

MINUTES
SHARON BOARD OF SELECTMEN
January 20, 2015

The meeting of the Sharon Board of Selectmen was called to order in the Selectmen's Meeting Room at Sharon Town Hall at 7:00pm with Chairman William A. Heitin, Clerk John J. McGrath, Selectman Walter B. Roach and Town Administrator Fred Turkington.

Sharon Cultural Council Interview– Julie House

Chairman Heitin asked Ms. House to tell the Board a little about herself, her background and why she wants to serve on the Sharon Cultural Council. Ms. House told the Board she has been a Sharon resident for two and a half years and holds a B.A. in Communication Studies from Marquette University and a Master of Arts degree in Theatre Education from Emerson College. Ms. House has an extensive performing arts background and believes she has a great deal to offer the Council.

Robert Buonato – Old Post Road Proposal Presentation

Mr. Heitin introduced Mr. Buonato with Old Post Holdings, the developer of 135 Old Post Road. Mr. Buonato presented plans for a road to access the proposed 192 Unit project (Sharon Residences). Mr. Buonato noted it is in front of the ZBA and Conservation Commission. He further explained that Conservation asked him to go before the Board of Selectmen seeking permission from the Road commissioners. He also has been corresponding with Town Engineer, Peter O'Cain. Mr. Buonato explained that the road is a basic design that is 22' wide with culverts. He has had discussions with the Water Department on issues that need to be addressed.

Mr. Roach asked if there will be a cul-de-sac since there is not one shown on the plan and Mr. Buonato indicated it was submitted as a hammerhead design that will be gated off for emergency use only. Mr. Roach said when they designed the Road with the Norfolk County Commissioners there were issues on the right side of the road with overflow in a 100 year storm and that a culvert was to be put under the road to draw the water to the cranberry bogs. Mr. Buonato said they will work on it. Mr. Roach requested to attend the meetings regarding the road.

Mr. Roach asked if there has been any correspondence from owners of commercial project and Mr. Buonato responded no and that the project is strictly for their property and potentially 80 units of assisted living that may be added later. Mr. Roach asked if it would be feasible to work with the developer of the commercial property to do a four lane road instead and Mr. Buonato responded they have worked for four years to support the mall effort and nothing has materialized and they are at a point where they need to move forward. Mr. Buonato indicated that the road will be over to one side so that when the commercial road is constructed they will be able to work on it without major disruption to traffic. Mr. Turkington told Mr. Buonato he should expect to hear from Police and Fire regarding emergency access due the size of the project.

Mr. Heitin asked the audience if they have any questions and Attorney Robert Shelmerdine asked to speak on behalf of the current mall owner at Sharon Commons, David Spiegel. Attorney Shelmerdine also represents Mr. Buonato regarding Sharon Residences. Mr. Shelmerdine indicated that Mr. Spiegel fully supports the residential and assisted living projects proposed on Old Post Road. He said Mr. Spiegel has active interest by retailers to develop the mall and believes it would benefit those involved to work together to develop a commercial road instead of a residential road. A coordinated effort would allow for shared engineering and development s and avoid the need to reconstruct the road later on to make it suitable for commercial access. Chairman Heitin agrees that dialog between clients is a good idea but urged Attorney Shelmerdine to act quickly with a target date in mind that way Mr. Buonato may continue on if a coordinated effort is unsuccessful. Chairman Heitin noted the Board would need

to see a proposal for the commercial road. Attorney Shelmerdine indicated a proposal was submitted by a previous developer that was under review by the Town's consultant, Mr. Houston that will need some redesign. Mr. Roach asked if the changes will have to go back before the Norfolk County Engineers and Mr. Shelmerdine said he does not believe so.

Paul Bergeron – Veterans – FY2016 Budget

Paul Bergeron was present to discuss his 3-part budget for FY2016:

- Veterans Services – FY'16 Request: \$57,164 (4% increase over FY's15 Budget of \$54,706)
Salary requested to increase 2% over last year; from \$14,406 to \$14,694. Mr. Bergeron asked the Board to consider increasing the salary to \$33,500 to bring Sharon Veterans Agent to a professional level. Mr. Bergeron noted in 2016 he will have to be certified by the Commissioner of Veterans Services which is now required by the recent Valor Act and pass a written test administered by the State. He noted the Agent must now be knowledgeable about Chapter 115 CMR 108 provisions of U.S. Department of Veterans Affairs, Veterans benefits, as well as understanding of social security and other agency benefits available to Veterans. For purposes of comparison, Mr. Bergeron noted that the Veteran Agent in West Springfield is full time with a salary of \$72,000.
- Community Celebrations – FY'16 Request: \$3,220 (23% increase over FY'15 Budget of \$2,620)
Funds used for Memorial Day ceremony. The increase is due to newly added Veteran's Day events.
- Veterans Graves – FY'16 Request: \$4,150 (10% increase over FY'15 Budget of \$3,772)
Increase to allow for small increase in prices of plants and flags

Mr. Roach asked if the flags hanging around town will be replaced and Mr. Bergeron noted they will have to replace them all. Mr. Bergeron gave an overview of Veterans benefits offered by the town.

Alicia McOsker – Treasurer/Collector – FY2016 Budget

Treasurer – FY'16 Budget Request: \$380,805

Town Treasurer/Tax Collector, Alicia McOsker went over her proposed Budget for FY'16 noting an overall decrease of 9% compared to FY'15. Ms. McOsker is requesting the addition of two part-time employees at 19 hours each without benefits to fill a position paid by the Water Department. There is a potential retirement expected in April and the intent right now is not to replace the position. Ms. McOsker is seeking additional funds in her budget for training to keep abreast of changes to MGL's and mandated regulations. Mr. Roach asked Ms. McOsker when she planned to bring on the part-time employees and she said not until after July 1.

Bond Authorization Note Approval

Financial Director Cindy Doherty was present to ask the Board to approve a \$26,195,000 bond that was put out for capital projects for 2015 with a net bond percentage of 2.632% of the overall bonds. Mrs. Doherty said they secured a premium that allows them to reallocate it when it is received directly to the actual capital project. Mr. Roach for the Town's bond rating and it was indicated to be AA3.

MOTION: That the sale of the \$26,195,000 General Obligation Municipal Purpose Loan of 2015 Bonds of the Town dated January 27, 2015 (the "Bonds"), to Bank of America Merrill Lynch at the price of \$27,030,369.86, is hereby approved and confirmed. The Bonds shall be payable on January 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2016	\$1,510,000	3.00%	2026	\$1,265,000	3.00%
2017	1,475,000	3.00	2027	1,265,000	3.00
2018	1,465,000	3.00	2028	1,265,000	3.00

2019	1,450,000	3.00	2029	1,265,000	3.00
2020	1,445,000	3.00	2030	1,265,000	3.00
2021	1,315,000	3.00	2031	1,195,000	3.00
2022	1,315,000	3.00	2032	1,195,000	3.00
2023	1,310,000	3.00	2033	1,195,000	3.00
2024	1,305,000	3.00	2034	1,195,000	3.00
2025	1,305,000	3.00	2035	1,195,000	3.125

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated January 7, 2015, and a final Official Statement dated January 14, 2015 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures in such form as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

(Heitin-Roach) 3-0 **PASSES**

Fred Turkington – Selectmen – FY16 Budget

Fred Turkington presented the FY16 Budget covering the Selectmen and Town Administrator's Office. He would like to firm up a Human Resources function with regard to employee benefits, policies and procedures, and recruitment. Mr. Turkington is proposing to upgrade and revise the position of Projects and Office Manager to Assistant to the Town Administrator with increased responsibilities with regard to Human Resources and Procurement. He noted that Lauren Barnes has been holding the position for the past year and a half and has done an outstanding job in coordinating the activities of the office and providing support to the Board. Mr. Turkington said he has been positioning his office to take on a Human Resources role without the need for adding an HR director to the staff. Mr. Turkington noted that some administrative support duties of Lauren's will go to Jen Austrino who is the Secretary to the Board. If the Board agrees to the proposed changes he will submit them to the Personnel Board. Increases in budget will go toward training and proposed changes to positions.

Review & Approve Consent Calendar

- I. Vote to accept regular session minutes of January 6, 2015
- II. Vote to approve the banner request from the Mass Audubon's Moose Hill Wildlife Sanctuary for March 30-April 6 in the first position, May 5-11 in the second position, and for June 15-22 in the first position to highlight camp registration

- III. Vote to approve the banner request from the Sharon Soccer Association for January 26-February 2 in the second position and February 23-March 2 in the second position to highlight spring registration. Also, requesting approval for lawn signs on Town Property between February 23-April 11
- IV. Vote to approve the banner request from the Sharon Garden Club for May 11-18 in the first position to highlight their Plant Sale
- V. Vote to approve a banner date change for the Friends of the Sharon Public Library announcing their Book Sale due to a scheduling conflict with a town banner – New dates: May 5(or 6)-May 14 in first position (Original date approved May 11-17, 2015)
- VI. Vote to approve the banner request from the Sharon High School PTSO for March 16-23 in the second position announcing their Auction
- VII. Vote to send letter to the Board of Assessors, requesting an abatement on a portion of the property taxes for 175 Pond Street
- VIII. Vote to sign wage amendment agreement between the Town of Sharon and the Massachusetts Coalition of Police (Dispatchers) for Fiscal Year 2016

MOTION: To approve the January 20, 2015 consent calendar
(McGrath-Roach) 3-0 **PASSES**

Board of Health Appointment

Chairman Heitin noted that the Board received another application for the Board of Health today; consequently, the Board will hold off on making an appointment until this new applicant has been interviewed by the Board.

Police Chief Search Discussion

The Town's by-laws require a search committee to screen the initial candidates for appointment. The committee is to consist of four citizen members appointed by the Selectmen and one appointed by the Personnel Board. Mr. Heitin requests that individuals interested in serving on the search committee please contact the Selectmen.

Town Administrator's Report

Mr. Turkington reported the following:

- He is in the process of doing job evaluations for senior Department Heads. He is measuring performance against goals set at the start of his employment and will be reaching out to Ben Puritz for feedback for the period of time prior to his employment.
- He has done preliminary research with regard to the Recruitment of the Police Chief. Mr. Turkington has reached out to colleagues who have recently completed or are in the process of conducting searches and have secured RFP's for consultants to handle the oral assessment center and assist the screening committee with their work. He would like to post notice of application for citizens to apply to serve on the committee and solicit proposals for consulting services.
- The Dispatch group has accepted a 2% wage increase.
- Library contract has been tentatively settled to include 2% wage increases for each year of the 3 year agreement. He is waiting for the final text from SEIU for Board approval.
- The agreement with Crescendo was executed and funds wired to the Town on Friday, January 9. Of the 2.1M, 40% will be allocated to the Water Enterprise Fund. Approximately \$385K will be received once the 411 East Foxboro Street tower is erected and credited to the General Fund.

- Mr. Turkington participated in the Capital Tour and has circulated a list of dates for a follow-up meeting to make some decision on Capital spending for the last year. He is putting together a model for capital spending.
- He met with abutters and residents of Macintosh Farms Condominiums on Thursday, January 15, regarding the NSTAR Switching station to hear their concerns about the site, construction activity and mitigation options.
- Mr. Turkington asked John McGrath to discuss the monument he is proposing for Memorial Park Beach dedicated to fallen soldiers, who are citizens of Sharon. Mr. McGrath has worked on the design and has received some quotes with an estimated cost of \$10k. He said the monument will be 7' tall with 5 branches of the military displayed and possibly a bronze eagle, dependent on cost. Mr. McGrath will oversee the project and source donations. Mr. Roach asked Mr. McGrath to consider reaching out to Veteran's groups in town for their input. Mr. Turkington said they can set up a gift account for donations.

Executive Session – 8:01 pm

MOTION: To enter into Executive Session to discuss pending litigation, at the end, adjourn for the evening. Discussion of any of these in open session would be detrimental to the Town.

(Roach-McGrath) 3-0 **PASSES**

Heitin: Aye

McGrath: Aye

Roach: Aye

Adjournment

MOTION: To adjourn at 8:12pm

(Heitin-Roach) 3-0 **PASSES**

Heitin: Aye

McGrath: Aye

Roach: Aye