

MINUTES
SHARON BOARD OF SELECTMEN
February 27, 2018

The meeting of the Sharon Board of Selectmen was called to order at 7:36pm in the Town Hearing Room at the Sharon Community Center with Chairman John J. McGrath, Selectman William A. Heitin, Selectman Walter B. Roach, 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.

Bond Authorization Note Approval

The Town received competitive bids from bond underwriters on Wednesday, February 21, 2018, for an \$8,855,000 20-year general obligation bond issue. FTN Financial Capital Markets was the winning bidder on the Bonds with an average interest rate of 2.964%. The Town received a total of 10 bids on the Bonds. Bond proceeds will be used to finance various municipal purposes. Prior to the sale, Moody's Investors Service, a municipal credit rating agency, affirmed the Town's 'Aa3' bond rating.

Voted: that the sale of the \$8,855,000 General Obligation Municipal Purpose Loan of 2018 Bonds of the Town dated March 6, 2018 (the "Bonds"), to FTN Financial Capital Markets at the price of \$9,205,492.01 and accrued interest is hereby approved and confirmed. The Bonds shall be payable on March 1 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>
2019	\$540,000	5.00%	2029	\$415,000	3.00%
2020	535,000	4.00	2031	825,000	3.00
2021	520,000	5.00	2032	410,000	3.00
2022	510,000	5.00	2033	410,000	3.25
2023	510,000	4.00	2034	365,000	3.25
2024	475,000	5.00	2035	365,000	3.25
2025	475,000	5.00	2036	365,000	3.25
2026	475,000	3.00	2037	365,000	3.50
2027	465,000	3.00	2038	365,000	3.50
2028	465,000	3.00			

Further Voted: that the Bonds maturing on March 1, 2031 (a "Term Bond") shall be subject to mandatory redemption or mature as follows:

Term Bond due March 1, 2031

<u>Year</u>	<u>Amount</u>
2030	\$415,000
2031*	\$410,000

*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 February 13, 2018, and a final Official Statement dated February 21, 2018 (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 Treasurer to establish post issuance federal tax compliance procedures in such form as the 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**

Civil Defense Relocation Discussion

Civil Defense Director Michael Polimer, Michael Corman and Chuck Levine appeared before the Board.

Mr. Turkington provided an overview of where the project stands. The Capital Outlay Committee voted to support conditional funding for a new structure, pending placement. He noted that some of Civil Defense equipment is in storage containers, in the old fire station and now in the old committee meeting room at Town Hall.

Mr. Polimer explained that they looked at many sites in town, and two possible options are the end of Sandy Ridge Circle and Parcel F on the Deborah Sampson Park. It was purchased in 1974 for library, police and municipal purposes, and in 2010, recreation purposes were added to the deed. He thought the site would be good for Civil Defense purposes, and an addition of a public restroom, would be welcome. Mr. Polimer passed out a map of the proposed building location on Parcel F at Deborah Sampson Park.

Chairman McGrath agrees with the Recreation Advisory Committee about the aesthetics of an industrial building at Deborah Sampson Park and the maintenance of the bathrooms. He believes the Sandy Ridge Circle is the better option. Selectman Roach has been to both sites, and wondered if the space between the gardens and the tennis courts is an option. Both Mr. Polimer and Ms. Berger agreed that this was not an option, as that space is used for fall/spring Recreation Department classes and programs. Selectman Roach suggested the use of the landfill. Mr. Corman explained the challenges of building on a landfill, and some concerns about disturbing the cap. Selectman Heitin would like to walk these options with Civil Defense, but his preference is not to place a Civil Defense building at Sandy Ridge Circle. He thinks there could be a compromise at Deborah Sampson. There used to be a three-bay garage there, but was taken down because it was not maintained. He would like to walk the landfill, but pointed out that there may be activity there for solar and possibly recreation

fields, paid for by the solar company. Having a building up there, with restrooms, may be of value. There has been a house for sale at the corner of East Foxboro Street and South Main Street, and that may be an option, pending Town Meeting approval. Chairman McGrath believes that the Sandy Ridge Circle would generate a little amount of traffic, but we do not know of any neighbors' concerns.

Mr. Turkington explained that the Standing Building Committee is suggesting a May closure of the old fire station in order to save money on demolition, but wonders if the cost to temporarily relocate Civil Defense would cost more than the cost savings by demolishing the old fire station earlier. Mr. Polimer noted that the several displacements are getting difficult.

Mr. Levine asked for commitments to keep on a certain schedule. The landfill is fraught with obscure regulations. Mr. Turkington wants to resolve this at the next Board meeting. He will speak with the chair of the Standing Building Committee. Selectman Heitin offered to meet with Civil Defense on Monday. Selectman Roach would like to look at the Whipporwill lot, and he will look into that.

Gary Bluestein, chair of the Recreation Advisory Committee, noted that a plan was created for recreation fields and parking, but solar was not in the picture at that point. Mr. Bluestein would like to look at the landfill with Selectman Heitin.

Chairman McGrath thanked Civil Defense for their time.

Water Rates Discussion

DPW Superintendent Eric Hooper appeared before the Board, along with Water Management Advisory Committee chair, David Crosby. In a revised memo to the Board, following the February 13 public hearing, he wrote the following to the Board.

The proposed changes include the following highlights:

1. Increased the fixed fee from \$27.50/quarter to \$32.50/quarter.
2. Raised rates of all blocks, including the most subsidized blocks 1 and 2 which have remained relatively unchanged the last rounds of rate changes. The rate increase proposed for Block 1 has been reduced to a twenty five cent increase from the previously proposed fifty cent increase.
3. Retained the 5-block structure.
 - 3.1. Reduced slightly the amount of water within the lowest blocks.
 - 3.2. Retained the block break points of the highest blocks during the fall/winter quarters.
 - 3.3. Retained the block break points of the highest blocks during the spring/summer quarters
4. Increased the upper most summer time residential rate from \$15/1000 gallons to \$15.50/1000 gallons and retained the block break at 27,500 gallons (roughly 75 gallons per day for a family of 4) during the summer quarters, April – September, and is intended to target the top irrigation users.
5. Propose a subsidized fee for income qualified residents using the criteria set for subsidized trash collection. The fee would be reduced to water use charge only, i.e., waiving the base fee and charging for water used only.

Based on past use history, approximately 350 households (7%), will remain in the lowest, most subsidized block, and approximately 500 households will remain in the second rate block. These two blocks represented approximately 16% of accounts and are primarily 1 and 2 person households.

Based on past use history, approximately 25% of Sharon households will have water use that will reach the top block rate.

To qualify for subsidized water rates, single income resident households may have a maximum income of \$2,027 per month, multiple income households may earn a combined income of no more than \$2,528 per month. Applications for subsidized rate will be available at the Board of Selectmen's office. Residents who receive this subsidized rate must apply for the subsidy annually.

Proposed rates and block break points (revised after public hearing):

Base Fee	Residential		Other*	Irrigation Only
	Spring/Summer	Fall/Winter		
	\$32.50	\$32.50	\$32.50	\$37.50
0-4,000 gallons	\$4.75	\$4.00	\$4.00	\$10.00
4,000-7,000 gallons	\$8.00	\$7.00	\$4.50	\$10.00
7,000-17,500 gallons	\$10.50	\$9.25	\$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

Proposed rates and block break points (initial proposal for February 13 public hearing):

Base Fee	Residential		Other*	Irrigation Only
	Spring/Summer	Fall/Winter		
	\$32.50	\$32.50	\$32.50	\$37.50
0-4,000 gallons	\$5.00	\$4.25	\$4.00	\$10.00
4,000-7,000 gallons	\$8.00	\$7.00	\$4.50	\$10.00
7,000-17,500 gallons	\$10.50	\$9.25	\$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	\$14.50

Existing rates and block break points:

Base Fee	Residential		Other*	Irrigation Only
	Spring/Summer	Fall/Winter		
	\$27.50	\$27.50	\$27.50	\$37.50
0-4,500 gallons	\$4.50	\$3.50	\$4.00	\$10.00
4,500-7,500 gallons	\$7.50	\$6.50	\$4.50	\$10.00
7,500-17,500 gallons	\$10.00	\$8.75	\$5.00	\$11.00
17,500-27,000 gallons	\$12.50	\$12.00	\$5.50	\$13.50
>27,000 gallons	\$15.00	\$14.00	\$6.00	\$15.00

* Agriculture, commercial and industrial uses

Fall/Winter: October through March

Spring/Summer: April through September

Chairman McGrath thanked the Water Management Advisory Committee and Mr. Hooper for taking the Board's comments into consideration with respect to the subsidy and the revision of the water rates.

MOTION: To approve the water rates, effective April 1, as follows:

Base Fee	Residential		Other*	Irrigation Only
	Spring/Summer	Fall/Winter		
	\$32.50	\$32.50	\$32.50	\$37.50
0-4,000 gallons	\$4.75	\$4.00	\$4.00	\$10.00
4,000-7,000 gallons	\$8.00	\$7.00	\$4.50	\$10.00
7,000-17,500 gallons	\$10.50	\$9.25	\$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

(Heitin – Roach) 3-0 **PASSES**

Mr. Hooper noted that the Water Management Advisory Committee will meet to develop language for the water subsidy program.

Annual Town Meeting Warrant Article Order

Chairman McGrath wondered if Town Meeting will be a two-night meeting. Mr. Turkington noted that more than likely, the zoning articles will be on night two. Selectman Heitin suggested putting the more controversial articles first, and Mr. Turkington pointed out that it is possible that the budgetary articles could be taken up at 10:00pm or later if the marijuana articles were taken first. The Board discussed the possibility of taking up Articles 18-25 on the second night. Mr. Turkington noted that he expects to hear from the Moderator shortly on the idea of a consent article. Selectman Heitin offered to contact the Moderator.

The Board asked to officially order the articles at their March 13 meeting.

#	Article	Sponsor
1	Appoint Finance Committee Members & Nominating Committee of the Finance Committee Members	Nom. Cmte. of the Finance Committee
2	Act on Reports	Board of Selectmen
3	Sharon Friends School Fund Records & Appointments	Board of Selectmen
4	Personnel By-Law	Personnel Board
5	FY2019 Budget & Compensation of Elected Officials	Finance Committee
6	Capital Outlay	Board of Selectmen
7	Application of Bond Premium	Board of Selectmen
8	Community Preservation Act Annual Funding & Projects	Community Preservation Committee
9	Norfolk County Retirement Annual Assessment	Board of Selectmen
10	Unemployment Fund	Board of Selectmen
11	Funding Other Post-Employment Benefits (O.P.E.B.) Trust Fund	Board of Selectmen
12	Funding Stabilization Fund	Board of Selectmen

13	Funding Assessor Inspection Services	Finance Director
14	Amend Recycling & Board of Health Revolving Funds	Board of Selectmen/Board of Health
15	Revolving Fund Authorizations	Board of Selectmen
16	Property Tax Exemptions	Board of Selectmen
17	Annual Audit Appropriation	Board of Selectmen
18	General By-Law Change: Board of Health Nuisance Fines	Board of Health
19	Zoning By-Law Change: Allow Commercial Solar Farm on Municipal Property	Planning Board
20	Zoning By-Law Change: Ban Recreational Marijuana Retail Establishments	Planning Board
21	Zoning By-Law Change: Permit the Sale and Distribution of Recreational Marijuana in the Light Industrial District	Planning Board
22	Zoning By-Law Change: Limit the Number of Recreational Marijuana Retail Establishments	Planning Board
23	Zoning By-Law Change: Extend Temporary Moratoria on the Sale and Distribution of Recreational Marijuana	Planning Board
24	Adoption of Sales Tax for the Sale or Transfer of Marijuana or Marijuana Products	Board of Selectmen
25	Participate in Municipal Aggregation of Electricity for Residential and Commercial Use	Board of Selectmen

Energy Advisory Committee and Transportation Advisory Board Appointment Discussion

The Board agreed that five members for each committee is appropriate.

Energy Advisory Committee Applicants:

First	Last	Address
Silas	Fyler	49 Highland Street
Birgitta	McAlevey	14 Sentry Hill Road
George	Aronson	229 Billings Street
Charles	Hahn	65 Morse Street
Lajos	Kamocsay	15 Pleasant Street
Sachin	Patel	9 Larason Farm Road
Martin	Bauman	33 Pole Plain Road
Todd	Chiaramida	45 Richards Avenue
Jonathan	Goldberg	13 Gabriel Road
Valerie	White	156 Massapoag Avenue

MOTION: To appoint Silas Fyler, George Aronson, Lajos Kamocsay, Sachin Patel and Valerie White to the Energy Advisory Committee
(Heitin – Roach) 3-0 **PASSES**

Transportation Advisory Board Applicants:

First	Last	Address
David	Straus	283 North Main Street
Neil	Coplan	19 King Philip Road
Harry	Cohen	22 Canoe River Road
Terri	Rawding	28 Walnut Street
Gregory	Monahan	50 Quincy Street
Paul	Lyness	17 Valley Road
Pete	Ford	25 Valley Road

David	Fixler	81 Bishop Road
Adam	Shain	4 Paul Revere Road
Linda	Hager	15 Aspen Road
Victor	Dubinsky	8 Huntington Avenue

MOTION: To appoint David Straus, Neil Coplan, Terri Rawding, David Fixler and Linda Hager to the Transportation Advisory Board
(Heitin – Roach) 3-0 **PASSES**

Consent Calendar

- I. Vote to approve regular session minutes of February 13, 2018
- II. Vote to approve Sharon Lions Club White Cane Day fundraising event on Saturday, April 28, 2018 in Sharon Center from 9:30 am to 12:30 pm
- III. Vote to approve the following banner requests: Friends of the Fourth – Sharon Five Road Race and July 3rd Activities Banner – June 15-July 3, 2018, 1st Position (consider fee waiver)
- IV. Vote to award bid for delivery of the 2017 Annual Town Report to the Boy Scouts of America Troop 95, Sharon, MA in the amount of \$1,200
- V. Vote to approve the Recreation Department's updated Field Permit Application
- VI. Vote to approve use of Gavin's Pond Soccer Fields area for landing a helicopter in support of the District's Spring aerial larvicide application in Mid-April (April 17-20 – weather permitting)
- VII. Vote to approve and accept receipt of the Conservation Restriction for the property located at 147 Billings Street from Alan M. Schaffel and Marsha L. Schaffel
- VIII. Vote to waive the residency requirement, allowing Kenneth Wertz, Director of Maintenance and Operations for Sharon Public Schools, to serve as a voting member of the Standing Building Committee for the Sharon High School building project

MOTION: To approve the February 27 consent calendar, as amended
(McGrath - Roach) 3-0 **PASSES**

Town Administrator's Report

Mr. Turkington reported the following:

- He met this morning at the Cape Club of Sharon with Attorney Robert Shelmerdine, Town Engineer Peter O'Cain, Public Works Superintendent Eric Hooper and representatives from the Club about the easement for the pumping station required for the emergency water hookup with the MWRA via Norwood.
- He has been working with the Finance Director to try and reduce the amount of borrowing, by closing out prior year capital projects. They think they can reduce the borrowing by \$700,000.
- Yesterday, he met with the School Committee about allocating fringe benefits to the revolving funds for Community Education, cafeteria works and full-day kindergarten staff. It could net \$200,000 from the fixed side of the town's budget to the revolving funds and shift that \$200,000 to the school budget.
- The Finance Committee will be meeting for four weeks in a row on Town Meeting matters, beginning with its March 12 meeting. The March 26 meeting will focus on the marijuana articles.

Topics not reasonably anticipated forty-eight (48) hours in advance of the meeting

None.

Adjournment

MOTION: To adjourn at 8:43pm
(Heitin - Roach) 3-0 **PASSES**

List of Documents

- Civil Defense Replacement Quarters
 - Plans, Narrative and budget
 - Memo from Recreation Director Linda Berger
- Revised Memo from Eric Hooper, Superintendent of Public Works – Proposed Water Rate Increase Effective April 1, 2018
- List including suggested order of Annual Town Meeting Warrant Articles
- Energy Advisory Committee – list of candidates, applications and resumes
- Transportation Advisory Board – list of candidates, applications and resumes
- February 13, 2018 Board of Selectmen minutes
- Letter from Michael Levine of the Sharon Lions Club requesting permission for their annual Spring White Cane Day Fundraiser
- Banner requests: Friends of the Fourth – Sharon Five Road Race and July 3rd Activities
- Boy Scouts of America, Troop 95 proposal for delivery of the 2017 Annual Town Report & copy of Sharon Advocate advertisement seeking proposals
- Email Correspondence from Recreation Director Linda Berger regarding updated Field
- Recreation Department – Updated Field Permit
- David Lawson, Director of Norfolk County Mosquito Control District – request to land helicopter at Gavin's Pond Fields area to aid in aerial larvicide application
- Gregory Meister, Conservation Agent – Deed Restriction for 147 Billings Street from Alan M. Schaffel and Marsha L. Schaffel
- Dr. Victoria Greer, Superintendent of Schools – memo regarding the appointment of Kenneth Wertz to the Sharon Standing Building Committee as the voting representative on behalf of the School Committee
- Chapter 12. Boards, Commission and Committees; Article I. Town residency required
- Miscellaneous Correspondence