

BOARD OF SELECTMEN
AUGUST 24, 2016
REGULAR SESSION

Members Present: David Andrade, Nelson Almeida, David Viera,
Michelle Hines, David Parker

Town Administrator: Shawn E. Cadime

Chairman Andrade opened the meeting at 7 p.m. followed by the Pledge of Allegiance and moment of silence.

He advised that, in accordance with M.G.L. Chapter 30A, Section 20, any person recording the meeting must notify the Chairman. The Board of Selectmen is recording audio and visual.

BOARD AND COMMITTEE OPENINGS UPDATE

Ms. Hines announced that volunteers are needed on Board of Health (2 Board of Selectmen appointments), Conservation Commission (3 BOS), Economic Development Committee (1 BOS), Historical Commission (2 BOS), Property Tax Work-Off Committee (2 BOS), Zoning Board of Appeals (2 BOS), Permanent Building Committee (5 BOS), Recreation Committee (1 BOS), Recycling Committee (1 BOS), Finance Committee (1 Moderator), Energy Committee (2 BOS).

Talent Bank Forms are available at Town Hall and on the website and should be submitted to the Town Administrator's office.

BOARDS AND COMMITTEES BRIEF OVERVIEW – Economic Development Committee

Mr. Jeffrey Harris of 111 Brook Hill Drive, Chairman of the Economic Development Committee, stated the committee meets on the third Thursday of the month at 8:30 a.m. to discuss ways to develop and foster increased economic development in Seekonk. There is \$8,920.47 in an account to be used to conduct a joint economic development outreach event with East Providence in April 2017 and to obtain business cards for members. The fund will help support the drafting of the economic development strategy as part of the update to the Town's Master Plan and for other outreach events. He listed the past activities of the Economic Development Committee. They are preparing a business outreach letter which should go out within a month and they will study the development of Route 6.

Mr. Parker noted the Economic Development Committee is very important. He congratulated Mr. Harris.

Mr. Harris noted the Economic Development Committee has a link on the Town of Seekonk website.

COMMUNITY SPEAKS

Mr. David Saad, 129 West River Street, noted that Town Meeting had voted to ask the state representative to file a petition so that residents could elect a commission for the charter study. He heard there is a legal problem.

Mr. Cadime said the representative submitted the voter petition to legal counsel at the State House. They ruled that they do not have the ability to circumvent the voting process. Mr. Cadime asked Atty. Fair to review that opinion. There might be an option. He is waiting to hear from Atty. Fair.

Mr. Saad said he talked to someone at Sen. Timilty's office. He found out that a document doesn't go through legal scrutiny until it is filed.

Mr. Cadime will forward the e-mail he got to Mr. Saad.

Town Clerk Janet Parker informed the Board of the schedule in her office. November 10 is a holiday and early voting will take place the week of October 24 through 31. Two days after the November 8 election the State will draw randomly 3% of precincts in the State to be hand counted. It has to be done within four days after the two days. If Seekonk is selected, ballots have to be hand counted.

Mrs. Parker encouraged people to vote early. Ballots will be stored. This is an unfunded mandate. The Town will get a \$500 grant. She will do an informational show on local Cable TV.

Mr. David Sullivan, Chairman of the Bylaw Study Committee, advised the committee has completed its work reviewing the bylaws as of August 30th. In the process, they did not consider the zoning bylaws, building code or personnel bylaw because those are so large and explicit and they felt they do not have the proper expertise to do that. Changes were made to the personnel bylaw by a vote of the Board of Selectmen through various town administrators. Those changes might not be appropriate.

The process has been lengthy and educational. Mr. Sullivan thanked Mr. Cadime for attending the meetings. Department heads presented proposals as requested. It has been eight years since the bylaws were reviewed. The bylaws are in non compliance. Mass. General Laws are being used instead. The Town Charter mandates that bylaws are reviewed every five years.

They considered the recoding and reclassifying of the fees and fines for Fire Department. It's an extensive job and he asked the Town Administrator for help.

Mr. Sullivan suggested a budget and clerical help for the bylaw study committee.

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The committee will meet at the end of the month to finalize the package and conduct two public hearings in October. The package will be ready for the November Town Meeting.

Board members thanked Mr. Sullivan.

Ms Hines noted the meeting room would be locked for 11 days in October for elections.

PRIORITY MATTERS

Swearing in Ceremony for Matthew DiMartino as a 3rd Class Patrolman

Chief Craig Mace advised that the Board had approved the offer of appointment on April 27, 2016. Mr. DiMartino completed all prerequisites.

Chief Mace respectfully requested the appointment. Mr. Cadime recommended.

A motion was made by Ms. Hines, seconded by Mr. Viera, and it was unanimously

VOTED: To approve the appointment of Matthew DiMartino as 3rd class Patrolman.

Town Clerk Janet Parker swore in him and his girlfriend pinned his badge.

Consider the Conditional Offer of Employment to Krystin Gildea Audette to the Position of Full Time Public Safety Dispatch (Probationary)

Communications Director Chris Campbell requested the conditional offer of employment to Krystin Gildea Audette. Mr. Cadime recommended.

A motion was made by Mr. Viera, seconded by Mr. Parker, and it was unanimously

VOTED: To extend a conditional offer of employment to Krystin Gildea Audette as full time public safety dispatch (probationary).

Consider the Appointment of Paul Waltz to Energy Committee

Mr. Cadime advised he met with Mr. Waltz. He is manager of Facilities and Operations at Brown University. He recommended the appointment for a term to expire on June 30, 2019. Mr. Waltz was in attendance.

A motion was made by Mr. Parker, seconded by Mr. Viera, and it was unanimously

VOTED: To appoint Paul Waltz to the Energy Committee for a three-year term to expire on June 30, 2019.

Consider the Appointment of Christine DeCesare to Arts Council

Mr. Cadime advised he met with Ms. DeCesare. He recommended the appointment for a term to expire on June 30, 2019. She was in attendance.

A motion was made by Mr. Parker, seconded by Mr. Viera, and it was unanimously

VOTED: To appoint Christine DeCesare to the Arts Council for a three-year term to expire on June 30, 2019.

U.S. EPA Presentation Regarding Site Remediation at 36 Maple Avenue

Conservation Agent Jennifer Miller; Representatives from the U. S. EPA Ted Bazenas, Emergency Planning and Response Branch Section Chief; Natalie McClain, EP On Scene Coordinator; and Jim Murphy, Team Leader of Gov. and Community Relations were in attendance and also Gerard Martin, Regional Director of MassDevelopment.

Mrs. Miller advised there have been new developments with regard to remediation at the 36 Maple Avenue site.

Ms. McClain had a presentation and fact sheets on the former Attleboro Dyeing and Finishing plant, also know as the Seekonk fire site. The fire was in 2012.

Mr. Viera asked if this site qualifies as super-fund site.

Mr. Bazenas said there is a scoring process which will be incorporated in the presentation.

Ms. McClain talked about the removal program which will take place at the site. It is not a remediation program. They have done preliminary assessment and site investigation.

Mr. Bazenas said the original decision was not to get involved and turn the site over to the State. They revisited a couple of months ago and decided to move forward.

Ms. McClain said about ¾ of the building is burnt down. There are unlabeled drums and containers. Originally, there was surface water in the settling ponds. Right now there is none. Asbestos was detected in one of six samples. The program has eight criteria to be met in order to warrant removal action. They will remove drums and containers of hazardous materials. The building is not structurally sound.

There was discussion as to who owns the property.

Mr. Cadime said the property is in trust. The Town is going through land court to foreclose on the property. They are holding off on decree until the grant is in place.

Mr. Cadime said they are trying to identify a potential development for that site.

Mr. Gerard Martin of MassDevelopment said it falls on the contingency plan for clean up. The fiduciary that holds the mortgage is not considered the owner and is not required to clean up nor does the municipality.

LICENSE HEARINGS

Consider the Request for an Entertainment License for Fear Town Productions

Mr. Cadime noted this activity has taken place over the last few years at the Seekonk Speedway. Applicant Michael Quill was in attendance.

A motion was made by Mr. Parker, seconded by Mr. Almeida, and it was unanimously

VOTED: To approve the request to operate the Fear Town Haunted House at the Seekonk Speedway from September 30 to November 6, 2016.

Mr. Almeida thanked Mr. Quill for bringing this amusement into Seekonk.

OLD BUSINESS

Discussion of Town Hall Generator

Mr. Cadime stated that Mr. Cabral looked into tying into the Public Safety complex and also getting a generator for town hall and animal shelter.

Department of Public Works Superintendent David Cabral stated that back in November 2012 the original cost estimate to provide stand by power from the generator at the public safety complex to the town hall, animal shelter and proposed senior center would be \$341,800. With the senior center at another location, he estimated the cost would be about \$69,630 to provide service to the town hall and animal shelter.

He contacted Steve Belcher of FM Generator. Mr. Belcher came to the site and reviewed documents. He provided two options – tie into the generator at the public safety complex or stand alone 90 KW gas generator on an existing concrete pad located adjacent to town hall. The total cost for either option is about \$62,700 at prevailing rates.

Mr. Belcher recommended the new gas generator.

There could be additional costs utilizing the public safety building. The generator is on emergency standby for that building. It is a 300 KW generator and the demand is about 80 to 100 KW for that building.

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The town hall is looking to get standby capacity out of the same generator. It should be about 65 KW for this building.

Mr. Belcher notice an indication on the building – peak demand 120 KW. There is no way this building would draw that amount of supply.

Mr. Cabral is currently reviewing last year's bills. He will also forward to Mr. Belcher. This building should not be drawing the amount it is drawing. Either the utility company needs to change the meter or something is going on in the building. The demand is about double what it should be. He will come back to the Board with an update.

Mr. Parker said he would not support a generator at town hall in the amount of \$70,000. There is no emergency in this building. He felt it is a waste of time and money for something they do not need.

Mr. Viera noted this building has a sprinkler system as well and if it goes off it would be a big mess.

Mr. Cadime asked about the cost of wiring a temporary generator.

Mr. Cabral suggested the use of portable generators.

Discussion of DPW Facilities and Capital Improvement Facilities Study

Mr. Almeida said he attended a meeting at DPW and while there got a tour of the facility. He was told that a request for six bay wash station and new trucks is on the capital improvement plan. The DPW building is deteriorating.

Mr. Cadime said he has talked to Mr. Cabral. They talked about demolishing the County Street Fire Station and replacing it with a steel building to house a maintenance facility. There is property across the street from the current facility, at the transfer station, and also on Maple Avenue.

Phase II at the senior center needs to be completed to relocate some departments from town hall into that building.

Mr. Viera suggested they talk to the Finance Committee. If debt is retiring it might be possible to bond two projects and get it done.

Mr. Cabral said they are running out of room at DPW.

Mr. Parker said the animal shelter and DPW are two buildings in town that are embarrassing. He suggested a debt exclusion to put DPW at the landfill. He felt there should be an immediate debt exclusion or free cash to finish the job at the senior center to relieve the pressure at town hall.

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Chairman Andrade suggested an item for the next agenda.

He said a six bay garage probably does not make sense right now. Identifying a different site and focusing on a potential new building makes sense. He said any fix around \$5,000 is doable right now.

Mr. Cadime noted that he had provided a three-year budget outlook at town meeting.

NEW BUSINESS

Consider Approval of Communications Department General Order 1 (GO-1) Written Directive System

Communications Director Chris Campbell explained that policy is governing regulations for the department. He will review existing policies in place and maybe come back to get them reapproved by the Board within this existing General Order. He had input from Chief Mace and Chief Healy. It mirrors a policy in effect at the Police Department.

A motion by Mr. Parker, seconded by Mr. Almeida, and it was unanimously

VOTED: To accept the Communications General Order 1 (GO-1), as presented.

Ms. Hines said this is a set up and starting point to format policies so that everything is done the right way.

Mr. Cadime credited Mr. Campbell for taking the initiative to put together a document that outlines what the administrative policies are and how to handle structure behind it. The Communications Department functioned on a part time basis until Mr. Campbell came to Seekonk. Items from police and fire are transitioning to the Communications Department.

Consider Awarding the Runnins River Trail Bid to Peter S. Jensen & Associates

Mr. Cadime noted that Town Meeting had appropriated \$95,000 from CPC money and the Seekonk Land Trust has a grant for \$60,000 for this project.

CPC Chairman John Alves explained where the trails will go.

A motion was made by Mr. Viera, seconded by Mr. Parker, and it was unanimously

VOTED: To award bid to Peter S. Jensen & Associates for Runnins River Trail project at \$147,992 and authorize the Town Administrator to prepare a contract with legal and sign on behalf of the Board.

Discussion with the Town Clerk Regarding Unoccupied Graves

Mrs. Parker reported the cemetery has 15 graves that have been unoccupied for over 75 years. Only one person is buried at that location. It has been checked with legal.

Mr. Cadime recommended using these lots.

A motion was made by Mr. Viera, seconded by Mr. Almeida, and it was unanimously

VOTED: To accept the recommendation and sell the additional 15 graves.

Mrs. Parker said she is going through the records to see if there might be more.

Consider Accepting a Donation to the Animal Shelter from Lisa Nichols & Bethany Booth

Mr. Cadime recommended the Board accept the \$150 donation.

A motion was made by Mr. Viera, seconded by Mr. Parker, and it was unanimously

VOTED: To accept the \$150 donation to the Animal Shelter from Lisa Nichols and Bethany Booth.

Presentation by the Seekonk Energy Committee Regarding Energy Conservation Project

Charles Beauchamp, 127 Allen Avenue, Chairman of the Energy Committee, was in attendance. He explained there is an opportunity under M.G.L 225 CMR 19.00 for an alternate procurement measurement for government agencies to develop energy conservation projects without going through capital expenditures. It is regulated by Department of Energy Resources. The energy operating savings fund the project. An energy services company is hired to do turnkey operation. They guarantee performance and get their fee out of the process and build it into a proposal.

The Town would submit a request for qualifications and it has to be reviewed by the Department of Energy Resources. The Town would publish a RFQ and select the most qualified company. They would develop a plan and present it to the Town. They do all the funding. They have a boilerplate for this RFQ.

Mr. Beauchamp said it makes sense to do school buildings and part of this plan could be to put in another solar field.

If a new facility is built for DPW, any energy efficient portion of that new building could be built into this program.

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He said the energy service company could do an audit of Town Hall and recommend how to make it more efficient and save money.

Chairman Andrade said they guarantee the savings.

Consider the Approval of Minutes of July 27, 2016

A motion was made by Mr. Viera, seconded by Mr. Parker, and it was unanimously

VOTED: To accept the regular session minutes of July 27, 2016.

COMMUNITY SPEAKS – None.

OTHER BUSINESS

Discuss Other Topics not Reasonably Anticipated by the Chairman 48 Hours Before the Meeting – None.

TOWN ADMINISTRATOR'S REPORT

Mr. Cadime reported a business who pulled a permit to do vinyl siding was actually remodeling the kitchen.

BOARD OF SELECTMEN LIAISON REPORTS AND COMMENTS

Mr. Parker suggested the Board needs to set a date for Town Meeting.

It will be an item on the next agenda.

Mr. Parker asked about the building inspector position.

Mr. Cadime advised there is a second round of interviews scheduled for next week.

Mr. Parker suggested that the Board look into doing something with its vacant properties.

Mr. Viera said he talked to Rep. Howitt. With the new traffic light at the public safety complex, he is concerned about the traffic coming down the hill at 50 m.p.h. on Rte. 44. He asked about getting the speed limit reduced.

Mr. Cadime advised that Mr. Cabral is working on it.

Mr. Viera expressed concern about a house that was demolished on Arcade Avenue across from the high school and only the foundation is there. He felt the area should be fenced in.

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Mr. Viera reported the bricks that were damaged or not put in place at the Veterans Memorial Park will be done by the end of next week.

Ms. Hines mentioned the blood drive at the senior center on Friday, September 16, 2016, from 1 to 6 p.m. Appointments can be done through the Red Cross. She noted that people over the age of 61 cannot donate blood.

The Food for Fuel Pasta Night is on Wednesday, October 12, 2016, from 4:30 to 7 p.m. at the high school cafeteria. Adults are \$10 and children under 12 are \$5.

Mr. Almeida thanked Mr. Cadime and department heads who always respond to issues he brings forward on behalf of residents.

He asked when the Board would meet with the School Committee to appoint a school committee member.

Mr. Cadime said he is trying to coordinate with School Committee Chairman Ray Grant.

Mr. Almeida noted that there are always a lot of cars at the senior center.

He thanked DOT for cleaning the median strips.

Chairman Andrade announced that the 9/11 Observance would be held on Monday, September 12, at 6 p.m. at the Public Safety Complex.

EXECUTIVE SESSION

At 9:48 p.m., Mr. Viera motioned, seconded by Ms. Hines, to go into Executive Session to conduct strategy sessions with respect to negotiations with the Seekonk Public Library Employee Association per M.G.L. Chapter 30A, Section 21(a) (3) as having the discussion in open session would be detrimental to the litigation or bargaining position of the Town; not to return to Open Session.

The vote: Mr. Viera – Aye; Ms. Hines – Aye ; Mr. Almeida – Aye; Mr. Parker – Aye; Chairman Andrade – Aye. Mr. Parker would not participate in Executive Session.

Respectfully submitted,

Prepared by:

David Viera, Clerk

Patricia Gamer, Secretary

