013	\$129,000	0.40%	2020	\$145,000	2.25%
2014	130,000	0.55	2021	145,000	2.50
2015	130,000	0.70	2022	150,000	2.75
2016	135,000	1.00	2023	155,000	2.90
2017	135,000	1.25	2024	160,000	3.00
2018	135,000	1.65	2027	510,000	3.20
2019	140,000	1.95			

Mr. Smith moved that the *Bonds maturing on December 15, 2027* shall be subject to mandatory redemption or mature as follows:

<u>Year</u>	<u>Amount</u>
2025	\$165,000
2026	170,000
2027*	175,000

*Final Maturity

Mr. Egenberg seconded the motion and the motion was approved by a unanimous vote.

Mr. Smith moved that the Bonds shall be issued as a *direct pay* Qualified Energy Conservation Bonds under Section 54D of the Code. The Town hereby irrevocably

elects to have Section 6431(f) of the Code apply to the Bonds. Mr. Trapani seconded the motion and the motion was approved by a unanimous vote.

Mr. Smith moved that the Bond shall be subject to optional redemption, mandatory redemption, extraordinary optional redemption and extraordinary mandatory redemption as described in the Official Statement with respect to the Bonds dated October 15, 2012 (the "Official Statement"). Mr. Egenberg seconded the motion and the motion was approved by a unanimous vote.

Mr. Smith moved that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated October 4, 2012 and the Official Statement, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted. Mr. Egenberg seconded the motion and the motion was approved by a unanimous vote.

Mr. Smith moved that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time. Mr. Egenberg seconded the motion and the motion was approved by a unanimous vote.

Mr. Smith moved that we authorize and direct the Treasurer to establish post issuance federal tax compliance procedures in such form as the Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds. Mr. Egenberg seconded the motion and the motion was approved by a unanimous vote.

Mr. Smith moved that *each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.* Mr. Egenberg seconded the motion and the motion was approved by a unanimous vote.

Free Cash

Mr. Farrell stated that Free Cash has been certified by the DoR and was certified at \$1,295,784.

Appointments & Approvals

Affordable Housing Task Force Appointment

Mr. Smith moved to appoint *Tim Gerraughty to Affordable Housing Task Force* term to expire June 30, 2015. Mr. Trapani seconded the motion and the motion was approved by unanimous vote.

Mr. Smith moved to appoint *Frank Puopolo to Affordable Housing Task Force* term to expire **June 30, 2015. Mr. Trapani seconded the motion and the motion was **approved** by unanimous vote.**

Next Meetings

Saturday, October 20, 2012 at 10:00AM, M/H School Auditorium.

Monday, October 29, 2012 at 6:00PM, M/H School, 1st Floor meeting room.

STM-Monday, October 29, 2012 at 7:00PM, M/H School Auditorium.

Monday, November 5, 2012 at 7:00PM, Town Hall, 3rd Floor meeting room.

Mr. Surface reminded citizens that the State Election is Tuesday, November 6th from 8AM to 8PM.

Mr. Smith moved to adjourn. Mr. Trapani seconded the motion and the motion was **approved by a unanimous vote.**

Meeting adjourned at 8:17PM.

Minutes transcribed by J. Pantano.