

MINUTES
SHARON BOARD OF SELECTMEN
March 8, 2016

The meeting of the Sharon Board of Selectmen was called to order in the Town Hearing Room at the Community Center at 7:00pm with Chairman William A. Heitin, Clerk Walter B. Roach, Selectman John J. McGrath, and Town Administrator Frederic E. Turkington, Jr.

Provisional Appointments – Sharon Police Department

Police Chief Tilden Kaufman was present before the Board. With him were Erin McIsaac, Ryan McGrath and Greg Serwo. Chief Kaufman explained that the department has three openings and they are looking to fill with candidates that passed the civil service exam and various interviews. They are ready for the academy and they will go in August, if not sooner.

Chief Kaufman provided Ms. McIsaac's biography to the Board. The Board welcomed Ms. McIsaac.

MOTION: To offer Erin McIsaac a provisional offer of employment to the Sharon Police Department (McGrath – Roach) 3-0 **PASSES**

Chief Kaufman provided Mr. Serwo's biography to the Board. The Board welcomed Mr. Serwo.

MOTION: To offer Greg Serwo a provisional offer of employment to the Sharon Police Department (McGrath – Roach) 3-0 **PASSES**

Chief Kaufman provided Mr. McGrath's biography to the Board. The Board welcomed Mr. McGrath.

MOTION: To offer Ryan McGrath a provisional offer of employment to the Sharon Police Department (Roach – Heitin) 2-0-1 **PASSES** (*with Selectman McGrath recusing himself*)

Sharon Substance Prevention & Resource Coalition Recognition as Town Committee

Pamela Hay, Chairman, was present before the Board.

Ms. Hay explained that the Sharon Substance Prevention and Resource Coalition works to reduce the demand and use of drugs and alcohol by working collaboratively to promote and sustain a healthy community, utilizing evidence-based data to enhance education, encourage prevention, and provide access to resources for all. Ms. Hay provided some background on the coalition membership. They have sponsored numerous events and will continue to collaborate with many town departments. They meet monthly with the Norfolk District Attorney's Office. They also collaborate with Representative Lou Kafka. Being affiliated with the town will continue their sustainability.

Chairman Heitin noted that SSPARC came to Chairman Heitin and Mr. Turkington months ago looking for recognition as a town committee because it will increase their ability to get financial support for their efforts. He is proud of the group for what they do. Selectman McGrath believes that education is a great tool and believes their efforts are commendable. Selectman Roach said that they have done a lot of good and is 100% behind them.

MOTION: The Board of Selectmen recognizes and supports the Sharon Substance Prevention and Resource Coalition (SSPARC), a community-based, not-for-profit organization comprised of community leaders, public

safety officials, and practitioners in prevention, interdiction and treatment of drug and alcohol, and agrees to provide financial administrative support in application, receipt and expenditure of grants and other donations.
(Heitin – Roach) 3-0 **PASSES**

Memorial Park Beach Concession Stand Agreement Discussion

Mr. Turkington said that Nancy Munroe was unable to attend, so the Board can accept either the proposal of \$1,500, hold the item for two weeks, or go out to find another concession provider.

Chairman Heitin believes the \$3,000 is very fair. Selectman McGrath questioned the issue of spoiled food, and Mr. Turkington noted that she should have had insurance for such events. Mr. Turkington said that he tried to lower the fee to \$2,200-\$2,500 but she did not want to pay that.

The Board agreed to have her come to the next meeting.

2016 Annual Town Meeting Warrant Discussion

Article #	Topic
1	Appoint Finance Committee Members
2	Act on Reports
3	Rescind Civil Service for Future Members of the Police Department
4	Personnel By-Law
5	FY17 Budget & Compensation of Elected Officials
6	Capital Outlay
7	Design Services Funds for Heights Elementary Roof Replacement Project
8	Community Preservation Act Annual Funding & Projects
9	Norfolk County Retirement Annual Assessment
10	Unemployment Fund
11	Funding Other Post-Employment Benefits (O.P.E.B.) Trust Fund
12	Funding Stabilization Fund
13	Revolving Fund Authorizations
14	Property Tax Exemptions
15	Sharon Friends School Fund Records & Appointments
16	Annual Audit Appropriation
17	Tax Title Payment Agreements
18	Home Rule Legislation - 36R Norfolk Place Property Tax Abatement
19	General By-Law Amendment – Change Town Report Distribution Method
20	Transfer One School Street Property from School Committee to Board of Selectmen
21	Approval of Library Project – Mass. Public Library Construction Program Grant Process
22	Authorization to apply/accept & expend PLCP Grant Funds
23	General By-Law Amendment – Alternate for Priorities Committee
24	Citizen’s Petition - Resolution

Chairman Heitin suggested swapping articles 7 and 8.

Mr. Turkington noted that the groupings in last year’s capital article caused some issues at Town Meeting. With this proposal, an item can be held, similar to what is done with Article 5. The items in the draft article will be finalized with the Capital Outlay Committee on Monday. Mr. Turkington spoke about the design services for the roof.

The Board is comfortable with the format of the capital article.

Chairman Heitin noted that article 24 has no power over the Board and no power over the state legislators.

Mr. Turkington explained that he had Kaestle Boos Associates provide some more refined plans and cost estimates for the Town Hall/Fire Station complex to help determine the reuse of the fire station when they move to the public safety complex in 2017. They produced four options:

Option 1 – Handicapped Accessibility Only - \$2,841,400

Pros:

- Brings Town Hall into ADA/AAB compliance
- Minimum site impact
- Minimal temporary use of fire station

Cons:

- Highest cost to benefit ratio
- Does not resolve space needs
- Does not address fire station reuse

Option 2 – Handicapped Accessibility and Renovation to Town Hall - \$4,695,600

Pros:

- Brings Town Hall into ADA/AAB compliance
- Minimum site impact
- Improves working/user environment

Cons:

- High cost to benefit ratio
- Does not resolve space needs
- Does not address fire station reuse

Option 3 – Handicapped Accessibility and Renovation to Town Hall & Fire Station - \$6,891,800

Pros:

- Meets space needs requirements
- Maximizes use of existing assets
- Some update to appearance of complex

Cons:

- Minimal improvements to parking/site use
- More costly
- Most disruption

Option 4 – New Town Hall (*demolish existing Town Hall & Fire Station*) - \$8,706,400

Pros:

- Meets space needs requirements
- Longest expected building life
- Updates building appearance (town character)
- New facility between existing buildings & street

Cons:

- Most costly option
- Most disruption

Mr. Turkington said that we could engage KBA with respect to design work for option 2 or option 3. Selectman McGrath asked about the funding sources for the other options. Mr. Turkington said that in looking forward in future years, we would likely have the money within the capital budget for option 2 and possibly 3. Option 4 would require a debt exclusion.

Gordon Gladstone, chair of the Standing Building Committee, noted that KBA may not be the designers, which Mr. Turkington agreed. Mr. Turkington does not want to put \$3,000,000 into the building without exploring other options. Mr. Gladstone asked about the differences between option 2 and option 4. Mr. Turkington said that the new Town Hall would be slightly larger and it would eliminate the existing Town Hall and the existing Fire Station. Chairman Heitin wonders if we can do this in phases. Mr. Turkington noted that the existing Town Hall is 9,500 square feet and the proposed new Town Hall would be 16,000 square feet.

Chairman Heitin said that the Board already approved option 1 and wondered if we could phase in improvements over three years. Mr. Turkington noted that there will be costs for temporarily displacing staff, and some improvements create other issues. Selectman Roach asked about the time frame for renovating the fire station. Mr. Turkington said that it would be until the spring of 2018 for the work to be finished.

Selectman McGrath said that a debt exclusion would likely not be successful. Chairman Heitin agrees and would like to put money annually into the operating or capital budget each year and work toward options 2 or 3. Mr. Turkington said that the capital request would remain the same for this year, and go to next year's Town Meeting for additional funds.

One School Street Use Discussion

Town Engineer Peter O'Cain noted in a memo to the Board that until it is determined whether the building will be retained and restored or demolished and rebuilt and until a plan for use under any scenario is made, the most prudent and financially sensible plan is to wait one year before tackling any work on the building, except the sealing and repointing of the foundation. It is also recommended that a simple air circulation system be installed that will move hot, humid air in the basement during the warm weather months, in order to reduce the chance of mold developing in the moist basement. He believes the CPC application should be withdrawn.

Selectman Roach said that he met with Mr. O'Cain and Mr. Baldassari and they found some seepage in the basement and they all believed that the other matters could wait and just fix the foundation for now.

Selectman McGrath wishes that demolition would not be continued to be stated as an option. He said that it will likely be used for municipal use or rented out as potential office space. He believes that repairs should be done gradually in order to get it ready for municipal use or to be rented. He believes the use now as a museum is good for the time being. The parking lot needs to be addressed, which Selectman Roach said will be done soon. He hopes that in five years, all of the updated should be done by then. Selectman Roach said that some of the work needs to be done systematically. They will review the list of items to be done and will prioritize the work.

Chairman Heitin said that the Board needs to make a decision about what to do with it. He explained that if the town does a ground lease, the tenants perform all of the work; similar to what was done with the Wilber School. Mr. Turkington said that the Board should spend the next six months exploring the options, in advance of next year's capital.

Mr. Gladstone believes that if the reuse were put to a ballot question, the residents would not support renovating it. Selectman Roach believes that the residents should be educated as to the historical significance

of some of the buildings in town. Mr. Gladstone believes that the Board needs an exit strategy. Selectman Roach said that the parking and foundation repairs will be done using existing funds and most of the work will be done in-house. Chairman Heitin agrees that we need to decide within the next six months what the Board's plan is for the building.

MOTION: To withdraw the CPC application
(Roach - McGrath) 3-0 **PASSES**

Consent Calendar

- I. Vote to approve regular & executive session minutes of February 23, 2016 and regular session minutes of March 1, 2016
- II. Vote to approve the banner request from the Sharon Adult Center for the Lakeside Gallery Exhibit - March 21-28, 2016 in first position
- III. Vote to approve the banner request from the Friendship Circle for their Art Show- April 18-25, in first position
- IV. Vote to approve the banner request from the First Congregational Church for their Evergreen Bazaar - November 28-December 5, 2016 in second position
- V. Adopt effective April 1, 2016 recommended bundled rates for BLS emergency base rate, BLS non-emergency base rate, ALS non-emergency base rate, ALS1 emergency base rate, ALS2 emergency base rate and specialty care as shown in attached sheet
- VI. Approve the road closure request of Natalie Boyd for the Sharon Green Day Event which will close part of High Street from the Main Street Intersection to the end of the First Congregational Church of Sharon parking lot for their event on May 7, 2016
- VII. Vote to award bid for delivery of 2015 Annual Town Report to Boy Scouts of America Troop 95 in the amount of \$1,200.00
- VIII. Vote to approve the Employment Agreement for Linda Berger as Recreation Director
- IX. Vote to conditional approval collective labor agreement with Massachusetts Coalition of Police, AFL-CIO #166 - Town Meeting vot

MOTION: To approve the March 8, 2016 consent calendar
(Roach - McGrath) 3-0 **PASSES**

Town Administrator's Report

The Town Administrator reported the following:

- The debt service budget was reduced by \$121,242; as a result of that and other adjustments to the fixed/uncontrollable line items, we can lock in the budget allocation of 3.18% for the sector expenditure increase as currently assumed by the Priorities Committee.
- He is working with the School Committee and MSBA on language for the Heights Elementary School roof replacement project, including submission of an application for funding under the MSBA's accelerated repair program. The separate article would appropriate design funds, which would be reduced by a 44% grant if Sharon is accepted into the program.
- The Capital Outlay Committee is meeting next Monday and will review and approve requests.
- He provided the Finance Committee with a number of documents, including executive group recommendations; status of collective bargaining agreement negotiations and step schedules for FY17 and an estimate of fringe benefit costs and calculation of average cost per employee, which he has also provided to the Board.

- At the Board's next meeting, agenda items include voting positions on Annual Town Meeting warrant articles; an update on Eversource switching station project at 63 Canton Street; and a discussion on net solar metering credits, which could potentially save the town \$60,000-70,000 annually.

Mr. Turkington explained that there is no need for an executive session this evening.

Selectman McGrath asked if the Board could vote to add Purple Heart veterans to the list of individuals to receive a free beach pass.

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

Selectman McGrath read a letter of recommendation from Chief Kaufman to Officer Brian Mannetta.

Adjournment

MOTION: To adjourn at 8:04pm
(Roach - McGrath) 3-0 **PASSES**

Heitin: Aye
McGrath: Aye
Roach: Aye