



BOARD OF SELECTMEN Selectmen's Meeting Minutes

9/26/11

Televised

Present: Carol Traynor, Rick Pinciario, Earl Baumgardner
Others: Carol McLeod, Rick Spinale, Bob Sinibaldi, Ed Lepore, Kathleen Downey
Minutes by: J. Penney

Call To Order at Town Hall

Called meeting to order at Town Hall at 7:00 PM.

Approve Agenda

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to approve agenda. Vote (3:0)

Approve Minutes

Motion Selectman Baumgardner Pinciario and seconded by Selectman Baumgardner to approve minutes 9/12 and 9/19/11. Vote (3:0)

Appointment

Ed Lepore-Ameresco

MVPC Energy savings program. Guarantees energy savings-self funding project. Largest independent energy services co. in the country. A third party- Peregrine energy group shepherded the process. Energy performance contract savings gets paid over time. Savings component pays for the new efficient equipment obtained. Walk through town buildings has already been done. 2 phases-1 sign an IGA- investment grade audit-small fee 4.5 cents a fee. If you enter into an energy savings agreement you do not have to pay for it. Usually audit fee gets rolled into the project. Ameresco seeks out all available financial rebates and incentives. Min project value is \$500,000. Traynor asks if some things become obsolete in the 20 years. Ameresco would upgrade over the 20 years without pushing out the contract, but the funding would change. Contracts explain in more detail, already approved by MVPC.

Preliminary energy audit. Lepore goes through what he found on the walk through of town buildings. As part of maintenance they would clean fixtures as well. Lepore hands McLeod information on the investment grade audit. They would have to decide on what buildings would be included. Energy savings component is the payback-if savings is not realized they would cut check and make whole. The BOS would like to have McLeod and Spinale sit with Lepore and discuss what buildings to include. He will meet with Rick Spinale within the next week or so. Do not have to follow MA Gen law procurement rules as it is already done with MVPC.

Correspondence

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to file correspondence. Vote (3:0)

Old Business

Will take #6 out of order in old business. Tammy Cameron-Merrimac Liquors is present. Motion previously was approval contingent upon execution of the lease.

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to rescind the previous motion based on the lease being signed first. Vote 3:0

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to approve and sign license contingent on signature of the lease by Oct 14th. Vote (3:0)

Cameron explains that they need the liquor license to close. The current owner has some financial issues to work out before they can close. They feel a week from this Friday would be enough time. They would be willing to come back in to update the selectmen. The current landlord will not sign the release of liens because he is owed money.

New Business

Trying to get meeting together with 3 towns and lease subcommittee. Next Tues Oct 4th. Pinciario will continue to report back.

Baumgardner has not touched base with Anne Jim yet.

New Business

Spinale's recommendation to hire Ryan West as Water dept. laborer. Spinale has also forwarded an offer of employment agreement to ask whether the selectmen feel it's suitable. The union has already looked at it. He will start as soon as it gets approval and completes physical.

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to approve hiring of Ryan West for the Water dept. laborer. Vote (3:0)

Request for permitting licensing software from Bob Sinibaldi

It allows all printing and filing of applications and permits by address and will cross reference. It doesn't allow exporting photos. Runs reports for month end and year end. There's the ability to make sure there is no tampering. Cross references with all other towns using system and allows them to utilize developed reports. It generates inspection reports. No software per user number. User's on a password. Hawkeye is an approved mass contract vendor. The funding could come out of the inspectional services revolving account. Jan 1st startup date. 3 year contract.

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to approve Hawkeye permitting licensing software and authorize the chair to sign. Vote (3:0)

Banner at Steven's Field for fall play

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario approved for banner to advertise fall play. Vote (3:0)

Uptack Maintenance Agreements

3 years ago went out to bid. Uptack was cheapest and they know our systems. Baumgardner is concerned with boiler problems. Put in new boiler last year at town hall. They have gone up \$40 from previous 2 years.

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to approve the maintenance contracts for Town Hall \$1460 and Library for \$4100. Vote (3:0)

Finance Director Report

Carol McLeod

McLeod has call into MIIA after all union groups accepted to take a MIIA insurance plan. She sent letter out last week to parents about work at schools to explain the whole process of the project.

Change order for Sweetsir permit fees. Engineer said permit fees are waived but they are not. They were told the permits needed to be included. The architectural firm omitted it from the bid documents after many discussions with McLeod and Sinibaldi to include it. Separate agreement that says where funding is coming from is not going to be signed.

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to approve \$5480.67 change order and allow chair to sign on behalf of the board. Vote (3:0)

Signing approval agreement. The school district signs everything.

The \$40564.98 to Paul Roegan Co. is a progressive payment.

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to approve approval agreement and allow chair to sign on behalf of the board. Vote (3:0)

Code Red

Light dept will pay half each year and BOH will pay half this year and in the future pending receipt of their coalition funds.

Motion made by Selectman Pinciario and seconded by Selectman Baumgardner to approve Merrimac taking part in Code Red beginning Nov 1st. Vote (3:0)

Databases will dump in from various sources and then Code Red will have a website to register. If contract is needed to be signed BOS gives permission to Traynor to sign.

Numbers were received from Dan Folding for the Light Dept. copier usage and McLeod says it works out to 19%. So 21% seems to be a good percentage to pay.

STM Articles

11 articles for town meeting. McLeod will run through them. The BOS will vote at the end unless they feel the need to pull some out and vote separate.

Article 1. Baumgardner has a problem with increasing ACO salary at spring town meeting because it's at the wrong time. Pinciario agrees.

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario in favor of Article 1 with removal of \$500 and put article to town meeting and in favor of remaining items. Vote (3:0)

Article 2 increase \$20,000 and amend budget line items to total 826490. Reflecting actual insurance costs and reallocating to the budget. Water dept was looking at outsourcing so there wasn't insurance included in budget at ATM.

Article 3 \$270,000 for Sargent Pit Well Field as bids came in higher than expected. Next year you will have to look at rate increases.

Article 4 \$260,000 for engineering and required services to repair 3 Tonka filters.

Article 5 transfer \$2450 for repairs and replacement of small sander.

Article 6 \$5002.80 for EMT wages. Money is reimbursed to the general fund for worker that was out so they cannot pay wages for employee covering shifts from that reimbursement.

Article 7 \$45,000 police station emergency repairs.

Article 8 \$50 to allow Town Clerk to pay salary of 2 election workers. Check with True on the amount before warrant is printed.

Article 9 transfer \$2500 for consulting work on alternative energy by- law.

Article 10 to authorize BOS to convey lots 14-1-6 School St and 14-1-8 School St. Traynor has reservations. She would prefer to see it Spring town meeting. She realizes need of affordable housing but she is against it moving forward at this time. Pinciario compares to other organizations that are using town services but not compensating the town for them. Traynor feels that town property is everyone in town's property. Emmaus House would become the actual owner as it's written. There would be no tax payment to the town.

Traynor asks if the board wants to go forward with article. Baumgardner understands the thought process of Affordable Housing Trust trying move this forward but feels these types of items should be on Spring town meeting. Fall town meeting should be a cleanup meeting. Baumgardner is voting against putting it on warrant. Pinciario votes against putting it on. Traynor votes against putting it on as well-unanimous. They feel it should be on spring Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to remove Article 10. Vote (3:0)

Article 11 amend town bylaws. Baumgardner feels it doesn't belong on STM. He understands but he's against changing the zero quorum.

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to remove article 11 from warrant. Vote (3:0)

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to put on warrant article and in favor of articles 2-9 for selectmen recommendation. Vote (3:0)

McLeod spoke to Mike Rostkowski to do maintenance of the erosion for the 1st year for \$15000. If accepting material from Wilmington he will use 50% of payment toward the maintenance. Material is approved by DEP and EPA. The BOS wants to have him draw it up. He will do a formal proposal. He is still working on the scope of work. We will see it before he sends to DEP.

Spinale says contractor has been drilling at Cobbler's Brook. It will take up to 2 weeks because they are hitting ledge. They have not started extended hours yet. Spinale says he has been told there is no additional cost to the town. Only if town initiates changes does it cost the town.

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to go into Executive Session at 9:01pm only coming out to adjourned pending litigation and personnel matters. Vote (3:0)

Motion made by Selectman Baumgardner and seconded by Selectman Pinciario to come out at Executive Session and adjourn at 9:27pm. Vote (2:0)

_____/_____/2011
W. Earl Baumgardner