

BOARD OF SELECTMEN
SELECTMEN MEETING
TUESDAY, FEBRUARY 8, 2011 - 7:30 P.M.
SELECTMEN MEETING ROOM

Meeting came to order at 7:30 p.m. with Selectmen Troy E. Garron, Kim R. Roy and Michael J. Schleiff present.

The following business was discussed:

AGENDA

The Agenda for Tuesday, February 8th, was unanimously approved without revision.

MINUTES

Moved by Roy and seconded by Schleiff, Board approved the following Selectmen Minutes:

Regular Session	January 25, 2011
Executive Session – First Session	January 11, 2011
Executive Session – Second Session	January 11, 2011
Executive Session	January 25, 2011

Garron abstained from the vote for Regular and Executive Session of January 25, 2011.

ABATEMENTS/BILLS/COMMITMENTS/WARRANTS

Moved by Roy and seconded by Schleiff, Board unanimously affirmed approval for the payment of the following warrants:

Payroll Warrant	# 63	\$ 322,609.90
Vendor Warrant	# 64	\$ 208,905.54
Withholding Warrant	# 65	\$ 124,442.79

Moved by Roy and seconded by Schleiff, Board unanimously affirmed approval for the payment of the following Selectmen bill dated January 31, 2011:

To: CGS Communications	FOR	\$ 3,810.00
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Moved by Roy and seconded by Schleiff, Board unanimously approved payment of the following warrants:

Vendor Warrant	# 66	\$ 442,902.25
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Moved by Roy and seconded by Schleiff, Board unanimously committed for collection the following:

Ambulance Commitment	# 1	\$ 35,101.59
Mobile Home Park License Fee	# 2	\$ 5,160.00

Moved by Roy and seconded by Schleiff, Board unanimously approved payment of the following Selectmen bills:

The Patriot Ledger	\$ 148.59
(job ad for Recycling Attendant & COA Office Clerk)	
Gilman & Associates (legal services/Jan)	\$ 1,850.00
Attorney Lawrence Mayo (legal services/Jan)	\$ 1,837.50

The Board acknowledged payment of the Selectmen Office Payroll for the period ending January 29, 2011 in the amount of \$ 5,584.39.

The Board acknowledged payment to the Treasurer for the following turnovers:

<u>TURNOVER</u>	<u>AMOUNT</u>
2011-60	\$ 157.00

GENERAL MAIL / BUSINESS

A. Wage & Personnel

Seelig wanted to remind the Board that the Annual Hearing is scheduled for Tuesday, February 15, 2011 at 7:00 p.m. in the Great Hall.

B. Snow & Ice Account

The Highway Surveyor, Bob Badore, has asked for permission from the Board of Selectmen (as well as the Finance Committee) to deficit spend this account if needed.

Moved by Roy and seconded by Schleiff, Board unanimously gave permission for the Highway Surveyor to deficit spend in the Snow & Ice Account.

C. Town Government Study Committee – John Arcuri

Bob Hughes would like to recommend that John Arcuri be appointed to the Committee, but wanted to point out that his (John Arcuri’s) wife is on the Board of Trustees for the Library, thus creating a conflict with the Board’s policy that no one on the Committee have a close relative who is a town employee or official. Seelig had asked the Board if they would like to change the policy. Roy said that John would be a great asset to the committee and a great candidate but does not want to change the policy.

Both Garron and Schleiff and were in agreement and Schleiff wanted to thank him for stepping up. Seelig will contact Mr. Arcuri and Mr. Hughes regarding the Board's decision.

In addition, Bob Hughes will be leaving the Town Government Study Committee at the end of June 2011 due to a personnel family commitment.

D. Dispatcher Agreement

Moved by Schleiff and seconded by Roy, Board unanimously authorized Garron and Schleiff to sign the Dispatcher Agreement.

E. Blackledge Farm

The developer has come back with a new application (not a 40B) for 51 single-family homes in a multi-family design. The first hearing is Monday, March 14th at 7:30 p.m. The Board had concerns with ZBA approving a request from the developer for a variance from the 200 foot by 200 foot percolation grid. Seelig made a couple of suggestions the Board could do (a) provide an opinion letter to ZBA like they did when this project was first proposed, (b) attend the hearing on March 14th or (c) postpone discussion until the Boards meeting on Feb. 22nd or March 8th. Schleiff had asked why it was not going before the Planning Board seeing as it is a sub division and Seelig said since this is a multi-family design it falls within Zoning's by-law. Schleiff said he can attend the meeting and come back to the Board with what has transpired. The Board agreed on tabling any decisions until Schleiff has attended the meeting on March 14th.

F. Autumn Lane

Seelig has spoken with John Callahan, the special projects/loans manager at The Community Bank in Brockton, holder of the mortgage on the undeveloped lot owned by Jake Development on Autumn Lane. At this time, Jake Development is currently making payments to Community Bank and has set up an escrow account for continued payments (including taxes). Mr. Treannie and his wife have sufficient income to support these payments and own other properties (not in Halifax), and is intending to start building on one of the lots this spring, then intend to complete the road work on Autumn Lane this summer. If he does so, then the Town would have the option of releasing the undeveloped lot so he could build on that. Mr. Treannie has called and confirmed his plan and Seelig's intention is to verify the completion on this work on August 1st unless the Town is thinking about some type of legal action against Mr. Treannie/Jake development or intends to take Autumn Lane by eminent domain and then make improvements on it.

Garron stated that this is the first positive thing he has heard in a while and is okay waiting till August and Schleiff added that this is good news for the residents on Autumn Lane.

G. Building Inspector Merit Increase Request

Since as the Board of Selectmen are the Building Inspector's appointing authority they need to make a decision to either support or not support his request for a merit increase.

Schleiff would like to hear what Wage & Personnel has to say regarding this request and find out what they are doing for their employees. He also pointed out that if there was a year this could be done it would be this year because next year is not looking to promising and if there is any money available would recommend this request. Schleiff added that Millias does his job well and attends education meetings to keep up with the State regulations, with that being said as well as in support for those who have not gotten an increase over that last few years he is recommending this request.

Roy asked what does "*merit increase*" mean? Did this person save the town money or come up with a process in their department to make work easier... define it? A couple of years ago when this request was brought Roy suggested that the W & P by-laws need reviewing for *merit increases* because the way it is written it is basically a seventh step (Millias was in agreement with Roy about reviewing the by-laws).

Garron sense of "*merit*" means to do something extraordinary but we should support our people as best as we can. Millias has done a great job and there have been added responsibilities after he took the position such as being in charge of the Regulatory Department. Therefore he is open to presenting this request to W & P to see what they have to say because it is not fair not to have is discussed and added that this would still need to be brought up at Town Meeting and it may not pass and also said that

Roy does not know if W & P are open hear it without the recommendation of the Board of Selectmen. Roy's other concern are the tax payers themselves, many may have taken pay cuts through their own jobs and they are the ones who actually pay taxes to pay the town employees. Everyone has done a great job in keeping cost down in their departments but to single out a few people for increases is something she has a hard time supporting.

Moved by Garron and seconded by Schleiff, Board voted as follows to recommend that a 1.5% merit increase for Building Inspector, Thomas Millias, be presented to the Wage and Personnel Board.

Troy E. Garron	-	Yes
Kim R. Roy	-	No
Michael J. Schleiff	-	Yes

H. Scheduling Interviews for Patrol Officers

(Schleiff left the room @ 7:55 p.m. due to one of the applicants is his son).

Seelig wanted the Board to know that they have an additional sixty days to conduct interviews for Patrol Officers and asked the Board when they would like the interviews to take place. Garron stated that before they set a specific date lets make sure all three applicants can make it. Seelig is going to contact the candidates to see what date(s) work for them.

(Schleiff returned @ 8:00 p.m.).

I. Kenzies Path – Rick Springer

Rick Springer is through with trying to get the Conservation Commission to give their final okay on this development. The Conservation Commission would like him to file a new notice of intent (with whatever changes) before giving their okay. Seelig is asking if the Board would like to move forward with the acceptance of Kenzies Path aware that this is an outstanding issue or to let it lie until there is a crisis and a third party (residents) tries to force the issue. It was suggested to leave as is and wait for a resident to put in an article. It was noted that Rose Campbell, past Highway Surveyor, and Bob Badore have both signed off on this as well as Planning Board. Roy suggested that conservation commission could come in and explain why they won't sign off on this. Seelig will contact Conservation commission and ask them to meet with the Board.

SCHEDULED APPOINTMENTS

Housing Production Plan

Members of the Affordable Housing Committee, Tom Millias and John Mather as well as consultant, Karen Sunnarborg have come back (met with the Board on 12-14-10) this evening to let the Board know that the Planning Board has endorsed the Housing Production Plan and are here to ask the Board of Selectmen to do the same.

On December 14, 2010 the Affordable Housing Committee came before the Board and presented the plan. This evening consultant, Karen Sunnarborg again went over how the plan is implemented it's benefit to the town. Listed below is a synopsis of tonight's discussion (pretty much what was said on December 14th).

The Housing Production Plan was created to provide local communities control over affordable housing as well as 40B developments. In order for the town to have this control, a plan that meets the requirements and regulations as well as setting up goals, needs to be in place. Once a plan is approved it can be sent into the state to get certified, meaning that it is inoculated against unwanted comprehensive permit applications for a period of a year.

Millias added that the purpose of this plan is to have more involvement as well as control on 40B housing coming into town and that there isn't a downside if we can't meet the goals but if one is not in place then we are at everybody's mercy. Mather added that this is a great time to submit this plan because there hasn't been a lot of development in Halifax due to the economy.

The Town of Halifax must produce at least ½ percent, which equals 14 units (annual production goal the town would need to meet in order to get the certification), of year round housing stock, as affordable housing. This data was based on the 2000 census data. Once the 2010 census figures are released the figure would probably go up to 15 units. Once the plan is certified developers will present the town with projects for affordable housing and friendly projects that meet the needs of the community.

Using the resources that the Town of Halifax had to work with the Affordable Housing Committee was able to come up with a package of strategies that have been included in the plan.

Garron is in favor to do anything that will benefit the town and once approved if changes need to be done they can be made.

Moved by Garron and seconded by Schleiff, Board unanimously voted to have the Housing Production Plan submitted to the State.

Animal Control Officer Interviews

Chief Manoogian is recommending to the Board that the Animal Control officer position be a shared one. He has reviewed over 50 applications and with input from various town officials, Thomas Hammond and Ann Marie Brown stood out from the other candidates. Both are residents of Halifax and felt that sharing this position would work well for the town and themselves.

Mr. Hammond is an elected Constable for the Town of Halifax and has good working knowledge of the requirements needed to be an ACO. Hammond has worked with animals in the past and is willing to attend the ACO Academy.

Ms. Brown has an extensive background in animal sheltering, health issues, regulations and caring for dogs and cat. Ms. Brown also owns her own licensed animal care facility, giving her the working knowledge of handling dogs and cats

Ann Marie Brown

Seeing as Brown owes her own business and looking from her resume she is involved many different things Garron asked if her schedule would allow her to

maintain her job as Animal Control Officer here in Halifax. Brown said she has a lot of flexibility at her other job and has employees as well as her husband to help out when she is not there and is good at managing her schedule with her job here in the town being first priority. Garron had also asked her if she had experience with any dog issues and she said that she has gone on a couple of runs with her friend who is an Animal Control Officer in two nearby towns. She stated the one area she does not have any knowledge is with wildlife. He also asked if she was available in the middle of the night and she said she was.

Roy asked how she felt sharing the job with another person and she had no problem with it stating that they can help each other out.

Brown informed the Board that she is familiar with rabies protocol and has the ability to handle upset/irate owners.

Garron added that we occasionally have dog hearings that she may need to attend and then asked if she had a problem euthanizing a dog. She did not and stated that she has had to do it in the past and done so with dignity. He also asked her how many years has she been around animals and she said all her life and in the profession for twenty-one years.

Schleiff had no questions but added that her resume looked great and thanked her for stepping forward.

Thomas Hammond

Garron had asked Mr. Hammond what his experience with animals was and he stated that he has trained dogs all his life and can read them. Being with them comes natural to him. At this time he currently works for Morse Brothers as a Predator Controller. Roy had asked him how he was with handling people and he went onto say that he can determine if the problem is with the animal or between two neighbors that may have other issues going on. Hammond also has been an arbitrator and knows how to handle people. He was also asked why he wanted the job and he said he feels that he owes something to the town after being a resident since 1973 and would like to help the community where he lives. As well as see people enjoy their pets while also obeying the law.

Hammond was also asked if he had a problem going to court and he said no. His schedule is open and can attend hearings if need be and is on board with sharing the ACO position and feels that it will work out great.

Garron recommended hiring both Ann Marie Brown and Thomas Hammond as Animal Control Officers for the Town of Halifax.

Moved by Roy and seconded by Schleiff, Board unanimously voted to hire Ann Marie Brown of 120 Fuller St., Halifax and Thomas Hammond of 61 Paradise Ln., Halifax as Animal Control Officers co-workers for the Town of Halifax.

EXECUTIVE SESSION

Moved by Garron and seconded by Roy, Board voted as follows to enter into Executive Session at 8:45 p.m. to discuss real estate transaction and collective bargaining:

Troy E. Garron - Yes
Kim R. Roy - Yes
Michael J. Schleiff - Yes

Garron announced that no statement would be made at the end of the Executive Session and the Board would not reconvene in open session.

Moved by Schleiff and seconded by Garron, Board voted as follows to come out of Executive Session at 10:10 p.m.

Troy E. Garron - Yes
Kim R. Roy - Yes
Michael J. Schleiff - Yes

There being no further business, moved by Schleiff and seconded by Garron, Board unanimously voted to adjourn the meeting at 10:10 p.m.

Kim R. Roy
Clerk
/pjm