

BOARD OF SELECTMEN
FEBRUARY 25, 2015
REGULAR SESSION

Members Present: Nelson Almeida, David Andrade, Michael Brady, Gary Sagar

Absent: David Parker

Town Administrator: Shawn E. Cadime

Executive Assistant: Anne P. Rogers

Clerk David Andrade opened the meeting at 6 p.m. followed by the Pledge of Allegiance and a moment of silence.

He announced that in accordance with M.G.L. Chapter 30A, Section 20, anyone taping the meeting must notify the Chair. The Board of Selectmen is taping both audio and video.

BOARD AND COMMITTEE OPENINGS UPDATE

Mr. Brady announced that volunteers are needed on the Capital Improvement Committee, Conservation Commission, Cultural Council, Economic Development Committee, Energy Committee, Finance Committee, Property Tax Work-Off Committee, and Zoning Board of Appeals. Talent bank forms are available at Town Hall or on the website. Also, snow plow vendors and replacement drivers with CDL are needed.

Vice Chairman Almeida arrived and assumed the Chair.

PUBLIC HEARINGS FOR LICENSES

Consider Approval or not the transfer of an Annual All Alcohol Common Victualler License for Mi-Kam, Inc., d/b/a Bakers Corner Plaza to MNA Food Services, Inc., d/b/a Bakers Corner Pizza, located at 1511 Newman Avenue, Seekonk, MA, Emad Shaker, Manager

Vice Chairman Almeida opened the public hearing at 6:05 p.m.

A motion was made by Mr. Brady, seconded by Mr. Sagar, and it was unanimously

VOTED: To table until the attorney arrived.

Consider Approval or not the Transfer of Corporate Stock and the Appointment of a new Corporate Director for Winn's Liquors, Inc. located at 21 Brook Street, Derek Mui, Manager

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

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VOTED: To open the public hearing at 6:06 p.m. and continue until the meeting of March 11, 2015.

PUBLIC HEARING FOR POLE RELOCATIONS

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To open the public hearing at 6:07 p.m. for all three items below.

Approve or not National Grid Request to Install Pole, Down Guy and Anchor to be located on Town Property on the South Side of Division Street

Approve or not National Grid Request to Install Pole, Down Guy and Anchor on Town Property on the North Side of Davis Street

Approve or not National Grid Request to Install Pole, Down Guy and Anchor on Town Property on the North Side of West Avenue

Commissioner of Public Works Robert Lamoureux had indicated no problem with the requests.

No comments from the audience.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To close the public hearing at 6:08 p.m.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To approve the National Grid requests, as submitted.

NEW AMUSEMENT/OUTDOOR ENTERTAINMENT LICENSE

Approve or not Request from Rockwell Amusement to hold Annual Carnival at 800 Fall River Avenue from April 13 through April 26, 2015

Ms. Camilla White represented Mr. Fera from Rockwell Amusement. As in the past, this is a fundraiser for the American Legion.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To approve the request from Rockwell Amusement to hold the Annual Carnival at 800 Fall River Avenue from April 13 through April 26, 2015.

PRIORITY MATTERS

Accept, with regret, the Resignation of Stephen Lucke as a Special Officer for the Police Department

Police Chief Craig Mace requested the Board accept the resignation with regret. He noted that Mr. Lucke had been a special officer for 30 years.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To accept, with regret, the resignation of Stephen Lucke as a special officer with the Police Department.

Board members extended best wishes.

Conduct Swearing In Ceremony for Alexandra Cambra to Police Department

Chief Mace and Mr. Cadime recommended the appointment of Alexandra Cambra as patrolman third class.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To appoint Alexandra Cambra as patrolman third class.

Town Clerk Janet Parker swore in Officer Cambra. Her father pinned her badge.

Town Clerk to Pull for Ballot Positions for Town Election on April 6, 2015

One Year School Committee

Robert McLintock
Sona D. Schiller

Three Year School Committee (uncontested)

Raymond C. Grant
John E. Dietel

Planning Board

Sandra M. Foulkes
Michael J. Bourque

Board of Selectmen (2 seats)

David Viera
Gary S. Sagar
David S. Parker
Jeffrey Starr Mararian

Consider Appointment of Thomas Rubel (Doc) as Veterans Grave Officer

Mr. Cadime recommended the appointment in accordance with Administrative Policy #68. Mr. Rubel has been doing this for several years without an appointment.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

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VOTED: To appoint Thomas Rubel (Doc) as Veterans Grave Officer.

Consider Appointment of John Santos as Sealer of Weights and Measures

Mr. Cadime recommended the appointment.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To appoint John Santos as sealer of weights and measures.

The order of business returned to Public Hearing.

To Consider Approval or not the transfer of an Annual All Alcohol Common Victualler License for Mi-Kam, Inc., d/b/a Baker Corner Pizza to MNA Food Service, Inc., d/b/a Bakers Corner Pizza, located at 1511 Newman Avenue, Seekonk, MA, Emad Shaker, Manager

Atty. Nicholas A. Lambros was in attendance.

No comments from the audience.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To close the public hearing at 6:24 p.m.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To approve the transfer of an annual all alcohol common victualler license for Mi-Kam, Inc., d/b/a Baker Corner Pizza to MNA Food Service, Inc., d/b/a Bakers Corner Pizza, located at 1511 Newman Avenue, Seekonk, MA, Emad Shaker, Manager.

OLD BUSINESS

Continued Discussion and Possible Vote for RFP for Old Town Hall

Mr. Cadime had minimum qualifications (1) that it will be restored to conform with specifications for listing on the National Historic Register, (2) the proposer be federally recognized as a Native American tribe, (3) the building will be for Native American history learning, recreation or assembly and (4) that the building be used for town meeting space for Seekonk residents or organizations.

Mr. Andrade referred to an e-mail with regard to selling just the building, not the land.

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Mr. Cadime said he spoke to Atty. Mark Reich at Kopelman and Paige, who said it would be very cumbersome work. He would recommend doing it from the standpoint of deed restrictions. Mr. Cadime offered to have Atty. Reich speak to the Board. However, Mr. Andrade said he could call him.

Mr. Sagar said the RFP should identify that there is an existing lease in place. He would like to see a solid financial plan.

Mr. Cadime said that could be done.

Mr. Brady suggested it say “state and/or federally recognized Native American tribe.”

Mr. Cadime would have a draft for the next meeting.

Mr. Donald Kinniburgh said the Wampanoags need to get this signed so they can get a loan.

Mr. Cadime noted that, in accordance with M.G.L. Chapter 30B, it has to be offered to anybody who meets the requirements.

COMMUNITY SPEAKS

None.

NEW BUSINESS

Discussion and Vote for a Date for June Town Meeting

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: To set Monday, June 15, 2015 as the date for Town Meeting and to open the warrant on February 26, 2015 and close at 12 noon on Friday, May 1, 2015.

Mr. Cadime recommended June 16 as the carryover date if the meeting runs over.

Discussion and Vote to Place a Question on the April Ballot for a Charter Change

Mr. Cadime advised he got suggested language from Atty. Joe Fair.

Mr. Brady suggested language that the library director would be included in the same provision as the superintendent of schools.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

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VOTED: To include a non-binding question on the April ballot for a Charter change and to include amendment suggested by Mr. Brady.

Discussion and Vote on Process to Evaluate the Town Administrator

Mr. Cadime said his anniversary date is March 3. He will have his goals and self-evaluation for the next meeting.

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was unanimously

VOTED: That the Town Administrator submit his goals and self-evaluation.

Discussion and Possible Vote to Amend Administrative Policy #68

A motion was made by Mr. Brady, seconded by Mr. Sagar, and it was unanimously

VOTED: To amend Administrative Policy #68 to include the language, "All American Flags placed at the graves of veterans must be made in the United States of America."

Discussion and Vote on Submitting the Cost of Relocation of the Tenants at the Senior Center to Kopelman & Paige for Payment

Mr. Sagar stated that Kopelman and Paige never notified the Town that it would have to pay the relocation costs for tenants at the soon to be senior center. For that reason, he wanted to send the \$24,000 bill to Kopelman & Paige. He felt there might be more expenses.

Mr. Cadime said it should not be significant given who the tenants are. He said the letter to tenants dated February 10, 2015 gave them 120 days to vacate. They were eligible for costs up to \$2,500 for search per tenant and up to \$25,000 to reestablish the business in another location. The alternative payment is up to a maximum \$40,000 based on eligibility.

A motion by Mr. Brady, seconded by Mr. Sagar, and it was unanimously

VOTED: To forward the initial bill of \$24,000 for relocation costs associated with the proposed senior center to Kopelman & Paige.

Mr. Sagar said if they are not responsive the Board should look for a new law firm.

Mr. Brady said if they had known they would have pushed the closing back and not accept the building until it was vacant of all tenants. It would have been up to the landlord to terminate the tenants.

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Mr. Cadime said the person with the life estate actually signed off.

Discussion and Vote for Funding for Remediation Work Necessary for Town Hall (Insulation, Mechanical Updates, etc.)

Mr. Sagar said he put this on the agenda because of the recent problems at one end of the building.

Mr. Andrade said if the sprinkler system is in the attic it should be a dry system.

Mr. Cadime said that he spoke to Mr. Lamoureux. Mass. Save did a study in 2011 but nothing was done. He contacted a firm that will come in and do a complete audit of all town buildings free of charge. They will present the findings and recommendations and identify rebates from Mass. Save and some funding mechanisms available.

Further discussion in March.

Consider Approval of Regular Session Minutes of February 4, 2015

A motion was made by Mr. Sagar, seconded by Mr. Brady, and it was

VOTED: 3 Ayes; 1 Abstention; To accept the Regular Session minutes of February 4, 2015.

The vote: Mr. Sagar – Aye; Mr. Brady – Aye; Vice Chairman Almeida – Aye; Mr. Andrade – Abstained.

OTHER BUSINESS

Discuss Other Topics Not Reasonably Anticipated by the Chairman 48 Hours Before the Meeting

None.

TOWN ADMINISTRATOR'S REPORT

Mr. Cadime read a list of roads that would be affected when National Grid shuts off power on March 3 from 6 to 9 a.m.

BOARD OF SELECTMEN LIAISON REPORTS AND COMMENTS

Mr. Sagar announced that a ribbon cutting ceremony for the Banna Fire Station would be held on Thursday, February 26, 2015, at 10 a.m.

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He asked about the status of the budget.

Mr. Cadime said he is waiting to get preliminary numbers from the State House. Could probably do a budget review at the second meeting in March.

Mr. Sagar wanted a presentation on fire and rescue mapping.

Mr. Cadime said that Mr. Campbell has the information.

Mr. Sagar asked about reaching out to the sheriff's office to get some work done on the School Street building.

Mr. Brady advised that Mr. Sagar and he would meet with the Veterans Memorial Committee on March 4 to move the project forward.

Mr. Andrade thanked the business owners who have signs on their property asking for information on the hit and run accident that killed Asst. Town Clerk Karen McHugh.

He urged residents to use Mass. Save.

Mr. Sagar said it was nice to see departments working together during the last snowstorms.

Mr. Cadime commended department heads.

Vice-Chairman Almeida advised that the Memorial Day Parade Committee is going to need seed money.

Mr. Brady felt there is a line item for that. They could do a joint board transfer after May 15.

He noted that the entire surface of Lincoln Street is coming apart.

Mr. Cadime said there are problems with the parking lot behind the public safety complex.

Mr. Brady said that Anthony Street is looking good with the micro-sealing.

Vice Chairman asked about setting up the TriBoard meeting.

Mr. Cadime said that Ms. Rogers is waiting to hear from the School Committee and Finance Committee.

COMMUNITY SPEAKS

Mr. Al Silva asked if the Town had reached a financial settlement re: the Banna Fire Station.

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Mr. Sagar said it is about \$126,500. The modular company worked with the general contractor. The Town's issue is with the general contractor.

Mr. Kinniburgh suggested that the Veterans' Agent should have either a full time or part time secretary. It was included in the budget a few years ago. It is important because the Veterans' Agent has to do outreach. He will petition it to be on Town Meeting if it isn't included in the budget.

At 7:33 p.m., Mr. Brady motioned, seconded by Mr. Sagar, to adjourn Open Session and enter into Executive Session for an update on contract negotiations with AFSCME for DPW and Dispatch, update on contract negotiations with United Steelworkers for Clerical and Supervisory, update on contract negotiations with Mass. Teachers Association Library Affiliate for Library, and to consider approval of Executive Session minutes of February 4, 2015; not to return to Open Session.

The vote: Mr. Brady – Aye; Mr. Sagar – Aye; Mr. Andrade – Aye; Vice Chairman Almeida – Aye.

Respectfully submitted,

David Andrade, Clerk

Patricia Gamer, Secretary