

## Selectmen's Meeting Minutes 7/25/11

### Board of Selectmen Meeting Minutes 7/25/11

The Easton Board of Selectmen met this evening at the Easton Town Offices, Selectmen's Office, 136 Elm Street, with Chair Colleen Corona presiding.

Members present: Colleen Corona, Ellen Barlow, Sean Noonan, Dan Murphy, Todd Gornstein and Town Administrator David Colton

Corona called the meeting to order at 7pm and noted that this meeting is televised.

#### One day liquor license requests

Easton Rod & Gun Club

Applicant Arthur Martell was present and explained the request for a one day all alcohol license for a clam bake on September 11, 2011 from noon – 6pm at the Easton Rod & Gun Club – 112 Howard Street, Easton.

**Voted:** (Barlow/Noonan) voted unanimously to approve the one day license

*Stonehill College, Inc. (3 licenses)*

An all alcohol license for the National Basketry Organization Dinner on August 2, 2011 from 6pm – 10pm in the Martin Institute

An all alcohol license for the National Basketry Organization Reception on August 5, 2011 from 6pm – 10pm at the Martin Institute

An all alcohol license for a Crescent Credit Union function on September 28, 2011 from 4pm – 9pm at Alumni Hall

**Voted:** (Barlow/Noonan) voted unanimously to approve the requested one day licenses for Stonehill College

#### Ambulance bill abatements

Chief Tom Stone was present and explained the third request for abatements for FY'11. The total amount requested is \$1,852.10. For FY'11 the total amount of requested abatements was \$9,200.63; a small percentage of what is billed and most likely involves 10-12 patients throughout the year. After the billing company goes through their process, patients or families of the patients will request abatements if the patient is deceased and there is no way to collect or if there is a financial hardship. Documentation is required to show the financial hardship and they have to meet the criteria.

Barlow asked if the economic downturn has had an impact on collections. Stone suggested the economy probably doesn't help but throughout the year, some of the abatement requests may be repeat patients that require transportation several times throughout the year.

**Voted:** (Murphy/Gornstein) voted unanimously to approve the abatements as requested

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### Environmental Assessment – Chestnut Street Fields

Planning Director Brad Washburn and Land Use Planner Stephanie Danielson were present. Corona spoke of discussion about the possibility of contamination on the proposed fields. Colton noted he went out to the site and met with a few people that were making the assertion and as it turned out, they were looking at the wrong property; it was property adjacent to the fields that they had concerns. Colton confirmed that this is a perfectly clean site.

Danielson spoke of the company hired to do the Phase I Environmental Site Assessment which is standard practice. Danielson noted the company is very reputable. During the visual inspection, they observed solid waste dumping, wood and concrete debris, household debris, scrap metal; no staining or odors indicative of hazardous materials. They found no detectible levels of petroleum. Four site samples were taken from the site. There was no release of oils or hazardous materials.

Corona noted the importance of having clean fields. Murphy asked who monitors the site during construction. Danielson noted she is trained to do this and this is part of her role. Danielson also noted there was no impaired vegetation on the site and she will continue to monitor the site.

Colton asked about again about the solid waste dumping. Danielson noted typical household debris; a small amount of a 16 acre site and very contained in a few square yards all in one location. She confirmed that this was not an actual dump site.

Murphy asked about the tank referenced in the report, specifically if the tank was found on site. Washburn noted no. Danielson clarified that any underground tank appeared to be removed.

Colton added it is typical to do a Phase I Assessment, walking the site and the Town took the extra step to do soil testing.

### Purchase and Sales Agreement – Chestnut Street Fields

Washburn noted the Purchase and Sales Agreement in the amount of \$2.3 million with an anticipated closing date of October 3, 2011. The landowner has agreed to maintain the site until November 1, 2011. Washburn referenced sections of the agreement that has the developer check on vegetation.

Noonan asked about grass and the process of planting and asked if we should take the land sooner. Washburn noted the plan of having the fields ready for play next June. Corona noted there are things that the developer needs to do to get the site ready. Colton suggested it to be most likely next fall for full use of the site.

Murphy asked about the irrigation system and asked about the water source. Washburn confirmed a well as the source for the water. Corona asked if the irrigation system be checked in the spring. Washburn confirmed that when the field is finished, the Town's consulting engineer will be checking the fields and they will also be having the Town check the irrigation system to be sure it is sufficient.

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Murphy asked if the Town had to put money down on the site. Colton confirmed we have given no money down and the developer has to do certain things before we close. Colton noted the seller Al Endriunas is here to answer questions the Board may have.

**Voted:** (Noonan/Barlow) voted unanimously to approve the Purchase and Sales Agreement

### Naming of Chestnut Street Fields

Meredith Keach, President of Edwin A. Keach Memorial Foundation and sister of the late Edwin Keach and Nick Ventresco, Board member of the foundation and friend of Edwin were present.

Keach noted that in 2003, her brother, Edwin Keach, tragically lost his life in a fatal accident very close to the new fields being built on Chestnut Street. Edwin grew up on Chestnut Street and Keach requested that the Board support the naming of the fields in Edwin's memory. The Foundation has supported various organizations throughout the community and they have been more than willing to do this. Keach spoke of the annual wiffle ball tournament and how it started when Edwin's friends asked the family to run a tournament in his memory. They are now a pending 503C organization. They will continue to support the fields in many ways. Keach reiterated that the Foundation is primarily supported by local organizations. Keach has been in touch with Recreation to get a feel for a scope of the field project.

Ventresco spoke of the Edwin's mission, leadership, sportsmanship and camaraderie. The mission is for the youth and community involvement and they are hopeful to commit funds to the fields as their resources permit.

Corona noted that they are waiting for the Recreation Commission's input and suggested that she personally supports this effort further noting that the family's response to their tragedy was unbelievable and feels that this is such an appropriate name for these fields. The Board spoke in support of naming the fields in Edwin's memory. Barlow asked if there is a Town policy for naming Town properties. Colton suggested no, if the Town owns the facility, it is up to us to create a name. Noonan spoke in support of naming a field after Edwin and offered a suggestion of naming part of the field for Edwin and possibly naming other fields for other people. Colton suggested that this will be part of the conversation with the Recreation Commission. Gornstein spoke of his support of the naming concept and suggested the family should be proud.

After discussion, Corona confirmed that the Board will not vote on the name this evening because we are waiting for the Recreation Commission.

Keach announced the Wiffleball Tournament scheduled for August 6<sup>th</sup> and stated that registration for the tournament is now open.

### Interviews for vacancy on the Planning Board (alternate)

Corona noted the difficult of only having one opening for two candidates.

*Murphy recused himself and left the room at 7:30pm.*

### *Deric Lipski*

Mr. Lipski introduced himself and noted he is a local real estate agent and made reference of his children in the school system. Lipski spoke of his knowledge of the zoning laws and the fact that

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he wants to learn more. He spoke of his interest in helping the community and give back while gaining knowledge of the community. Corona asked about any other volunteer experience. Lipski stated that he and his wife also volunteer at the Parkview School PAC and his desire to become more involved in the community.

Barlow asked about his real estate experience and how this relates to zoning, specifically if there is zoning he would like to see changed. Lipski confirmed that he doesn't want to change zoning, just understand it more.

### *John Varella*

Varella noted his desire to apply for the vacancy on the Planning Board and to maintain the character of the Town. Varella suggest that the Planning Board has done a lot with height restrictions, signage to help the community. Varella expressed concern with the South Coast Rail coming through town; he would like to assist with the decision making.

Corona asked if he has volunteer experience. Varella spoke of his volunteer experiences with the Natural Resources Trust and as a Member of the Historical Society and the Easton Children's Museum. Corona clarified that as a member of the board, you are not to stop development. Varella understood the role.

Barlow asked how his legal expertise may help on the Planning Board. Varella noted he has spent a lot of time reading code, bylaws and has training that would be of assistance,

**Voted:** the Board voted unanimously of those present by roll call to appoint John Varella to the Planning Board as Alternate  
*Gornstein-Varella; Corona-Varella; Barlow-Varella; Noonan-Varella*

On behalf of the Board, Corona thanked both candidates for applying and encouraged Lipski to apply for something else in the future.

Murphy returned at this point of the meeting (7:30pm).

### Rent Control Legislation

Colton noted that Town Meeting authorized rent control and requested that the Board send the Rent Control Bylaw to the Legislature.

**Voted:** (Barlow/Noonan) voted unanimously to send the Rent Control Bylaw to the Legislature

### Contracts for DPW vehicles – MHQ Municipal Vehicles, Inc.

Corona referenced the two trucks approved for funding at town meeting. Corona noted the copy of the approved Capital Budget submitted as part of the record of what was approved at town meeting.

**Voted:** *(Noonan/Gornstein) voted unanimously to approve the contracts for two DPW vehicles (\$39,562) (\$34,975)*

### Contracts for Water vehicles – MHQ Municipal Vehicles

Colton explained the appropriation at town meeting

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**Voted:** *(Barlow/Noonan) voted unanimously to approve the contracts for two Water vehicles (129,609) (\$28,295)*

### Audit Committee appointment

Corona referenced the volunteer form submitted by Jonathan Pike.

**Voted:** the Board voted unanimously by roll call to appoint Jonathan Pike to the Audit Committee

*Gornstein-Pike; Murphy-Pike; Corona-Pike; Barlow-Pike; Noonan-Pike*

### FY'12 Budget Update

See the attached PowerPoint presentation prepared by Town Administrator David Colton. Colton referenced the presentation from 2008 – 2012. The FY'08 budget was the first budget prepared by Colton and this was before the recession. Labor Cost Comparisons from 2008 vs. 2012 including wages and health insurance were viewed. Average Annual Growth Rate was shown. Corona acknowledged that we changed our health insurance to reflect a 0% premium increase but and we increased co-pays, etc.

Colton noted that the average Cost of Living Adjustment (COLA) has decreased over this period of time and this year we are working toward 0% COLA. Equipment and Facilities FY2008 vs. 2012 and debt service was discussed. Corona noted that borrowing sustains our bond rating. Revenue growth for this period of time was also discussed. State Aid to Easton from 2008 – 2012 was viewed. Expenditures for 2008 – 2012 were also discussed. Corona suggested that the Department of Revenue website allows you to see comparisons of different communities.

In summary, projecting 2013 and beyond Colton plans to do the following:

1. Measure the impact from the new health insurance law – Chapter 32B affecting municipal health insurance
2. Predict local aid – we may see an increase in local aid in the fall
3. Assume little or no use of reserves
4. Bargaining with Educators and Firefighters June 30, 2012 both these contracts are up
5. Be realistic about revenues that are sensitive to economic conditions
6. Be realistic about the Snow & Ice budget

Murphy asked about the status of returning activated military firefighter. Colton noted sometime in the fall. The Chief has called for the civil service list so we will move forward with hiring another firefighter which will help to get the third station re-opened.

Colton will provide another update in the fall.

Corona thanked Colton for planning ahead.

### Proposed changes to the Selectmen's summer schedule

Corona reference the current Selectmen's Meeting Schedule and proposed the following change:

cancel the August 8<sup>th</sup> meeting  
add a meeting on August 15<sup>th</sup>

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cancel August 29<sup>th</sup>  
meet on Tuesday, September 6<sup>th</sup> .

Colton clarified that on August 15<sup>th</sup> , we will get a preview of the things that will be taking place in the fall for the closing of the Shovel Works project. Special Counsel Rebecca Lee will be present at this meeting.

### Shovel Works Development update

Colton updated the Board on the Shovel Works project and referenced the upcoming bids for the Wastewater Treatment Plant. The Shovel Works closing is pending this fall and talks continue with Beacon on the financing.

### Contract amendment #1 North Easton Village Collection System Design – Woodard & Curran

Colton referenced the amendment needed to do a more detailed survey of the Main Street area; expanding the area of survey to include more of Main Street. More details were needed to use the survey for more than just sewer.

**Voted:** (Noonan/ Murphy) voted unanimously to approve the contract amendment as proposed

### Minutes

**Voted:** (Barlow/Noonan) voted unanimously to approve general minutes dated 6/20/11

**Voted:** (Noonan/Gornstein) voted unanimously to approve general minutes dated 7/11/11

**Voted:** (Noonan/Gornstein) voted unanimously to approve executive session minutes dated 6/20/11

### Town Administrator Notes

None

### Press notes

None

### Selectmen's notes

None

**Voted:** (Barlow/Noonan) voted unanimously to adjourn (8:20pm)

*Respectfully submitted,  
Mary Southworth*

### ***List of Documents and Other Exhibits Used:***

Agenda Notes

Phase I – Environmental Site Assessment – Chestnut Street Fields property

P&S Agreement – Chestnut Street Fields property

Ambulance bill abatement request

Rent control memo

Rent control Bylaw

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FY'12 Capital Budget

MHQ Municipal Vehicle contracts (4) DPW /Water

Selectmen's Meeting Schedule

Volunteer Form Audit Committee – Jonathan Pike

Contract amendment #1 – Woodard & Curran, Inc. – N.E. Village Collection System Design

General Minutes 6/20/11; 7/11/11

Executive Session Minutes 6/20/11

Volunteer form for Planning Board – Deric Lipski

Volunteer form for Planning Board – John Varella

Town Administrator Power Point Presentation - Budget

# Perspectives on the Easton Town Budget 2008-2012



David A. Colton  
Town Administrator

# Labor Cost Comparison

## Fiscal Year 2008

DPW Heavy Equipment  
Operator

Base Wages            \$49,077

Health Insurance    \$11,337

**Total:            \$60,414**

Health insurance  
18.7% of the total

## Fiscal Year 2012

DPW Heavy Equipment  
Operator

Base Wages            \$53,500

Health Insurance    \$13,585

**Total:            \$67,085**

By 2012 it has grown  
to 20.2%

# Average Annual Growth Rate

- Base Wages: 2.25%
- Health Insurance: 4.96%
- Total Labor: 2.76%

**Since 2008 the cost of Health Insurance has grown at TWICE the rate of wages**

# Equipment and Facilities

## FY 2008 Debt Service

- Regular non-exempt/non-enterprise fund principle and interest payments:

**\$1,208,769**

As percent of operating revenue:

**2.16%**

## FY 2012 Debt Service

- Regular non-exempt/non-enterprise fund principle and interest payments:

**\$1,192,782**

As percent of operating revenue:

**1.93%**

# 2.54% Revenue Growth

## Fiscal Year 2008

- Operating Revenue from Taxation, Local Receipts, & State Aid:

**\$55,998,019**

## Fiscal Year 2012

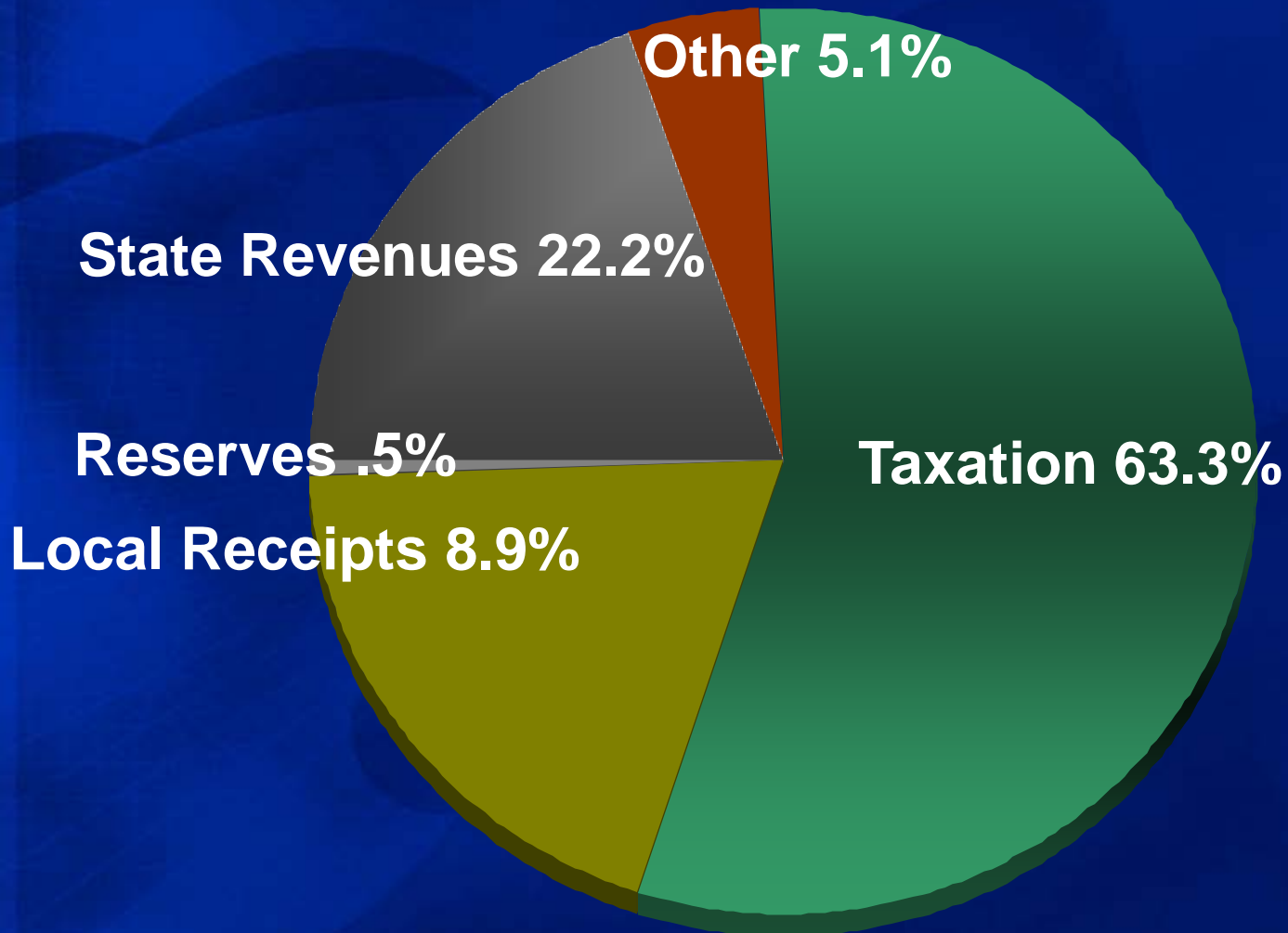
- Operating Revenue from Taxation, Local Receipts, & State Aid:

**\$61,687,133**

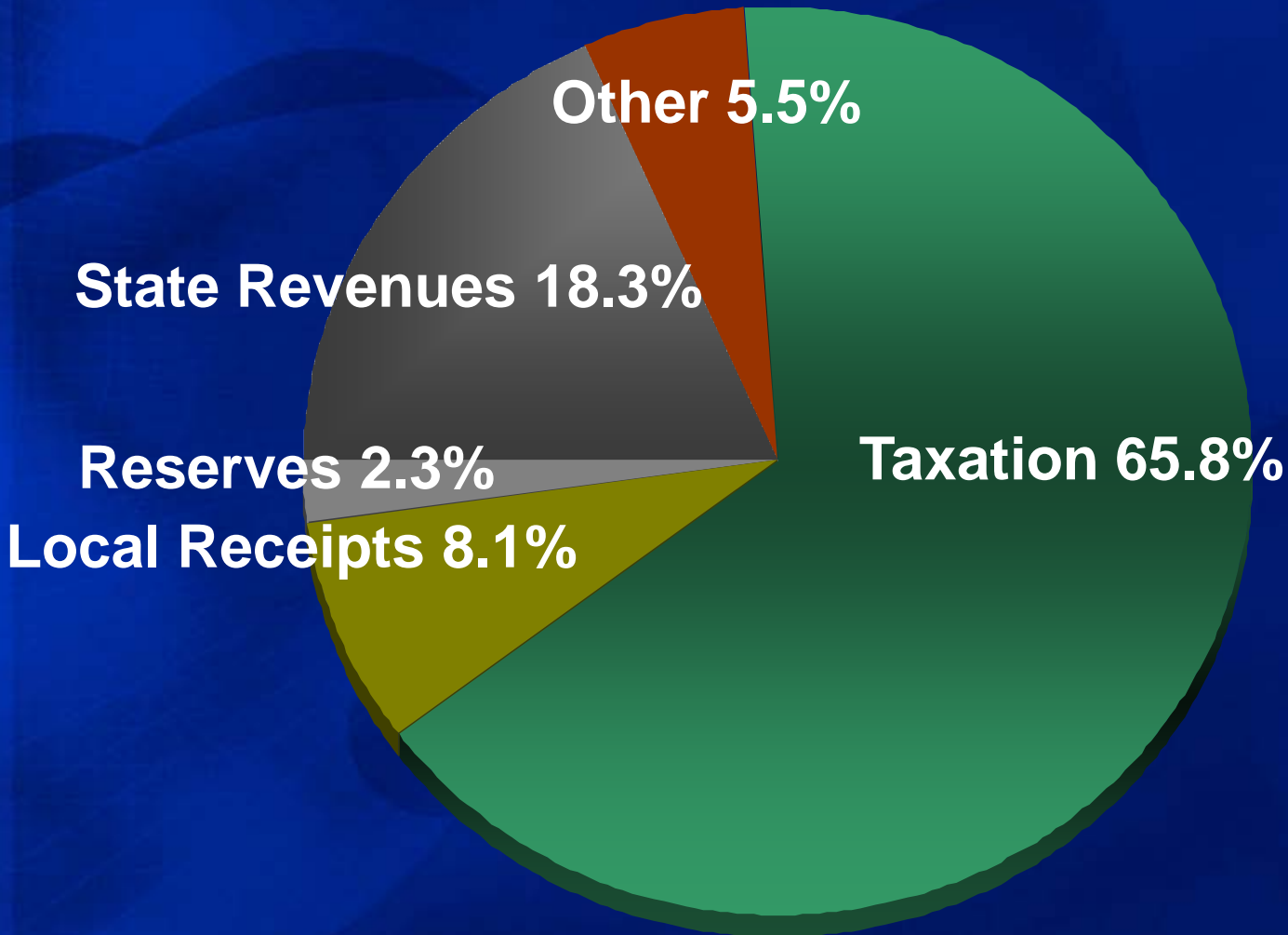
# Everything Else

- If Labor Cost is growing at **2.76%**, and
  - Debt Service is essentially level, and
  - Revenue is growing at **2.54%**, then
- 
- **EVERYTHING ELSE IS SHRINKING AT THE RATE OF 0.22% Per Year!!!**

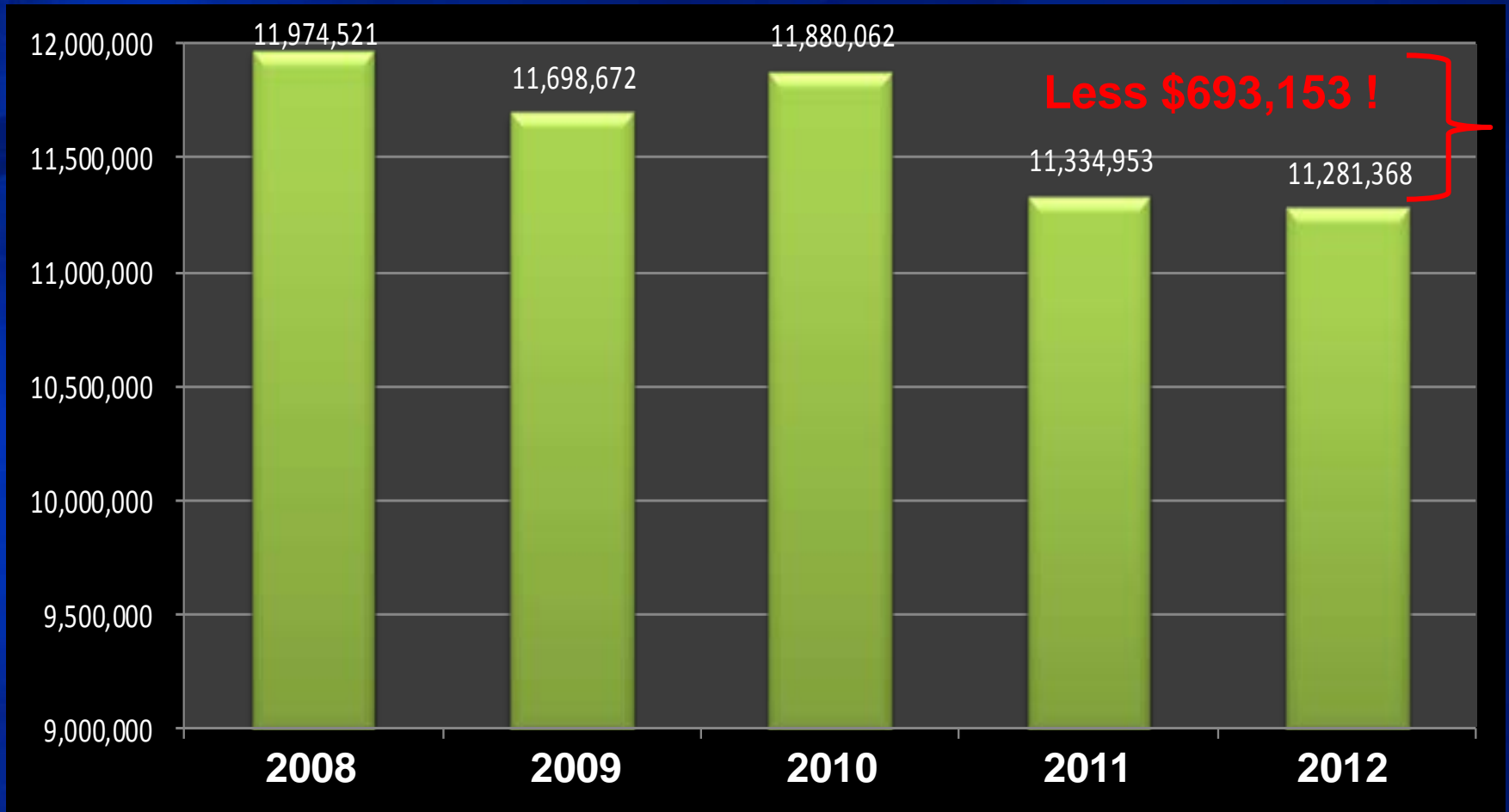
# Revenue Sources in FY 08 Budget



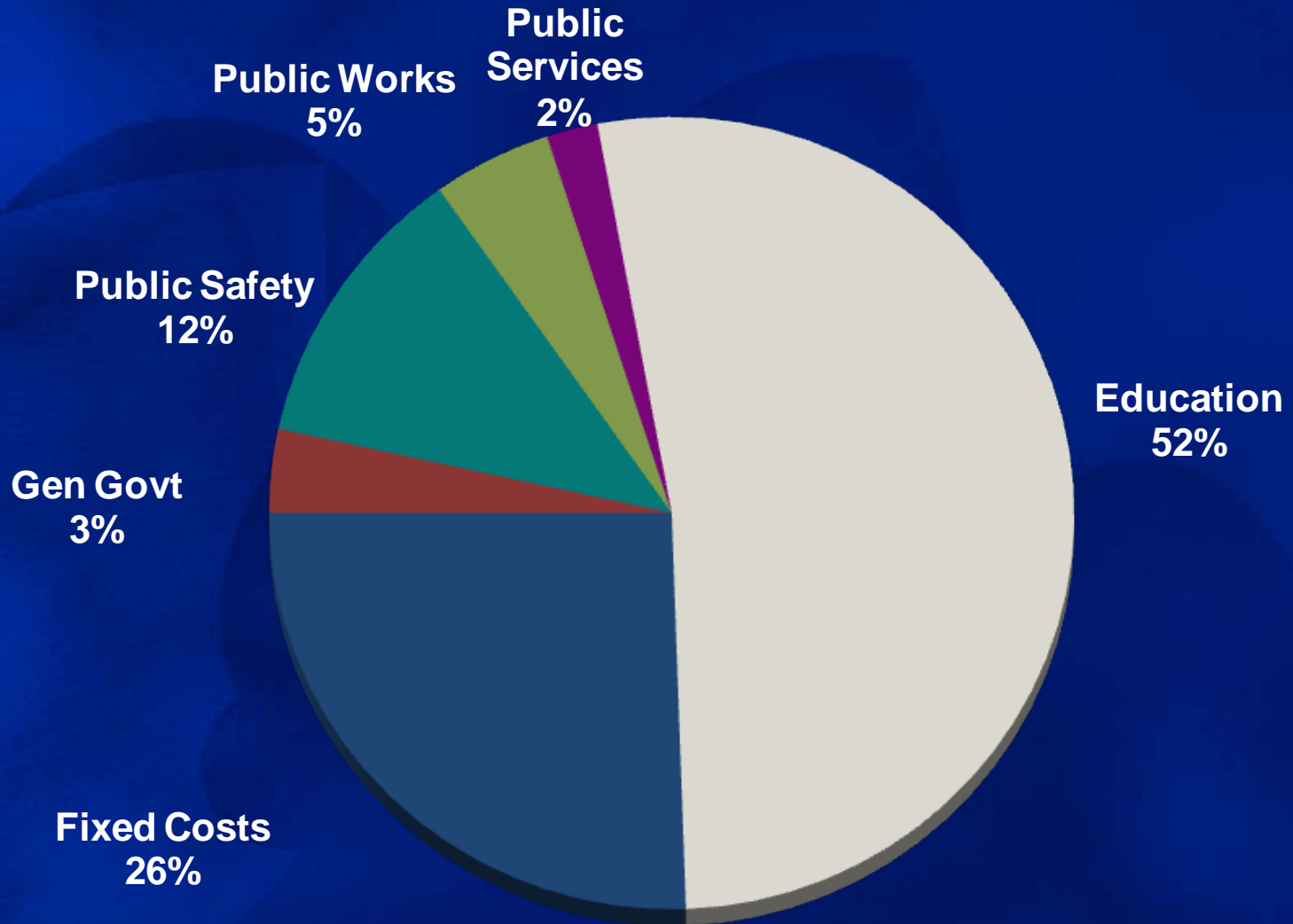
# Revenue Sources in FY 12 Budget



# State Aid to Easton



# EXPENDITURES IN FY08 BUDGET



# EXPENDITURES IN FY12 BUDGET

