

MINUTES OF MEETING OF SELECTMEN/SEWER COMMISSIONERS

Date of Meeting: May 13, 2014
Date of Transcription: May 14, 2014
Transcribed by: Janet Wilson

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: Alan H. Slavin, Chairman
Patrick G. Tropeano, Clerk
Stephen M. Holmes
Peter W. Teitelbaum
Judith Whiteside

Also present: Derek Sullivan, Town Administrator
Rich Bowen, Town Counsel

3. ANNOUNCEMENTS

Selectman Teitelbaum stated that the Town made honorable mention in the Boston Globe as one of the top spots to live.

Selectman Whiteside thanked everyone who showed up to help in the cleanup of Lopes Playground. She said that they will be returning on May 31st to finish with the cleanup. Selectman Tropeano also thanked the community for coming together.

Selectman Holmes stated that the driving range on Sandwich Road is open as well as the hot dog trailers near Buttermilk Bay. He also stopped into the smoke shop located near the Buzzards Play Production. He stated that Mary from Municipal Maintenance contacted someone at Nstar and they will be putting up another pole for the osprey and he also said that he would be paying for the police detail to allow this to happen.

Selectman Teitelbaum stated that in the State House News the Governor is asking the legislature to do away with the law that places quotas on alcohol beverages licenses in Towns.

WCTV is putting on a documentary Forged in Steel a story about Tremont Nail at Buzzards Play Productions on June 3rd from 7-8pm. For more information please contact 508-273-2340, ext. 1.

This week's guest for Coffee Hour will be Margaret Phillips and Helen Walsh for the Kindred Transitional Care at Forestview.

SELECTMEN/SEWER COMMISSIONERS MEETING - 5-13-14 (CONT'D)

The Wareham Garden Club will be having a Garden tour on June 26th and 27th from 10am-3pm. Tickets in advance cost \$22 and tickets the day of the tour will cost \$25. The Wareham Garden Club is also holding a plant sale this Saturday from 9am to noon at the Methodist Meeting Hall.

House Bill SB-1856 was engrossed by the House today. It will go back now to the Senate for enactment, then to the House for enactment then it will be sent to the Governor.

Wareham Summer of Celebration 2014 events:

Thursday, May 29th, Speaker Series starting at 7pm in the Town Hall Auditorium. Discussing this latest book will be Col. Fitz-Enz.

Tuesday, June 3rd at 7pm Redcoats & Residents a presentation on Wareham's role in the War of 1812, will be given by Malcolm Phinney.

Litter Cleanup will take place on May 16th from 9am-3pm, May 17th from 10am-2pm, May 18th from 10am-2pm and May 19th from 9am-3pm. All bagged trash can be dropped off at Municipal Maintenance on Charge Pond Road where a dumpster will be located and paid for by A.D. Makepeace. If anyone has trash to drop off they can call the Harbormasters Office at 508-291-3100 x 3186 or email Mary Bruce at marybruce89@yahoo.com.

The 2014 Business to Business Expo will be held on Thursday, May 29th at the Bay Pointe Golf Club from 11am-2:30pm. Cost is \$25 per person or tables of 8 for \$175. You can also register online at www.capecodcanalchamber.org

4. CITIZENS PARTICIPATION

Present before the board: Sandy Slavin

Ms. Slavin stated that the Guide to Walking Trails is currently only available online and hopefully CEDA will be printing some. Ms. Slavin also said that it would be nice if the Master Plan has something in it for the derelict and delinquent buildings. Ms. Slavin also stated that on June 19th the Historical Society will have Marie Strawn present to show post cards from the Cape Cod Canal. Ms. Slavin also asked about the article at town meeting about the year round liquor license going to a business that isn't open year round.

Present before the board: Mrs. Rosario

Ms. Rosario was before the board with the same issue she has been having for many years. She said that the Dunkin Donuts speakers located at the Tedeschi on Glen Charlie Road is very loud and she has asked several times for it to be lowered and it hasn't happened.

SELECTMEN/SEWER COMMISSIONERS MEETING - 5-13-14 (CONT'D)

Present before the board: Chet Haitsma

Mr. Haitsma wanted to discuss the hotel motel guest and cabin regulations however; the board stated that it something placed on the agenda later in the meeting.

Present before the board: John Salerno

Mr. Salerno was before the board asking if someone could place some barrels in the crosswalks until they get painted.

5. LICENSES & PERMITS (none)

6. TOWN BUSINESS

a. Issuance of Retirement Certificate

The board read a Certificate of Recognition to Douglas Jacinto on his retirement (as attached).

b. Review of Board of Health hotel, motel, and guest cabin regulations.

Selectman Whiteside spoke about the regulations, some of the regulations would be to limit the stay to 3 weeks. Many towns are in the process of adopting the same regulations. The Board of Health and the concept was introduced and it wasn't voted on but they were in favor of moving forward on this regulation. If they do decide to adopt this regulation they will have a hearing and it will be noticed.

c. Local Emergency Planning Committee – Lt. Walcek.

Present before the board: Lt. John Walcek, Captain Dias, Sue Marriott

Ms. Marriott was before the board talking about the Community Emergency Response Team she is interested in putting together. She has gone through special training and this is an emergency volunteer program that FEMA sponsored. She said that this team would prepare local volunteers and teaches them what to do in an emergency. She said that she would like to run this program. Captain Dias said that the Onset Fire Department is in support of this program. Lt. Walcek stated that Bob Ethier has done a phenomenal job and as well. Selectman Whiteside stated that this is an important plan and thanked them for their work. Selectman Holmes also stated that it's a great idea and if we keep adding a component things will get better. Mr. Sullivan also thanked everyone for their hard work.

d. Consolidation of Committees – cont'd discussion.

The board would like to continue this discussion since some boards still continue to have issues with quorums and look for committees that have commonalities.

e. Continue and possible vote on policy 02-08

Selectman Teitelbaum stated that some of the changes in this policy should read. The first line - it is the policy of the Board of Selectman that **NO** commercial activity shall

SELECTMEN/SEWER COMMISSIONERS MEETING - 5-13-14 (CONT'D)

be permitted to take place on any Town-owned property **including but not limited to Beaches, Parks, Forests, Public Ways, Parking Lots, Buildings, Conservation & Recreation areas, Fields & Grounds, Playgrounds and Cemeteries.** He also said that the policy should read without a permit for the **Board of Selectmen** rather than the Office of the Selectmen. Some discussion also ensued about for private purpose. This will be brought up at a future meeting to vote on the changes.

f. Focus group report.

Selectman Slavin stated that Bridgewater State University setup 4 groups which met with business and residents of the town to find out what is working and what isn't and what changes are needed in town.

g. Update and discussion Bay Pointe Land.

Attorney Bowen discussed some of the options with the land. He said first the town can do nothing, or they could have an invitation to bid and accept the highest bid or they could put out an RFP and place criteria's for the site. This would then need to go before Town Meeting and it could be done in two ways, first placing an article on town meeting or 2nd by seeking an RFP now prior to Town Meeting, select the RFP that best suits the town and bring that proposal to Town Meeting. Some discussion ensued and the board would like the Representatives from Bay Pointe and the CEDA board to appear before the board so the board understands what they have planned.

h. Discussion and possible vote on new Assessor.

Mr. Sullivan stated that he has offered the position of Director of Assessing to Jacqueline Nichols and read a memo (as attached).

MOTION: Selectman Tropeano moved to ratify the appointment of Jacqueline Nichols as the Director of Assessing. Selectman Whiteside seconded.

VOTE: 5-0-0 (Unanimous)

i. Special municipal employee exemption status request.

Attorney Bowen stated that after last week's meeting he did get in contact with the State Ethics Commission and they also concur that the entire CPC board would need to be given Special Municipal Employee Status and cannot be given to just one individual.

j. Vote and approve special election warrant.

Selectman Whiteside moved the election warrant (as attached). Selectman Holmes seconded.

VOTE: 5-0-0 (Unanimous)

k. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

The Compressor at Municipal Maintenance broke down and Mr. Menard has offered to donate one.

SELECTMEN/SEWER COMMISSIONERS MEETING - 5-13-14 (CONT'D)

MOTION: Selectman Tropeano moved to accept the gift of the compressor.
Selectman Whiteside seconded.

VOTE: 5-0-0 (Unanimous)

The board had before them a certificate of congratulations for Timothy Reilly for earning the Boy Scouts highest honor of Eagle Scout.

MOTION: Selectman Tropeano moved to sign the certificate. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

7. TOWN ADMINISTRATOR'S REPORT

a. Discussion and possible vote on new Director of Assessment position.
This was discussed under consent agenda.

b. Vote to accept gifts for Swifts Beach Playground repair.
The Swifts Beach Improvement Association has collected \$250 for repairs to the park at Swifts Beach. They would like to have the Municipal Maintenance department do the work. The board will be doing the repairs on the playground since Municipal Maintenance doesn't have the manpower to get this done.

MOTION: Selectman Tropeano moved to accept the donation of \$250. Selectman Whiteside seconded.

VOTE: 5-0-0 (Unanimous)

c. Plymouth County pension funding bonds.
Mr. Sullivan attended the Plymouth County Retirement meeting along with Mr. Foster. He asked that the Selectman send a letter of support on Senate House Bill # 3377 to Senator Pacheco and the Senate Ways & Means. Over 20 years this would be a savings of \$12.8 million. The Plymouth County Retirement has one of the best in the Country.

MOTION: Selectman Tropeano moved to send the letters the Town Administrator has requested and authorize the Chairman to sign. Selectman Whiteside seconded.

VOTE: 5-0-0 (Unanimous)

d. Schedule Powers & Sullivan (Craig Peacock) for discussion on Management letter/Audit.
The Finance Committee will be invited to the June 3rd meeting to discuss.

8. LIAISON REPORTS

Selectman Holmes would like to talk about the Everett School on the next agenda. Selectman Whiteside mentioned that Sal Pina should also be in attendance.

SELECTMEN/SEWER COMMISSIONERS MEETING - 5-13-14 (CONT'D)

Chairman Slavin attended an MPO meeting and they discussed the Tips draft for FY2015 also the Route 6 & 28 project which is scheduled for FY2017. The cost for that project is going to cost \$14 million. Chairman Slavin stated that they also discussed that unless the Government decides to fund the projects they could be in jeopardy. A letter should be written in support of these projects to Rep. Keating as well as the State Senators.

MOTION: Selectman Whiteside moved to have Chairman Slavin send the letters of support. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

The Planning Board met last night and the Dollar General Store hearing went well. Also approved was the Tihonet Solar Site in West Wareham.

9. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Approval of executive session minutes of April 22, 2014.

MOTION: Selectman Tropeano moved to approve and hold the executive session meeting minutes of April 22, 2014. Selectman Whiteside seconded with one correction.

VOTE: 3-0-2 (Selectman Holmes & Teitelbaum abstained)

- c. Request for the use of Town Roads by the Summer of Celebration 2014 from the Summer of Celebration Parade on July 12, 2014 from 8am-12pm.

MOTION: Selectman Tropeano moved to approve the request for the use of Town Roads by the Summer of Celebration 2104 for the Summer of Celebration 2014 on July 12, 2014 from 8am 12pm. Selectman Holmes seconded.

VOTE: 5-0-0 (Unanimous)

10. ADJOURNMENT

MOTION: Selectman Whiteside moved to adjourn. Selectman Teiteblaum seconded.

VOTE: 4-0-0 (Unanimous)

11. SIGNING OF DOCUMENTS APPROVED BY THE BOARD.

Respectfully submitted

Janet Wilson

Department Assistant

The foregoing minutes were submitted to the Board of Selectmen/Sewer Commissioners on:

Attest:


Patrick Tropeano, Clerk

SELECTMEN/SEWER COMMISSIONERS MEETING - 5-13-14 (CONT'D)

Date Signed: 5-27-14
Date sent to the Town Clerk: 5-29-14



COMMONWEALTH OF MASSACHUSETTS
TOWN OF WAREHAM
OFFICE OF THE TOWN CLERK

Attachment 5/13/14
Meeting minutes

PLYMOUTH, SS

To the Constables of the Town of Wareham:

GREETINGS:

In the name of the Commonwealth you are required to notify and warn the inhabitants of the Town of Wareham who are qualified to vote in the special town election to vote at:

Precinct 1 - Memorial Town Hall, 54 Marion Road Precinct 4 - Decas School, 760 Main Street
Precinct 2 - Hammond School, 13 Highland Ave Precinct 5 - Decas School, 760 Main Street
Precinct 3 - Minot Forest, 63 Minot Avenue Precinct 6 - Minot Forest, 63 Minot Avenue

on TUESDAY, JUNE 17, 2014, from 8:00 A.M. to 8:00 P.M. to cast their votes in a SPECIAL TOWN ELECTION for the following question:

QUESTION 1:

Shall the Town of Wareham be allowed to assess an additional \$4.5 million in real estate and personal property taxes for the purposes of funding town and school operating expenses and capital expenses for the fiscal year beginning July First, two thousand and fourteen?

YES _____ NO _____

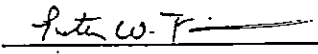
Hereof fail not and make due return of this warrant with your doings thereon at the time and place of said election.

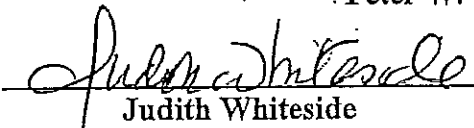
Given under our hands this 13TH day of MAY, 2014


Alan H. Slayin, Chairman


Patrick G. Tropeano, Clerk


Stephen M. Holmes


Peter W. Teitelbaum


Judith Whiteside

Board of Selectmen in the Town of Wareham

Constable

Date

POSTED AT:

Memorial Town Hall
West Wareham Post Office
Onset Post Office

Wareham Free Library
East Wareham Post Office
Wareham Police Department

Last day to post Warrant: JUNE 10, 2014



TOWN OF WAREHAM

54 Marion Road
Wareham, MA 02571

Attachment to 5/13/14 meeting minutes

Derek D. Sullivan
Town Administrator
(508) 291-3100 x 3110
(508) 291-3124 FAX
dsullivan@wareham.ma.us

Memo

To: Board of Selectmen
CC: Board of Assessors
From: Derek D. Sullivan, Town Administrator
Date: Tuesday, May 13, 2014
Re: Appointment of Director of Assessing

The Director of Assessing posting received eleven applications of which eight applicants were interviewed.

The interview team consisted of Selectmen Judith Whiteside, Board of Assessors Chairman Steven Curry, Finance Director John Foster, and me. The interviews were conducted on two separate days.

After all the interviews were completed the interview team was polled to see if they had a clear number one choice. The unanimous consensus was that Ms. Jacqueline Nichols was the top candidate. I then contacted Ms. Nichols to offer her the position.

I am pleased to announce that Ms. Nichols has accepted the appointment of the Director of Assessing position. The position is a Grade 12 step 5 in the Steelworker's Union with a salary of \$85,453.68. This offer is contingent upon ratification of the Board of Selectmen and Board of Assessors.

We believe that Ms. Nichols' experience as a District Appraisal manager for Vision Government Solutions made her the best candidate for the position. She has had experience with multiple municipal assessing departments and can bring best practices to our Town. She has the commercial and residential experience to go back to the practice of in-house revaluations which can save the Town much needed money. In fact, this year we hired Vision Government Solutions to conduct the Triennial Commercial and Residential revaluation at a cost of \$104,000. This was not something the other candidates offered the Town.

Ms. Nichols proposed start date is June 2, 2014. I have attached Ms. Nichols letter of interest and resume for your review.

I respectfully request that the Boards of Selectmen and Assessors vote to affirm this appointment.

Jacqueline Nichols

102 CROCKER NYE RD • OAKHAM, MASS. 01068
PHONE 508-864-2206 • E-MAIL NICKI2259@AOL.COM

SUMMARY OF QUALIFICATIONS

- 20+ Years Real Estate Appraisal Experience
- 9+ Years Mass Appraisal and Revaluation Experience
- 10+ Years Supervisory Experience
- Excellent customer service and communication skills
- In-depth knowledge of revaluation and appraisal methodology
- Former Member Board of Assessors Oakham, Mass

ACCREDITATIONS

- Massachusetts Accredited Assessor designation No.1057 earned in 2006
- Certified General Real Estate Appraiser in Massachusetts, Connecticut and New York
- Certified Revaluation Supervisor in Connecticut
- Certified Revaluation Appraiser in New Hampshire
- Approved Project Supervisor in Vermont

EMPLOYMENT

Vision Government Solutions, Northboro, Mass.

8/2010-Present District Appraisal Manager

- Direct supervision of 11 Project Managers and Staff Appraisers
- Schedule, implement and monitor all phases of revaluation contracts as assigned to District
- Produce revenue projections and monthly billing reports
- Create and present public relations materials for projects
- Establish and nurture client relationships
- Responsible for staff recruiting and district team development
- Maximize staff efficiency to meet project deadlines
- Engage in marketing and client education through client meetings and seminars

4/2006 -8/2010 Project Manager

- Perform revaluation projects and complex appraisal assignments
- Establish valuation parameters based on jurisdictional preferences

Attachment to 5/13/14
meeting minute

BOARD OF SELECTMEN



Wareham, Massachusetts

Awards This Certificate
of
Recognition
to

DOUGLAS J. JACINTO

For his many years of loyal and dedicated public service to the Town of Wareham as a Patrol Officer in 1979, Detective in 1996, Sergeant in 1997, and Detective Sergeant in 2009. His assistance, guidance, and outstanding leadership are greatly appreciated.

We, the Board of Selectmen, commend you for your years of service and as you retire, we wish you good health and happiness in your future endeavors.

Signed this 13th day of May 2014.

WAREHAM BOARD OF SELECTMEN

Alan H. Slavin, Chairman

Patrick G. Tropeano, Clerk

Stephen M. Holmes

Peter W. Teitelbaum

Judith Whiteside