

Holbrook Board of Selectmen

Minutes of the Regular Session of

Wednesday, September 11, 2013

Present: Timothy J. Gordon, Chairman
Kevin J. Sheehan, Clerk
Richard B. McGaughey, Associate

Absent: Matthew V. Moore, Associate

In attendance: William J. Phelan, Town Administrator
Benjamin Ecord, Superintendent of Public Works
Marjorie E. Godfrey, Assistant Town Administrator

The meeting was called to order at 7:00 pm by Chairman Gordon, in the Selectmen's Meeting Room, Holbrook Town Hall, 1st Floor, 50 North Franklin Street, Holbrook, MA 02343, and began with the Pledge of Allegiance.

In observance of the 12th anniversary of the terrorist attacks on the United States on September 11, 2001, Rev. John Currie, the Pastor of St. Joseph Church, held a moment of silence and offered a prayer in memory of all those affected by that tragedy.

MINUTES:

MOTION: By Mr. Sheehan, second by Mr. McGaughey, to accept the minutes of the Holbrook/Avon Joint Meeting of Monday, August 19, 2013, as printed

VOTE: 3:0

MOTION: By Mr. Sheehan, second by Mr. McGaughey, to accept the minutes of the regular session of Wednesday, August 28, 2013, as printed

VOTE: 3:0

Four letters of interest were received asking for appointment to the MEMORIAL DAY COMMITTEE. These appointments bring the committee up to eight members.

MOTION: By Mr. McGaughey, second by Mr. Sheehan, that the Board of Selectmen appoint Donald J. Tremblay, Robert E. McKenna, Marlene A. Sullivan, and Edward J. O'Brien to the Memorial Day Committee

VOTE: 3:0

Mr. Phelan reported that:

- The Solar Consultant advised that the Town go out to bid again in order to receive the best financial proposal possible. The project can only be large enough to offset the Town's usage, and with the Joint Water plant coming off line, half of the Town's usage will be gone.
- The Tri Town Water Board meets again on September 19th, and a decision is forthcoming on whether the three towns will build a Tri Town water treatment plant or join the Massachusetts Water Resources Authority (MWRA). The MWRA has made concessions on the buy in fee and

the infrastructure costs. Holbrook would be responsible for 16% of the capital costs and 11% of the usage if the three towns join together.

- After hiring air quality, sound, and traffic experts, the Planning Board granted a permit to Trans Load America (TLA) for the transfer station at 3 Phillips Road. The proposed changes to the project were found to have little to no impact. The benefits, including free trash pickup and drop off, and close to a \$1 million benefit to the Town each year, were discussed.

Representatives of MASSMEDICUM CORP., a non-profit, were present to discuss locating a MEDICAL MARIJUANA DISPENSARY in Holbrook. Mr. Phelan explained that he and Selectman Sheehan have met with the representatives and they have indicated they are not interested in putting a facility in a town that does not want them. The three gentlemen, including Mr. Phil Silverman, an attorney, whose wife, Lisa Silverman, will be the pharmacist for the facility, and James T. Kurnick, M.D., a pathologist affiliated with Massachusetts General Hospital discussed the potential project. Mr. Silverman explained that the treatment center would be a very controlled entity, and that only patients with a recommendation from a doctor because of a debilitating medical condition would be allowed in the building. Dr. Kurnick explained his medical background and the medicinal benefits of a consistent controlled dosage of marijuana for pain or seizure management in certain patients. It was discussed that the facility would be a 15,000 – 20,000 square foot building, and artificial light would be used in a covered building. Mr. Silverman explained that the non-profit could contribute 5% of the gross sales up to \$4 million in lieu of taxes, and 7.5% over that. Sales are estimated to be \$2 million the first year and \$3 million – \$4 million the next couple of years. If the state awards the rights by January 1, 2014, this facility could be open in June. Mr. Silverman said Holbrook is where they want to be located, and suggested that a member of the Board of Selectmen or the Board of Health could be a voting member on the board of the facility. Chairman Gordon asked that a joint meeting be scheduled with the Board of Health to discuss this proposal.

SPECIAL TOWN MEETING:

MOTION: By Mr. Sheehan, second by Mr. McGaughey, that the Board of Selectmen schedule a Special Town Meeting on Wednesday, November 20, 2013 at 7:15 p.m., in the auditorium of Holbrook Junior-Senior High School, 245 South Franklin Street, and that the warrant for said meeting open immediately and close at 4:00 pm on Tuesday, October 8, 2013

VOTE: 3:0

Mr. Phelan explained that the Norfolk County Sheriff's Office has been working on the Town Hall renovations, and the agreement has been put in writing by legal counsel.

MOTION: By Mr. Sheehan, second by Mr. McGaughey, to authorize the Chairman to enter into a Memorandum of Agreement with the Sheriff's Office of Norfolk County and the Town of Holbrook

VOTE: 3:0

Mr. Phelan reported that the Permanent School Building Committee is continuing its meetings to go over the various SCHOOL BUILDING PROJECT options. The Project Manager wants to reduce the number of possible configurations to three, and has prepared a comparison sheet of the different options and the architect has given them numerical ratings on certain criteria. Meanwhile, the regionalization

group is doing a regionalization study. Mr. Phelan explained the total cost of the project will be determined, including the contingency, any demolition, and field costs, which are not reimbursable expenses through a Massachusetts School Building Authority (MSBA) project. The Town's current debt schedule and any upcoming projects, e.g. sewers, a Tri Town Water project, etc., and any debt coming off, are used to come up with a cost per average household. With the third highest commercial tax rate in the state, the tax increase to the businesses in Town will be significant.

Mr. Phelan explained that the PERMANENT SCHOOL BUILDING COMMITTEE was originally formed at town meeting, and has been amended from time to time by town meeting. A problem with the membership of this committee will have to be straightened out at the upcoming special town meeting. The records in the Town Clerk's office and the Selectmen's office do not match the School Department's records or what has been reported to the MSBA.

Treasurer/Collector Paul Digirolamo:

- Presented a list of FORECLOSED PROPERTIES under consideration for auction and asked the Board for direction on the minimum values. Mr. Phelan, Mr. McGaughey, and Mr. Digirolamo will meet and establish the minimum values.
- Has about 30 properties to put in TAX TITLE, some from 2008. There is a 6-month waiting period for foreclosure. Discussion took place about establishing a liability account and paying an attorney after a foreclosure is complete, instead of partial payments during the lengthy process.
- Told the Board that the \$300,000 BOND for the standpipes and tube settlers is coming due. He would like to roll it over, and asked for signatures from the Board to extend the term of the bond. This item will be on the next agenda.
- Is almost done with reconciling cash for the month of June.

Public Works Superintendent Benjamin Ecord reported:

- The water main is in on Linwood Street, and the process of chlorination has begun. Work will now begin in the Walsh Road area.
- The repaving of Beach, North Shore, and Weymouth Streets will begin next week.
- The sewer project on Spring and High Streets will begin on September 23rd.

Town Administrator William Phelan reported that:

- The 25% plans have been submitted for the redesign of the Weymouth Street intersection. A public safety audit meeting has been scheduled for September 30th, at the request of the Department of Transportation (DOT). Over the winter, the engineers will work toward the 75% design. After state approval, hopefully the project will be funded next year.
- A DOT hearing is being scheduled for late October on the paving of Union Street. Howard Stein Hudson is expected to complete that project in the spring or summer of 2014.
- Lower bids have come in on the completion of the sewer system on Plymouth Street near Hallamore and other businesses.
- The Chapter 90 funding is being stretched to either correct the flooding on Juniper and Dale Roads or complete the paving of a portion of Quincy Street. Some work may have to wait until next year.

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MOTION: At 9:15 pm, to adjourn to executive session to discuss strategy as it relates to litigation and strategy as it relates to contract negotiations with Union personnel (PEC & Clerical), and return to open session

ROLL CALL: Mr. Gordon – Yes
Mr. Sheehan – Yes
Mr. McGaughey – Yes

RETURNED TO OPEN SESSION AT 10:10 PM:

PUBLIC EMPLOYEE COMMITTEE AGREEMENT:

MOTION: By Mr. Sheehan, second by Mr. Gordon, to approve and execute a Memorandum of Agreement between the Town of Holbrook and the Public Employee Committee (PEC), effective July 1, 2014 through June 30, 2017

VOTE: 3:0

CLERICAL UNION AGREEMENT:

MOTION: By Mr. Sheehan, second by Mr. Gordon, to approve and execute a Memorandum of Agreement between the Town of Holbrook and the American Federation of State, County and Municipal Employees, AFL-CIO, State Council 93, Massachusetts Public Employees Local 1395 (Clerical Union), effective July 1, 2013

VOTE: 3:0

ADJOURN:

MOTION: At 10:13 p.m. to adjourn the meeting

VOTE: 3:0

Kevin J. Sheehan, Clerk

Documents:

Agenda

Minutes

Requests for appointment to Memorial Day Committee

Motion for special town meeting

MOA with Sheriff's Office

PSBC appointment information

MOA with PEC

MOA with Clerical Union