

MINUTES
SHARON BOARD OF SELECTMEN
September 3, 2013
7:30pm

The meeting of the Sharon Board of Selectmen was held at 7:35pm in the Sharon Town Hall with Chairman Walter “Joe” Roach, Selectman Richard Powell, Selectmen William Heitin and Town Administrator Benjamin E. Puritz.

Chairman Roach announced that the water rates discussion on tonight’s agenda has been postponed. There will be a new proposal by DPW Superintendent Eric Hooper and following that, there will be a discussion by the Board.

2nd Annual Dreamfar 10K Request

Kelly Fattman from Fattman Productions was present and described the event and noted that they are preparing a very clear weather cancellation policy, with safety being the number one priority.

MOTION: To approve authorize the 2nd Annual Dreamfar 10K race on Sunday, January 26, 2014 (Powell-Heitin) 3-0 **PASSES**

Sacred Heart Park Development Proposal

Eric Hooper, Department of Public Works Superintendent, and Peter O’Cain, Town Engineer, were present. Mr. Hooper said that the DPW has reviewed the plan by Beals & Thomas and made some changes to their plan so the Town can do the project in-house. The basic concepts of the original plan are the same. DPW’s plan does away with some of the stone paths but did leave some in; the original plan called for a picnic area with a couple of earthen berms, but the Police Department noted they would not be able to see that area well, so the picnic area would be moved and they would do away with the boulders. DPW based their plan on what they can maintain with the staff and resources they have. The Beals & Thomas plan had plantings, benches, etc. and Mr. Hooper believes that these would be great for the Friends of Sharon Conservation to take on, or for private funds to be raised. He noted that it was clear from the public hearings that seating was wanted and while the benches may not be exactly where they are noted on the plan, they will be placed.

Mr. O’Cain added that he felt the picnic area was better suited away from the parking lot and Selectman Powell noted that by moving the picnic area, some field space was lost. Mr. Hooper said the plan calls for nine shrubs and seven trees, but does not specify the type or exact location. Mr. O’Cain noted that DPW used the same budget that Beals & Thomas created for plantings and he further added that some costs can fluctuate but that any unused money will be returned.

			Beals & Thomas	DPW Cost	Savings w/ DPW
General Conditions			\$12,000.00	\$0.00	\$12,000.00
Traffic Management			\$500.00	\$0.00	\$500.00
Mobilization and Demobilization			\$5,000.00	\$0.00	\$5,000.00
Clerk of the Works	8	Weeks	\$16,000.00	\$0.00	\$16,000.00
Site Preparation			\$1,000.00	\$0.00	\$1,000.00
Erosion Control			\$350.00	\$350.00	\$0.00
Tree Protection			\$650.00	\$650.00	\$0.00
Tree Clearing and Grubbing			\$2,000.00	\$0.00	\$2,000.00
Boulders – DPW Will Use Parking Blocks			\$2,000.00	\$0.00	\$2,000.00
Plantings			\$7,000.00	\$7,000.00	\$0.00
Earthwork			\$2,000.00	\$2,000.00	\$0.00
Seeding – DPW wants to increase budget			\$700.00	\$3,000.00	-\$2,300.00
Parking (entire lot resurface) - and new parking spots			\$235,000.00	\$193,990.00	\$41,010.00
Trails – Stone Dust for stabilized stone dust \$67,000			\$30,380.00	\$5,000.90	\$25,379.10
Benches	6		\$6,000.00	\$6,000.00	\$0.00
Picnic Tables	3		\$1,200.00	\$3,000.00	-\$1,800.00
Subtotal – Site Work – No Paving			\$86,780.00	\$27,000.90	\$59,779.10
Subtotal – Site Work – With Paving			\$321,780.00	\$220,990.90	\$100,789.10
Soft Costs, Permitting, Engineering					
			\$32,356.00	\$0.00	\$32,356.00
Overhead and profit			\$40,445.00	\$0.00	\$40,445.00
Performance Bond			\$1,617.80	\$0.00	\$1,617.80
Project Cleanup			\$1,213.35	\$0.00	\$1,213.35
Contingency – No Parking Lot Repaving	0.1		\$8,678.00	\$2,700.09	\$5,977.91
Contingency – With Parking Lot Repaving	0.1		\$32,178.00	\$22,099.09	\$10,078.91
Subtotal – Other Costs No Paving			\$84,310.15	\$2,700.09	\$81,610.06
Subtotal – Other Costs With Paving			\$107,810.15	\$22,099.09	\$85,711.06
Total Without Parking Lot Repaving					
			\$171,090.15	\$29,700.99	\$141,389.16
Total With Parking Lot Repaving					
			\$429,590.15	\$243,089.99	\$186,500.16

Chairman Roach added that the yearly carnival can cause damage to the parking lot and that should be considered when repaving the lot. Mr. Hooper said that the repaving cannot be done in-house and that represents \$250,000. Chairman Roach said that the Board needs to make the decision whether or not to repave. Selectman Powell commented that if the existing parking is not repaved, the new areas will need to be paved.

Selectman Heitin noted that the cost savings by doing the work in-house is tremendous and thanked DPW for doing this work.

Carl Gladstone, member of the Sacred Heart Re-Use Committee, asked about the re-location of the picnic area and Mr. O’Cain said that the new location of the picnic area is further away from the parking lot but that you can see the picnic area from the access road on Cedar Street. Mr. Gladstone questioned the location of the picnic area relative to noise and how it affects the neighbors, and added that the essence of the plan was kept.

A resident said that recreational field use was not brought up in the public hearing. Chairman Roach said that it was presented that it would be a practice field for whatever sport needed it and the Town would be able to use it.

Selectman Powell asked for an assessment of the current parking lot. Mr. Hooper replied that it is definitely in need of repair. It’s currently being used for pick-up and drop-off for the fields, but when stakes are placed in the asphalt - that does destroy a parking lot very quickly.

Selectman Powell asked Mr. Hooper asked about seeding and maintaining healthy grass and asked about an irrigation system. Mr. Hooper replied that re-seeding would take place in the fall but the initial seeding earlier this summer in other places around town didn’t take as well as they had hoped. The more a field is used, the harder it will be to maintain as a grass field and added that the cost of an irrigation system is not included in DPW’s estimate. Selectman Powell asked if an irrigation system is recommended and Mr. Hooper replied that DPW re-seeds every year but you will see bald spots and the field will be a lot better if there is an irrigation system in place. He added that an irrigation system could cost \$10,000 or less.

Selectman Heitin said that there are sufficient youth organizations that could help raise money to lower the costs and reduce the impact to the town, as they are going to use the field too. Mr. Hooper noted that exclusivity cannot happen and it will be up to the Recreation Department to coordinate. Mr. O’Cain added that the irrigation system can be added in at any time.

Resident Alice Cheyer thought the Board made a good decision to consider doing the work in-house. She has concerns about the plan, which takes away berms and boulders and is afraid that cars will go on the field and hopes DPW does something to block the grass. She noted that the pathways need to be ADA compliant and doesn’t want to skimp on planting, bushes, etc. and wants to have a good stone dust path material. She also doesn’t agree with the idea that Selectman Heitin had to look at youth sports organizations for funds – that is why we have CPA funds.

Karen Friedman, Chairman of the Sacred Heart Re-Use Committee, thanked Mr. Hooper and Mr. O’Cain for this plan. It stays with what the community wanted and thinks having DPW doing it in-house is the way to go.

Selectman Heitin said that the Board will take this plan under advisement.

Chairman Roach said that we need to come up with a hard figure for the Sacred Heart Re-Use Committee and the Board to work this out before paperwork is filed with the Community Preservation Committee. Selectman Heitin noted that this plan would draw heavily from CPC and there are a number of ways to slice this and added that the sports organizations have thousands of dollars and some of it can be used for this project.

Selectman Powell asked about timing and Town Administrator Puritz replied that the project can be brought before the Fall Town Meeting, as the warrant is due to close tomorrow and signed on September 17, and positions on the articles are to be discussed at the Board’s October 1 meeting. He thought the process could be started and Selectman Powell said that the Board could submit an application to CPC in two weeks, and Town Administrator Puritz said the objective would be to entertain an application by September 17. Mr. O’Cain asked if he should get cost estimates for irrigation and Selectman Powell replied that it should be priced.

The Board thanked the Re-Use Committee and the folks from DPW for the information.

Public Safety Feasibility Study Design Services Discussion & Contract Execution

Fire Chief James Wright and Police Chief Joseph Bernstein were present for the discussion. Chief Wright noted that the Public Safety Feasibility Study Committee received multiple applications and came up with a top candidate, Kaestle Boos Architects. The Committee thought theirs was a reasonable budget and expect to get the full services for the Town. The negotiated fee was \$150,000, Town Counsel reviewed the contract and Kaestle Boos has signed it.

Selectman Powell asked what the \$150,000 will be spent on. Chief Wright said that they will first look through possible sites; from that list of sites, that list will be narrowed down and will move forward with a further study, which will be more architectural in nature. That list will be further narrowed down and surveys will be taken and a needs assessment will be done with the current location. The goal is to end up with a plan that will work for Police and Fire and ultimately will seek funding from the Town.

MOTION: To approve the contract between the Town of Sharon and Kaestle Boos Architects, Foxborough, MA for the discussed and described services for the Public Safety Feasibility Study in the amount of \$150,000 (Heitin – Powell) 3-0 **PASSES**

Chief Wright noted that the September 11 ceremony will begin at 11:30am in front of the Fire Station and they will be reading the names on the radio, starting at 8:46am.

Chairman Roach asked how the “Fill the Boot” went and the Chief noted the estimate is around \$7,000. Chief Wright added that the Public Safety Feasibility Study Committee is meeting Wednesday, September 4 at 3:00pm at Town Hall.

Approval of Minutes

MOTION: To approve the regular session minutes and executive session minutes of August 20, 2013 (Powell-Roach) 2-0-1 (with Heitin abstaining) **PASSES**

Health Department’s Flu Clinic Banner Request

MOTION: To approve the banner request for the Health Department’s upcoming flu clinics: Monday, September 23-Monday, October 7, 2013 in the first position and Monday, October 7 – Monday, October 14, 2013 in the second position (Powell-Heitin) 3-0 **PASSES**

Special Police, Auxiliary Police and Crossing Guard One-Year Appointments

Selectman Powell read the following list of one-year appointments to expire on December 31, 2014:

Special Police	Ryan McGrath
Phillip Andrade	
Gale Simpson	
Kelly Troy	Auxiliary Police
Jenna Barnett	David Skulsky
Neil McGrath	Scott Schertz, Jr.
Joshua Bowman	
Kyle McNeil	Crossing Guards
Brian Kamp	Leah Stella - Crossing Guard & Parking Clerk
Sheila Joyce	Marcia Bloom - Crossing Guard
Mathew Rovaldi	Simone Rudinsky - Crossing Guard
Eli Anderson	Andrea Sullivan - Crossing Guard
Laura Canavan	Irene Hixon - Crossing Guard

MOTION: To approve appointments as read (Powell-Heitin) 3-0 **PASSES**

Capital Outlay Committee appointment (to expire on December 31, 2014) – Paul Linehan

MOTION: To appoint Paul Linehan to the Capital Outlay Committee for a term to expire in 2014 (Powell-Heitin) 3-0 **PASSES**

Ground Lease Agreement with Lamar Advertising

Town Administrator Puritz noted that there was a Town Meeting vote that allows for outdoor advertising and the Town issued an RFP and received two proposals. Lamar Advertising was the high bidder and will erect an electronic sign on the Sharon/Walpole line on Route 1. Town

Counsel has reviewed the agreement and Town Administrator Puritz recommends the Board's approval to award.

MOTION: To award the bid and enter into the contract with Lamar Advertising of Providence for the outdoor advertising sign to be located on town property on Route 1 as discussed.
(Powell-Heitin) 3-0 **PASSES**

Mitigation Agreement with Carroll Advertising

John Carroll, Carroll Advertising, was present. Town Administrator Puritz said that this is similar, as the use was approved by Town Meeting. These locations and the signs are on private property but there is a revenue allotment to the town. This is a twenty-five year term and allows for the placement on four locations and to secure the locations within 90 days of the execution. This provides \$2,000,000 based on permitting and functioning of four sites (two on each side); two for digital use. Approval will need to come by the Zoning Board of Appeals, possibly the Conservation Commission, along with the Board of Selectmen and the state's Outdoor Advertising Board. There is a lump sum payment for each site, up front. Town Administrator Puritz thinks this is economically advantageous for the town.

MOTION: To enter into the mitigation agreement, as discussed, with the Town of Sharon and Carroll Advertising Company (Powell-Heitin) 3-0 **PASSES**

Mr. Carroll noted he is looking forward to working with the town.

Fall Town Meeting Article List Review

Selectman Heitin noted that the Board is just reviewing the list and not taking action at this evening. He reviewed the current list:

1. Sacred Heart Field/Open Space site development/construction
2. Refuse disposal contract authorization – possible SEMASS/Covanta extension
3. AT&T 411 East Foxboro Street cellular facility re-authorization / case settlement
4. Add \$\$ to stabilization fund
5. Transfer \$24,900 from HS Roof Project for Standing Building Project
6. \$610K for roadway improvements
7. 250th Anniversary celebration appropriation
8. RSH Brickstone #1
9. RSH Brickstone #2
10. Adult zoning
11. Billboard authorization to lease land – Route One
12. General bylaws – sign bylaw
13. General bylaws – town report distribution
14. Meals tax – 6.25% to 7%

MOTION: To close the warrant at the close of business tomorrow, September 4, 2013 (Heitin-Powell) 3-0 **PASSES**

Water Rates Vote

Postponed – discussion to take place at future meeting

SUPPLEMENTAL AGENDA ITEM:

Block Party Request – Woodland Street

MOTION: To approve the block party road closure on Woodland Street from Pond Street to Grove Street for Sunday, September 8 from 2:30pm to 7:30pm (Powell-Heitin)

3-0 **PASSES**

Selectman Heitin asked for agenda item at next meeting to approve the Auditors for 2013.

Chairman Roach noted Senator Joyce’s office hours on September 16 from 9-10am at the Sharon Adult Center.

MOTION: To enter into Executive Session to discuss Police Superior Officers Collective Bargaining, pending litigation, and a real property transfer and at the end to adjourn the evening. As the Chairman, any of these that, if discussed in the open, would be detrimental to the Town of Sharon.

Roach: Aye
Powell: Aye
Heitin: Aye

The meeting adjourned at 9:42pm.