

Selectmen's Meeting  
Monday, April 18, 2017  
Town Office Building

Attending: T. Fydenkevez, S. Bergeron, D. Pierce, S. Patch  
Others: B. Bennett, S. Randall, K. Hand, B. Berry, L. Starr, F. Mozea, L. Williams, Peter Wells,  
Austin Design, B. Duby, L. Lopatka, R. Lopatka  
Behind the Camera: FCAT

Meeting called to order at 6:34PM.

120 North Main Street Affordable Housing Project presentation. Lorin Starr spoke about the project and presented a related CPA handout. There would be minimal investment of the town for the housing project and there would be low income tax incentives for qualifying residents. Peter Wells from Berkshire Design and Laura Baker, Project Manager of developer RDI were also present for questions and presentation. RDI is a 501-3(c) company. There would be a local residency preference for Sunderland residents if the state approves up to 70% of the funding for the project. This would be a one-time opportunity for Sunderland residents; senior and affordable status would be determined by age and income. Plans include converting the current house into managed apartments as well to maintain the integrity of the property and surrounding community. Berkshire Design was part of the feasibility study performed previously on the property. Amenities include elevators, 2-bedroom apartments with decks or patios, laundry facilities, garden and open space as well as on-site management of the property. The property would also be eligible for many town services that are within walking or bus access, however no children in residence would be allowed. There would also be planned activities for residents which would be focused on needs of the residents. Mr. Fydenkevez reminded everyone the town has been exploring affordable housing for some time, especially for seniors. The town is not interested in managing a housing property nor does it have the resources to pay for such a project, but the town would like to participate in the property design, etc. This type of project is eligible CPA funds which is very restricted for many purposes. The project would need to follow the town's zoning bylaws. Option Agreement in final form was presented to the Board for approval. Mr. Bergeron Motion to enter into option agreement, Mr. Pierce Second, Vote 3-0.

FY18 Budget Review with the Finance Committee. Finance Committee in favor of Board of Library Trustees (BOLT) salary recommendation. Mr. Pierce noted he had issue focusing on one group vs. another which was not what the Personnel Committee was trying to accomplish. Mr. Bergeron acknowledged wage allocation information gathered. Ms. Berry stated they would reduce their original salary proposal if the difference in cost could be spread out among the other employees as it would be great if everyone could have more of an increase. Mr. Bergeron stated the BOLT request was for \$10,562 in salary increases. Mr. Bennett stated union employees seem to be satisfied and maybe exploring unionizing other positions to get a fair wage but would suggest exploring more to avoid that. It was reminded that library employees don't work under town personnel bylaws and they have the trustees to represent the staff. More discussion regarding scenarios as to address salary equity amongst staff. Mr. Bergeron Motion to include Library's original recommendation and 2% across the board for all employees. Mr. Pierce Second, Vote 3-0.

Town electric budget lines have been reorganized and removed from the respective budget lines inclusion in a group solar/electric type of line item for solar credits and related costs. So some decreases in lines and an increase in a new energy line is reflective of this.

Mr. Bergeron announced Police Union contract negotiations is expected to be finishing in the next couple of meetings.

Mr. Bergeron presented an alternate budget scenario which may assist with an override vote which would explore paying the notes for the Library and Public Safety Complex building loans in June which are debt excluded and would drop the tax rate by about the same amount the override would effect tax rates. Finance Committee agreed to explore this option as well.

Mr. Bergeron Motion to adopt FY18 budget as presented to include 2% COLA for a total of \$284,822, Mr. Pierce Second, vote 3-0.

ATM Article Review of remaining articles:

Mr. Pierce Motion to include Article 3, Mr. Bergeron Second, Vote 3-0.

Mr. Bergeron Motion to include Article 4, total budget of \$7,563,287, Mr. Pierce Second, Vote 3-0.

Mr. Bergeron Motion to include Article 5, Mr. Pierce Second, Vote 3-0.

Mr. Pierce Motion to include Article 6, Mr. Bergeron Second, so voted.

Mr. Bergeron Motion to include Article 7 on Capital, Mr. Pierce Second, Vote 3-0.

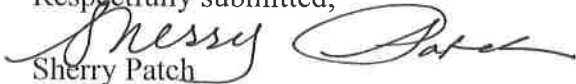
Motions will be reviewed at next week's meeting.

Motion Mr. Pierce, Second Mr. Bergeron to accept Minutes of April 10, 2017, Vote 3-0.

Mr. Bergeron Motion to enter into Executive Session under MGL c.30A, §21 ¶3, Mr. Pierce Second, Roll Call Vote, Mr. Bergeron, I; Mr. Pierce, I; Mr. Fydenkevez, I; at 9:12PM.

Mr. Bergeron Motion to enter into Open Session for adjournment, Mr. Pierce Second, Vote 3-0 at 9:42PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Sherry Patch', written in black ink.

Sherry Patch  
Town Administrator