

MINUTES
SHARON SELECT BOARD
November 10, 2020

The meeting of the Sharon Select Board was called to order at 7:00 pm by Select Board Chair Emily Smith-Lee remotely via Zoom. Select Board members William Heitin and Hanna R. Switekowski were in attendance as was Town Administrator Frederic E. Turkington, Jr. and Assistant to the Town Administrator, Lauren Barnes. The meeting commenced with the recitation of the Pledge of Allegiance.

DC Auto Sales – Consumer Complaint

Ms. Smith-Lee explained that as the Board will be considering license renewals in the near future and the Board has received a complaint about a used car business located in Sharon. It is *not* the Board's prevue to adjudicate the matter rather to hear both sides in order to make an informed decision on the Auto Dealer license renewal. This is not a hearing.

Ms. Dionne McGinn and her representative, Attorney McKinney, explained that Ms. McGinn purchased a used car from DC Auto Sales. Within a few days of the purchase, Ms. McGinn experienced mechanical problems with the vehicle. Ms. McGinn reached out to Ady Jai, the sales representative with whom she had negotiated the sale. He explained to her that the car was sold as-is. She brought the car to an authorized dealer, Acura of Westwood for a diagnostic evaluation and it was determined that there was a turbo failure and transmission issue. To date, DC Auto Sales will not rectify the mechanical problems or refund the purchase price under the warranty she feels she is due per M. G. L.

Mr. Ogunlade of DC Auto Sales stated that he was out of town at the time the vehicle was purchased and it was a family friend that negotiated the sale of the vehicle. The vehicle was in good working order with no safety issues at the time it was sold to Ms. McGinn. He provided a Car Fax report showing the mileage and inspection results. He has had no other issues or complaints while having his business in Sharon.

The Board thanked Ms. McGinn, Attorney McKinney, and Mr. Ogunlade for their time this evening. They will take the matter under advisement and act on the renewal of the Auto Dealer license at a future meeting.

Consider and vote to appoint Registrar of Voters

Ms. Switekowski abstained from this discussion.

Ms. Lesley Carrigg, a candidate for Registrar of Voters, introduced herself to the Select Board. She has been nominated by the Sharon Republican Committee to fill a vacancy with the Registrars. She explained that she is a 28 year resident of Sharon. When asked if she had a goal in mind for the work she would like to do as a Registrar, she indicated that fairness is important to her. When asked what she likes to do for fun, she explained that she enjoys playing golf, spending time in Westport, and walking in the woods.

Brian Johnson, also a candidate for Registrar of Voters and nominated by the Sharon Republican Committee, introduced himself to the Board. Mr. Johnson is a 25 year resident of Sharon. He has been involved with the Chamber of Commerce and feels that this is another way for him to become more involved in the community.

Both candidates were asked if they would consider appointment to another Board or Committee if they were not selected for Registrar. Mr. Johnson explained that he would. Ms. Carrigg explained that the position of Registrar would best suit her schedule at this time.

The Board thanked both candidates for their time. The Board will make an appointment at a future meeting.

Tax Classification Hearing

MOTION: To open the Tax Classification hearing at 7:44 pm.
(Heitin - Switlekowski)

Heitin: AYE

Switlekowski: AYE

Smith-Lee: AYE

3-0 **PASSES**

Mr. Jeffery Funk reported the following.

- 1) The total real and personal property assessed value for FY 2021 is \$3,684,746,130. This is a 1% increase from FY 2020.
- 2) The average single-family home's assessed value for FY 2021 remains \$580,000.
- 3) The total amount of revenue to be raised by all sources for FY 2021 is \$97,180,901. This is a 5.4% increase from FY 2020. These sources of revenue not only include Real and Personal property tax but also include Enterprise and CPA funds to name a few.
- 4) The tax levy for FY 2021 is \$75,095,126. This is an 8% increase over FY 2020. This revenue was derived from a tax base that consists of 6,329 units of real property and 170 units of personal property. Under The Community Preservation Act (CPA) the Town will raise at the local level an additional 1% of the real property tax levy with \$100,000/Parcel of Residential property value being exempt from the surcharge. The CPA surcharge estimated revenue for FY 2021 is \$628,973 under authority of the CPC.
- 5) The proposed single tax rate for FY 2021 is \$20.38 per one thousand dollars of assessed valuation. This is a \$1.38 or 7% increase over the FY 2020 tax rate of 19.00.
- 6) The average single-family home tax bill for FY 2021 is projected to be \$11,820. This is an increase of 7% or \$783 over FY 2020. The CPA adds 1% to this average tax bill, or \$97.82.
- 7) The assessed value of the new construction and personal property new growth that took place during the twelve-month period from July 1, 2019 to June 30, 2020 is \$49,354,190. This translates into \$937,730 of increased tax levy capacity over the basic limits of Proposition 2 1/2 and is a 120% increase over last year's figure.
- 8) The Tax Classification law allows the Select Board to increase the combined Commercial, Industrial and Personal property (CIP) share of the Town's tax base up to a maximum of 150% of what it is at current market value. This has the effect of reducing the share of the tax burden that is borne by the residential property class. Since the CIP property classes represent only 7.8% of Sharon's tax base, even the maximum allowable tax shift to these classes produces a relatively negligible decrease in the tax burden of the residential property class.
- 9) The full implementation of the Tax Classification Law in Sharon would have the effect for residential properties of lowering the 2021 single tax rate of \$20.38 by 86 cents to \$19.52. At the same time, it would increase the commercial tax rate by \$10.19, from \$20.38 to \$30.57.
- 10) To illustrate, if the maximum allowable tax burden shift were made from the residential property class to the CIP classes, its effect on the average residential assessed value of \$580,000 would be to reduce the tax bill

by \$498 to \$11,314. However, the tax bill for an average valued commercial property (\$1,614,444) would be increased by \$16,452 to \$49,354, which is a 50% increase.

MOTION: To close the Tax Classification hearing at 7:54 pm.
(Heitin - Switlekowski)

Heitin: AYE
Switlekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Vote to approve tax recapitulation forms and set the FY2021 tax rate

MOTION: To set a residential factor of “one” for Fiscal Year 2021; to not adopt a residential exemption for Fiscal Year 2021; and to not adopt a small commercial exemption for Fiscal Year 2021
(Heitin-Switlekowski)

Heitin: AYE
Switlekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Candidate interviews for Energy Advisory Committee

Mr. Mike Sherman introduced himself to the Select Board as a candidate for Energy Advisory Committee. Mr. Sherman is a 28 year resident of Sharon. He helped to begin the Sharon Independence Day 5K Road Race. Mr. Sherman has been involved with the Water Management Committee. He served one term of three years. He explained that he did not seek reappointment with Water Management due to personal reasons. Mr. Sherman stated that he enjoys being outdoors.

Mr. Paul Lauenstein introduced himself to the Select Board as a candidate for the Energy Advisory Committee. Mr. Lauenstein has lived in Sharon for over 30 years. He is concerned about climate change and helped initiate the Town Meeting article which aims for zero emissions by 2050. Mr. Lauenstein is part of the Sharon Solar Network, a group which shares output information quarterly of solar generated energy. Mr. Lauenstein loves wildlife. He is connected with the Friends of Conservation and has logged 1200 wildlife sightings at his home. Mr. Lauenstein also studies the piano.

Mr. Stuart Brown met with the Board to express his interest in serving on the Energy Advisory Committee. Mr. Brown has been a resident of Sharon for over 20 years. He is a scientist in the field of molecular biology and planetary ecology. He feels strongly about the importance of energy conservation. He was a computer software engineer who consulted for National Grid. He has some familiarity with supplier incentives in MA and CT. Mr. Brown enjoys gardening and meditation.

The Board thanked Mr. Sherman, Mr. Lauenstein and Mr. Brown for their time this evening and explained that it is the Board’s policy not to make appointments on the evening that they meet with candidates, rather they will do so at a future meeting.

Consider and vote to approve the charge for the solar review subcommittee

The Board received and reviewed a draft charge for the solar review subcommittee with their materials for this meeting.

MUNICIPAL SOLAR PROJECT OVERSIGHT COMMITTEE COMMITTEE CHARGE

The Select Board, at its meeting on November 10, 2020, voted to establish the Municipal Solar Project Oversight Committee to advise the Select Board on matters related to the siting, negotiation, and administration of solar generation projects on municipal land leased for said purpose.

Duties of the committee include the following:

- Provide oversight of lease implementation/administration for three existing solar generation sites (East Elementary School parking area; Gavin's Pond soccer fields parking area; capped landfill on Mountain Street).
- Identify additional opportunities for solar generation projects on municipal land.
- Work with vendor to address design options, construction feasibility, and provide advice on the impacts of specific decisions regarding solar project design and construction options for achieving carbon reduction goals and maximizing the financial benefit to the Town.
- Suggest appropriate mitigation measures specific to the proposed site plan for the leased area to address neighborhood and adjacent property owner concerns that takes into account the impact of those mitigation measures on community goals of carbon footprint reduction and the implicit adverse impacts of the decision on air quality and health of residents of other communities.
- Identify additional energy production or storage opportunities on municipal land and buildings that would be beneficial to the Town.
- Advise the Select Board and Town Administrator, as well as town counsel, on lease terms and conditions related to solar generation, operations, site planning, and mitigation measures.

COMMITTEE COMPOSITION

The committee shall be comprised of three (3) members of the Energy Advisory Committee (EAC) and three (3) members of the Economic Development Committee (EDC) appointed by and serving at the pleasure of the Select Board for one (1) year terms. This balanced composition assures appropriate technical expertise concerning the generation of electricity from the projects and land use planning expertise and to obtain the greatest benefit to the Town from the projects. To avoid the potential for conflicts of interest, should a member of the committee be an abutter to any project under review, the Select Board will appoint a temporary member from the appropriate entity (EAC or EDC) to serve during consideration of issues related to that specific site. The EAC and EDC may recommend appointees from their membership. The energy manager and economic development liaison will serve as ex-officio members without right to vote.

MOTION: To approve the revised charge for the Municipal Solar Project Oversight Committee.
(Heitin - Switekowski)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Consider and vote the maximum useful life of departmental equipment to be financed

I, the Clerk of the Select Board of the Town of Sharon, Massachusetts, certify that at a meeting of the board held November 10, 2020, of which meeting all members of the Board were duly notified and at which a quorum was present, the following vote was unanimously passed, all of which appears upon the official record of the Board in my custody:

MOTION: that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of a portion of the \$4,148,766 borrowing authorized by the votes of the Town passed October 12, 2020 (Article 6) is hereby determined pursuant to G.L. c.44, §7(1) to be as follows:

<u>Purpose</u>	<u>Article Number</u>	<u>Borrowing Amount</u>	<u>Maximum Useful Life</u>
Departmental Equipment (DWP)	6B	\$325,000	15 Years
Departmental Equipment (Water)	6H	\$205,000	15 Years
Departmental Equipment (Fire)	6J	\$102,766	15 Years

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located, or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the subject matter of this vote were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.
(Heitin – Switekowski)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Establish annual objectives and priorities November, 2020 through October, 2021

The Board received an updated copy of the objectives and priorities for the 2020-2021 period based on last year's goals. The Board's feedback was incorporated. Ms. Smith-Lee made the only comment. She would like to see the goals regarding diversity, equity, and inclusion framed more ambitiously.

MOTION: To approve the annual objectives and priorities for November, 2020 through October, 2021 as discussed.
(Heitin - Switekowski)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Discussion of the Town Administrator's performance evaluation format

The format for the Town Administrator's performance evaluation has been outlined by the Personnel Board and should be complete by mid-December. The Board has received the evaluation forms and will submit comments by November 19.

Review and approve consent calendar

- I. Vote to approve the following minutes
 - a. October 27, 2020 – Regular session
 - b. October 27, 2020 – Executive session
- II. Vote to approve the Intermunicipal Agreement with the Town of Norwood for the share Energy Manager position
 - a. Intermunicipal Agreement

MOTION: To approve the consent calendar.
(Heitin-Smith-Lee)

Heitin: AYE
Switekowski: AYE
Smith-Lee: AYE
3-0 **PASSES**

Report of the Town Administrator

Mr. Turkington provided the following update:

The Department received 18 pieces of correspondence between 12 noon on October 22 and 12 noon on November 5, of which 9 related to the timing of the November 4 ZBA decision on the library project variance and special permit request. The remaining emails consisted of:

- One email demanding that Heather Zelevinsky resign from the School Committee.
- One email criticizing the conduct of the DEI Committee discussion with SC chair Judy Crosby during their meeting. Referred to DEI chair for response.
- One email suggesting that the Town construct an outdoor ice skating venue. Referred to Recreation.
- One email demanding the SC to reinstate Dr. Greer as superintendent of schools.
- One email requesting the Board of Health to begin the plastic bag ban approved by Town Meeting that was delayed by state order during the COVID-19 pandemic.
- An email from Brian Collins, 28 Brook Road, complaining about speeding and cut through traffic in his neighborhood. Referred to Police for directed speed enforcement.
- One email complaining about loud noise early on Sunday mornings from cars parked outside Cumberland Farms in violation of the special permit. Referred for enforcement.
- A series of emails from Christine Carr, 36 Beach Street, regarding the extension of her permit with the Conservation Commission and questioning whether a building permit is required for planned work on her property.
- An email from Finance Director Krishan Gupta regarding the FEMA reimbursement of COVID-19 related expenditures.
- In addition, members of the Board received announcements of Veteran's Day celebration details and the Sharon Interfaith Thanksgiving Service on November 22.

Conservation Administrator John Thomas and chair Peg Arguimbau will interview candidates for the vacant Conservation Commission secretary (12 hours per week, plus night meetings). We have five applicants under

consideration for the COA Program Coordinator (25 hours per week); interviews were held on November 4. Reference checks being conducted on two finalists.

The Planning/Engineering Specialist position will be recruited to support engineering functions and some land use boards and either a part-time employee or a consultant/firm will be chosen to assist the Economic Development Committee with its initiatives and to work with the Planning Board on implementation of the Master Plan.

Included in the Board's agenda materials is the FY2021 year-to-date expenditure report after applying the ATM approved budget and the summary of COVID-19 reimbursements sought through FEMA.

Also included is the bond refinancing analysis prepared by the Town's financial advisors. The firm projects savings of \$1.35M over the next 10 fiscal years.

Topics not reasonably anticipated within 48 hours in advance of the meeting

None

Adjourn

MOTION: To adjourn at 8:41pm

Heitin: AYE

Switlekowski: AYE

Smith-Lee: AYE

3-0 **PASSES**

List of Documents

- Correspondence from Attorney General's office
- Complaint documentation
- Support documentation
- Stoughton Board of Selectmen minutes of December, 2016
- Correspondence from Town Republican Committee
- FY 2021 property tax summary
- Tax recapitulation forms
- Board/Committee applications (3)
- Draft solar review subcommittee charge
- Certification of maximum useful life
- Minutes
- Intermunicipal agreement
- Town Administrator's report