

MINUTES
SHARON BOARD OF SELECTMEN
February 14, 2019

The meeting of the Sharon Board of Selectmen was called to order at 7:00pm in the Town Hearing Room at the Sharon Community Center with Chairman William A. Heitin, Selectwoman Emily E. Smith-Lee, 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.

Water Rate Hearing

MOTION: To open the Public Hearing for the discussion of Water Rates for FY2020.
(Smith-Lee-Heitin) 2-0 **PASSES**

Eric Hooper, DPW Superintendent and David Crosby, Water Advisory Board Chairman addressed the Board with a presentation of the water rate model. Mr. Hooper explained that water rates pay for ongoing operations, maintenance, repair and improvements of the Town's Water Department. Costs include the purchase of water plus operation and maintenance of well, water mains, storage tanks, fire hydrants, valves, meters, pumps and other infrastructure. Rates also pay for capital improvement projects to upgrade water pipes and other infrastructure to ensure the Town can continue to serve safe and reliable water into the future.

The Water Department is self-funded, meaning its revenues must equal its expenditures. Water rates must cover the cost of service and maintain prudent reserves in case of an emergency such as a contaminated well or major water main break.

Costs to provide water service are increasing. At the same time, conservation efforts have resulted in a marked decrease in residential water use, the main source of Water Department revenue. As water is a precious resource, it is critical to have the right tools and information to ensure the Sharon Water Department is financially and operationally sustainable now and in the future.

The Sharon Water Department owns and maintains approximately 130 miles of water mains, comprised primarily of cast iron, ductile iron and asbestos cement pipes which range in age from over 100 years old to new within the past year. There are also four storage tanks, six groundwater wells, pump stations and roughly 6000 residential and commercial meters which make up the water distribution system.

Approximately \$7.5 million of capital improvement projects are planned over the next five years to meet operating requirements, including replacement of an aging storage tank and continuation of annual replacement of aging pipes to ensure reliable delivery and adequate fire protection in Town. Installation of an emergency connection to the MWRA distribution system through the Town of Norwood is also a priority this year to serve the Town's needs in the event of a catastrophic failure.

The overall Water Department revenue increase needed to cover proposed operational, maintenance and capital project costs is projected to increase to approximately \$4.5 million for FY2022. The debt service for the Massapoag Avenue tank replacement, the emergency MWRA connection and residential meter replacement projects will be responsible for nearly all of the budget increase as the other portions of the budget, such as salary and utility costs, are expected to grow by 2-4 percent.

Ratepayer increases will differ depending on the type of account, residential; commercial; or industrial, and water use. However, the fixed prior of the bill designed to cover the debt service portion of the budget will increase for all accounts from \$32.50 per quarter to \$55 per quarter effective April 1, 2019.

The water rates have increased each of the past few years after not having increased for nearly 20 years between 1990 and 2010. The last rate increase averaged approximately 5 percent and was implemented in April of 2018.

Without these increases, the public could see reduced service levels, higher future costs due to deferred maintenance and decreased reliability. The Water Department is trying to balance the funding needed for a well-managed water utility with the communities ability to pay for them.

Mr. Robert Parrish of Bay Road feels that if this rate structure is implemented it would present a particularly heavy burden on the elderly many of whom already struggle. Mr. Hooper recognizes that this will present a hardship for some residents. He explained that there is a means by which those who face financial hardship may privately request assistance for helping to make those ends meet.

Mr. Rory McGregor, 52 Upland Road, introduced himself as a long serving member of the Water Management Advisory Committee. He explained that a good deal of distribution system maintenance has been deferred for nearly the past 30 years and the time has now come where its continued neglect could have a detrimental effect on the safety and reliability of the resource. He feels that this is an opportunity to take a serious step forward to put emphasis on much needed infrastructure improvements.

Ms. Jackie Gobbi, 147 Old Post Road, asked what the cost will be for taxpayers to connect to the WMRA system and what the expected water bills will be. It was explained that there will be no monthly cost because the water won't be used regularly. This connection to the MWRA water system is for emergency use only.

The schedule of proposed water rates is outlined below.

QUARTERLY WATER RATES

(PER 1000 GALLONS)

Effective April 1, 2019

	Residential		Other*	Irrigation Only
Capital Project Fee	\$55.00	\$55.00	\$55.00	\$55.00
	Spring/Summer	Fall/Winter		
0-4,000 gallons	\$5.25	\$4.50	\$4.00	\$10.00
4,000-7,000 gallons	\$8.50	\$7.50	\$4.50	\$10.00
7,000-17,500 gallons	\$11.00	\$9.75	\$5.00	\$11.00
17,500-27,000 gallons	\$13.00	\$12.50	\$5.50	\$13.50
>27,000 gallons	\$15.50	\$14.50	\$6.00	\$15.00

* Agriculture, commercial and industrial uses

Fall/Winter: October through March

Spring/Summer: April through September

MOTION: To close the public hearing at 7:22 pm.
(Heitin-Smith-Lee) 2-0 **PASSES**

MOTION: To approve the water rate schedule as recommended by the Water Management Advisory Committee as discussed and outlined above for fiscal year 2020.
(Heitin-Smith-Lee) 2-0 **PASSES**

Pole Location Hearing - Verizon - Old Post Road

MOTION: To open the Public Hearing for Pole Location for Verizon on Old Post Road at 7:35 pm.
(Heitin-Smith-Lee) 2-0 **PASSES**

Mr. Russ Bilodeau representing Verizon New England addressed the Board regarding conduit in Old Post Road which will serve Sharon Gallery and eventually Sharon residences as well. This conduit was installed as part of an approved roadway utility plan. This hearing is part of the process that enables Verizon to use the conduit.

MOTION: To close the public hearing at 7:39 pm.
(Heitin-Smith-Lee) 2-0 **PASSES**

MOTION: To approve the Pole Location for Verizon on Old Post Road as discussed.
(Heitin-Smith-Lee) 2-0 **PASSES**

Pole Location Hearing - Eversource - 25 Tiot Street

MOTION: To open the Public Hearing for Pole Location by Eversource at 25 Tiot Street at 7:39 pm.
(Heitin-Smith-Lee) 2-0 **PASSES**

Ms. Christine Crosby representing Eversource addressed the Board regarding installation of a utility pole at 25 Tiot Street which will serve to provide electrical service at the site of the future pump station for the emergency MWRA connection. Mr. O’Cain, Town Engineer, also attended. Mr. O’Cain explained there there is no three phase electrical service in the area and that this utility is necessary for the successful operation of the future pump station. Mr. O’Cain has been corresponding by email with Dr. Hammoud of 18 Tiot Street over his concerns about the safety of the pole at this location in addition to aesthetics. Both Mr. O’Cain and Ms. Crosby agree that the pole can be installed on the side of the street opposite of 18 Tiot, which is owned by The Cape Club. Ms. Crosby will submit a revised for Mr. O’Cain’s review and approval.

Ms. Smith-Lee expressed concern about abutters being adequately notified about the change. Mr. O’Cain advised that the notice to abutters was not specific about the proposed location of the pole and there would be little impact for any other party.

MOTION: To close the public hearing at 7:42 pm.
(Heitin-Smith-Lee) 2-0 **PASSES**

MOTION: To conditionally approve the Pole Location by Eversource at 25 Tiot Street on approval of revised plans by Town Engineer, Peter O’Cain.
(Heitin-Smith-Lee) 2-0 **PASSES**

Update on Walpole Intermunicipal Agreement Regarding 990 Boston Providence Highway

Mr. David Wluka proponent of the project at 990 Boston Providence Highway along with Ms. Joanna Hilvert of Macchi & Macchi, LLC addressed the Board and presented a review of the project involving construction of a future La Quinta hotel on the boundary between the communities of Walpole and Sharon. Mr. Wluka explained that he is proposing to construct a five-story, 116 room hotel that straddles the town boundary line between Sharon and Walpole. Approximately 55% of the proposed building will be in Walpole and 45% in Sharon. Access to the property and the entrance to the building will both be located in Walpole. In addition, the proposed building will be serviced by Walpole water and sewer.

The construction of this building presents certain logistical and fiscal challenges, and therefore requires an intermunicipal agreement between the Towns. Although the agreement is currently under negotiation, it is anticipated the business terms will include the following provisions:

- Walpole Sewer and Water Commission to provide water and sewer service to the entire project, including the portion located in Sharon.
- Walpole Police and Fire to provide “first responder” services to the entire project, include the portion located in Sharon.
- Walpole Building Department to issue building permit to the entire building, including portion located in Sharon, with a one-time “consulting fee” to be paid by the Applicant to the Sharon Building Department.
- Each Town to issue occupancy permits and conduct annual inspections for those rooms to be located within their boundaries.
- Property taxes to be split between the Towns based on percentage of building located in each municipality, or as dictated by the Department of Revenue.
- Sharon to remit an amount equal to 50% of its annual room taxes to Walpole, in compensation for the provision of Walpole resources to the portion of the building located in Sharon.

MOTION: To support the Intermunicipal Agreement between the communities of Walpole and Sharon for the proposed La Quinta Hotel at 990 Boston Providence Highway.

(Smith-Lee-Heitin) 2-0 **PASSES**

Liquor License Amendment Application - Change of Manager - Machapuchre, Inc. dba Coriander Restaraunt

Mr. Raymond Watstein, Esq., the attorney for Coriander Restaurant addressed the Board along with Mr. Kabin Bhujel to discuss the pending application for a Change of Manager with respect to the Liquor License for Coriander Restaurant. Mr. Watstein introduced Mr. Bhujel and advised that he is a Nepal native and a naturalized citizen since 2017. He who resides in Worcester with his wife and two children. Mr. Bhujel has been the operational manager for Coriander since 2015 and is being confided in by the owner of the establishment to undertake the duties of the liquor license management.

After a brief discussion, the Board felt it prudent to approve the application and wished Mr. Bhujel continued success in his management role at Coriander.

MOTION: To approve the application for Change of Manager for Machapuchre, Inc. dba Coriander Restaurant.

(Heitin-Smith-Lee) 2-0 **PASSES**

Establishment of Technology Advisory Committee

Sharon Standing Building Committee Chairman, Gordon Gladstone, recently suggested that the Selectmen establish and appoint an advisory committee that could assist the SSBC, Town Departments, IT team and building professionals in understanding technology applications, products and designs. Issues have arisen like the coordination of security cameras at multiple locations with dispatch monitoring. Building projects come with preferred consultants and solutions that may or may not be compatible with existing systems. An advisory committee could assist with recommending applications to assist in a myriad of areas.

Mr. Turkington advised that Chuck Levine has been in touch with the office and offered some well thought and constructive input. After a brief discussion, this item will be investigated further and tabled until the March 5, 2019 meeting.

Consideration of Additional ATM Warrant Articles

The following items have been presented for consideration for addition to the Annual Town Meeting Warrant:

- Amendment of the bylaw for the collection of outstanding taxes;
- Zoning amendment to an area near 810 South Main Street; and
- Amendment of the bylaws to permit all alcohol licenses in the Town of Sharon.

The first item would allow the correction of a loophole corrected by the Modernization Act that allows a municipality to hold permits to collect outstanding taxes which are 12 months in arrears.

If the zoning bylaw amendment is approved this evening, the Planning Board will conduct a public hearing at their meeting on March 21.

In the past, Sharon has only allowed beer and wine sales. Adoption of an all alcohol provision was last considered in 2012. In the spirit of economic development and other initiatives, adoption of this change would allow future package stores in locations such as Sharon Gallery, Heights Plaza, Shaw's Plaza and Post Office Square.

MOTION: To insert the additional Annual Town Meeting Warrant Articles as presented and discussed.
(Smith-Lee-Heitin) 2-0 **PASSES**

Appoint Interim Board of Selectmen Representative to Sharon Standing Building Nominating Committee

Mr. Heitin nominated Emily Smith-Lee for the interim representative to the Sharon Standing Building Nominating Committee which she accepted.

MOTION: To nominate Emily Smith-Lee to interim Board of Selectmen representative to the Sharon Standing Building Nominating Committee.
(Heitin-Smith-Lee) 2-0 **PASSES**

Bond Note Authorization

MOTION: To appoint Emily Smith-Lee to interim Board of Selectmen Clerk.
(Heitin-Smith-Lee) 2-0 **PASSES**

I, the Clerk of the Board of Selectmen of the Town of Sharon, Massachusetts (the “Town”), certify that at a meeting of the board held February 14, 2019, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of the \$230,500 borrowing authorized by the vote of the Town passed May 7, 2018 (Article 6B) is hereby determined pursuant to G.L. c.44, §7(1) to be as follows:

<u>Purpose</u>	<u>Borrowing Amount</u>	<u>Maximum Useful Life</u>
DPW equipment	\$230,500	15 Years

Further Voted: that the sale of the \$6,390,000 General Obligation Municipal Purpose Loan of 2019 Bonds of the Town dated February 21, 2019 (the “Bonds”), to UMB Bank N.A. at the price of \$7,045,681.22 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on February 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>
2020	\$450,000	5.000%	2028	\$335,000	5.000%
2021	440,000	5.000	2029	325,000	5.000
2022	425,000	5.000	2030	315,000	4.000
2023	400,000	5.000	2031	310,000	4.000
2024	380,000	5.000	2032	310,000	4.000
2025	340,000	5.000	2033	310,000	4.000
2026	340,000	5.000	2037	950,000	3.125
2027	340,000	5.000	2039	420,000	3.250

Further Voted: that the Bonds maturing on February 15, 2037 and February 15, 2039 (each a “Term Bond”) shall be subject to mandatory redemption or mature as follows:

Term Bond due February 15, 2037

<u>Year</u>	<u>Amount</u>
2034	\$305,000
2035	215,000
2036	215,000
2037*	215,000

*Final Maturity

Term Bond due February 15, 2039

<u>Year</u>	<u>Amount</u>
2038	\$210,000
2039*	210,000

*Final Maturity

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 29, 2019, and a final Official Statement dated February 5, 2019 (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.

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 sale of the Bonds were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

MOTION: To approve the Bond Note as presented.
(Smith-Lee-Heitin) 2-0 **PASSES**

Consent Calendar

- I. Vote to approve minutes of January 22, 2018
- II. Vote to approve the following banner request:
 - i. Sharon Community Chorus Pops Concert for June 3-10, 2019 in the first position
 - ii. Sharon Five Road Race and July 3 Events for June 19-July 3, 2019 in the first position and waive fee
 - iii. Sharon Cub Scouts Pack 95 Recruiting Banner, for August 26-Sept. 2, 2019 in the first position
- III. Vote to award bid for delivery of the 2018 Annual Town Report to the Boy Scouts of America Troop 95, Sharon, MA in the amount of \$1,200
- IV. Vote to appoint Erin Wilkinson to the Recreation Advisory Committee for a term to expire on December 31, 2020
- V. Vote to approve Polar Plunge on March 2, 2019 and Acceptance of Donation from The Family and Friends of Trudy Sullivan
- VI. Vote to approve and sign the Roadway Improvement Agreement for Old Wolomolopoag Street between Subon Co., Steven Striar, as Trustee of Oak Street Realty Trustee, the Town of Sharon, and Amy and Michael Clayman
- VII. Vote to elevate Doris Gladstone from Alternate Member to Full Member of the Council on Aging in replacement of resigning member Hedi Barghava for a term to expire on December 31, 2019
- VIII. Vote to award a Common Victualler's License to Shaw's Supermarkets, Inc. dba Shaw's #418 for Starbucks

MOTION: To approve the February 14, 2019 consent calendar.
(Heitin-Smith-Lee) 2-0 **PASSES**

Town Administrator's Report

Mr. Turkington advised that two town hall positions have recently been vacated. Positions have been advertised for clerks in the Accounting and Assessor's offices have been advertised and are being solicited.

Two members of the police force have also advised that they have accepted positions in the Town of Franklin. Chief Ford will attend a future meeting to discuss candidacy of two current Special Police Officers.

A meeting was held this week to discuss furniture bid specification for the offices in the new Town Hall. It is expected that the move into the new building will take place between August 16 and 19.

The lease renewal for T-Mobile equipment on the Upland Road site is being reviewed and should be finalized shortly.

The Finance Committee has reviewed the budget for the Selectmen sector and will be looking at Public Safety on March 11.

Adjournment

MOTION: To adjourn at 8:17pm
(Smith-Lee-Heitin) 2-0 **PASSES**

List of Documents

- Water rate hearing materials
- Verizon pole location hearing materials
- Eversource pole location hearing materials
- Memorandum from Joanna Giorgio Hilvert of Macchi & Macchi, LLC
- Coriander Restaurant Change of Manager Application
- Proposed charge for Technology Advisory Committee
- Proposed additional Annual Town Meeting Warrant Articles
- Draft Annual Town Meeting Warrant
- Bond note
- Minutes
- Banner requests for:
 - Sharon Community Chorus Pops Concert
 - Sharon Five Road Race and July 3 Events
 - Sharon Cub Scouts Pack 95 Recruiting Banner
- 2018 Annual Town Report delivery proposal
- 2018 Annual Town Report delivery advertisement
- Memorandum from Linda Berger, Recreation Director
- Roadway Improvement Agreement
- Correspondence from Robert Maidman
- Common Victualler Application - Starbucks