

**Board of Selectmen
Meeting Minutes
10/24/05**

The 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, John Haederle, Charles King, Colleen Less, Irwin Cohen and Town Administrator Martha White.

Chair Colleen Corona called the meeting to order at 7:00pm.

Meeting with Southeastern Regional School regarding Easton's fee assessment reduction

Southeastern School Superintendent Jim Hager was present. Hager spoke of the 05 assessments and the increased transportation funding from the state. \$12,655 is being returned to the Town of Easton. The board thanked Mr. Hager for the information.

Public participation

Ann Martin of 1 Martin Terrace suggested that the Town of Easton purchase Doug King's building (the former NEG school). Martin suggested that the town office building, school administration and other small departments could be accommodated in this building. The building is handicapped accessible, has a large meeting room, and a large parking area. The current town office building is not efficient. D. King currently has a rental income of \$12,000 monthly and would be willing to sell the building to the town. Martin suggested that the Selectmen could suggest ways to fund the purchase. White spoke of the Public Facilities Study Committee (PFSC) and its report. The study looked at different options for the town offices including new construction, an addition to the existing town office building or adding an addition to the NEG School. At that time, the study suggested that moving to the NEG School was the least cost effective. That study at that time was based on the municipality doing the construction which is very costly due to prevailing wage and other laws. The current proposal of the town buying D. King's building is different, as King has already renovated the building. King's building is approximately 35,000 square feet. Martin further suggested that the Water Division could move to this location. Haederle suggested the potential benefits of consolidating departments, specifically the efficiencies and the rents that would be saved. He suggested that the board look into this idea further noting that this idea may revitalize the downtown area. C. King also spoke of the concept and the importance of the downtown area. Martin suggested that she has already spoken to lots of citizens and the idea has been supportive. Martin spoke of the various options for the current town office building. White spoke in favor of the concept but further noted her concern about money. White suggested that further discussion should take place as a future agenda item. White suggested that the board would want to prioritize an override for the budget over debt exclusion for this purpose. Haederle agreed that this idea warrants a future agenda item but disagreed that we would need a debt exclusion override to pay for the cost. White spoke of the procurement laws and how the law hinders our ability buy and sell property. Less referred to the PFSC report and questioned the amount at that time to do the renovations. The board suggested the figure might have been over \$8,000,000. Cohen asked what D. King might ask as a sale price. Martin suggested that D. King might ask \$7,500,000. Martin suggested that she would be willing to do research with the other communities to see if they have done anything similar. White will provide the board copies of reports dealing with Town Office space and NEG.

Easton Country Estates

White spoke of the changes since the last discussion. See attached memo. Overall, within the entire subdivision, we still have a net gain of two affordable units. Effectively now, the only change within the subdivision is lot #59 would remain vacant. White noted the abutters were notified of these changes. Cohen asked about the \$45,000 in attorney's fees. White noted that this amount represents the fees on the contempt issue.

On Less' motion, seconded by Cohen, the board **voted unanimously** to approve the Judgment Regarding Complaint of Civil Contempt.

On Less' motion, seconded by Cohen, the board **voted unanimously** to authorize Attorney Joseph Hamilton to execute the Joint Motion for Entry of Judgment.

Request for waiver of water fee for Veterans Memorial Park

On King's motion, seconded by Haederle, the board voted unanimously to adjourn the Selectmen's meeting and reconvene after a Water Commissioner's hearing.

On Less' motion, seconded by Haederle, the board voted unanimously to convene a Water Commissioner hearing.

VFW member Dave Brown was present. Brown spoke of the Veteran's Memorial Park and the new water hook up. Brown commended the Water Department employees for their work installing the water service. Brown spoke of the \$500 system use fee and the request for waiver.

On Less' motion, seconded by Haederle, the board **voted unanimously** to approve the waiver the fees.

Brown asked the Easton citizens to let the VFW know of Easton veterans that were in the Korean War. June, 1950 – January 1955.

White suggested that we could put this information on the town's website.

On Less' motion, seconded by Haederle, the board **voted unanimously** to adjourn the Water Commission hearing.

On King's motion, seconded by Haederle, the board **voted unanimously** to reconvene the Selectmen's meeting.

P&S agreement for 33 Bay Road – Chapter 61 property

White explained the need to sign the new P&S Agreement. The time for performance will change from 11/4/05 to 11/15/05. White asked that the board vote to approve and execute the document with this change. White further noted that the town meeting vote limits for Water Division purposes only.

On Less' motion, seconded by Haederle, the board **voted unanimously** to approve the P&S agreement as suggested. See attached document.

Consideration of road salt contract for DPW – American Rock Salt Co., LLC

White explained that this is not a SERSG bid. This is bid through the Plymouth consortium. The DPW has purchased road salt through this group for years.

On Less' motion, seconded by Haederle, the board **voted unanimously** to approve the contract with American Rock Salt at \$42.37 per ton, not to exceed \$148,295.00.

Liquor License Violation Policy 36A

Corona thanked Less for her help in creating this policy. See attached policy. Corona referred to her attendance at a recent ABCC training session. The Town of Weymouth's policy was tested through the courts and is recommended by the ABCC and is seen as fair and equitable. Less suggested that since Weymouth has withstood the legal test, Easton should also follow this policy. See attached.

The board discussed the policy at length and agreed that there is still is flexibility within the policy.

On Less' motion, seconded by Haederle, the board **voted unanimously** to change the minimum/maximum sanctions in the second offense to 3 day minimum – 6 day maximum and the third offense to 6 day minimum to 12 day maximum.

On King's motion, seconded by Haederle, the board **voted unanimously** to approve the policy as amended.

Liquor License Compliance Check Policy – 36B

Corona noted that this policy originated from the ABCC and has been revised for Easton. Cohen questioned the process of using under-age people when conducting STING operations. Corona noted that they are typically college students and may be criminal justice students. King asked if the students are paid. Corona referred to the small stipend. Cohen referred to the STING expression, and prefers to use the phrase "compliance check" instead. Cohen asked who would determine how often we do these checks. Corona noted the checks are done a few times a year, fall and spring and advertised in the local paper prior to the compliance checks. Cohen expressed concern with fairness. Corona noted that they go through the list and do all establishments. Cohen spoke of the electronic license readers and the importance of them. Corona suggested that the word STING would be changed throughout the document.

On Haederle's motion, seconded by Cohen, the board **voted unanimously** to approve policy 36B as amended.

Liquor License Server Training Policy – 36C

It was noted that changes are needed and Town Counsel will review the policy prior to the board discussing the policy again.

Appointment of Deputy Clerk Precinct 1 – Jennifer Keach

On Less' motion, seconded by Cohen, the board **voted unanimously by roll call** to appoint Jennifer Keach as **Deputy Clerk Precinct 1. Haederle-Keach, Corona-Keach, Less-Keach, King-Keach, Cohen-Keach**

Request for waiver of fees under the Selectmen's jurisdiction - May Institute

White spoke of the May Institute's non-profit status and the request for waiver of fees.

On King's motion, seconded by Haederle, the board **voted unanimously** to waive all fees under the Selectmen's jurisdiction for the group home to be built in the Easton Country Estates subdivision.

Cultural Council resignation – Susan Chapman

On Less' motion, seconded by King, the board **voted unanimously** to accept Susan Chapman's resignation.

Special Municipal Employee designations

White spoke of the additional list of Special Employee Designation to be added to the list approved in August (Crossing Guards, Election Workers and CPA Committee members). Corona asked for clarification of the need. White explained the designations. There was no action taken on this item and it was agreed that further clarification is needed and this issue would be discussed again at another Selectmen's meeting.

Veterans Day Parade announcement

White announced the parade to be held on Friday, 11/11 at 11am beginning at the Washington Plaza.

Lions Club Halloween Parade

White announced the parade to be held on 10/30 at 4pm beginning at the YMCA on Barrows Street.

Town Administrator's notes

White spoke of the HUGS organization and their help within the community with respect to domestic violence and child safety issues. HUGS recently held a fundraiser work and raised over \$20,000 for this worthwhile cause.

White also announced that we recently advertised for vacancies on Audit Committee, Cultural Council and Fair Housing Committee and received no responses.

White referred to the recently awarded DEP grant for technical assistance to help design a curbside collection program. A DEP staff person will be assigned to help Easton. White spoke of designing an RFP for single vendor trash pickup. Chuck King is the Selectmen representative on this study group.

White spoke of the formation of a Government Study Committee. White contacted the MMA and they sent information. Corona contacted Norton and Sharon and agreed to work on creating a committee charge.

Press notes

None

Selectmen's notes

Haederle noted that the Town Administrator evaluations are due to him by Friday, 10/28. Corona noted that she might be asking the board for an extension of the evaluation.

The board took a brief recess at 8:15 and reconvened at 8:30pm.

8:30 Interviews with Library Building Committee candidates

Marcia Connors of 11 Jennifer Way was present. Connors noted she is fairly new resident and lived in Canton for over 30 years. Connors spoke of her involvement with Canton's library addition project, specifically her involvement with their Building Committee. Connors noted her expertise and her experience as a past President of

the Massachusetts Board of Library Trustees and her service as a Library Board of Trustee in Canton for over 20 years. Connors' expertise is in interior design and worked with architects on the Canton project. Less asked about experience with the bidding process. She explained her knowledge and her experience in the bidding process. Haederle asked specifically about change orders and addenda's. Connors explained the Trustees' role and working with the Building Committee on the money issues, etc. Corona asked if Connors served on the Building Committee. Connors replied no. King asked how she would handle a situation if she disagreed with something the board was proposing. Connors noted she definitely would speak up on the issue and have her opinion known.

Bill Griffiths of 5 Saratoga Lane indicated that he is co owner of Creative Homes and has lived in Easton for 28 years. He spoke of his construction experience and the process of building custom homes. Griffith noted his familiarity with the building process, change orders, etc. Haederle asked about commercial development. Griffith noted he is not involved with commercial building but he has knowledge. Griffith noted that he is ready for the challenge and would like to serve on the committee.

Doug Mullen of 2 Stonehouse Hill Road referred to his application and spoke of his lifelong experience in construction. He constructed the science building at Stonehill College and has been Clerk of the Works on many worksites. Mullen worked for the Commonwealth of Massachusetts and spent every day at construction meetings dealing with the architects, owners, etc. Corona asked about public bidding experience. He replied no but he had handled the bidding process through other projects. Corona asked about his project management experience. Mullen spoke of the meetings he attended to see that the projects moved forward the way it was intended. King referred to Mullen's experience on various boards and committees. King asked if he would consider the Library Board unique. Mullen said yes. Less noted that the Library Building Committee is modeled after the Municipal Building Committee. Haederle spoke of the HH Richardson/FL Olmsted School project and how the project did not come in over budget and was done nicely.

At this point of the meeting, Corona stated that the Library Directors have voted their appointees. They are all Library Trustee members. Larry Mowatt is the appointee from Historic Commission.

The board **voted by roll call** to appoint Mullen and Griffith to the Library Building Committee.

Cohen-Mullen & Griffith, Haederle- Mullen & Griffith, Less-Connors & Mullen, King-Mullen & Griffith.

On Less' motion, seconded by Haederle, the board voted unanimously to adjourn at 8:50pm.

Respectfully submitted,

Mary Southworth

Approved

Date