

**MINUTES OF THE SELECTMEN'S MEETING
OCTOBER 7, 2013**

PRESENT: Willard J. Boulter, Jr. (Chairman), Arthur P. Boyle, Jr. (Vice-Chairman), Lewis W. Stone (Clerk), Michelle Burt (Selectman), Ben Bastianelli (DPW Commissioner), Patrick Chilcott (School Committee Chair), Eugene Fulmine, Jr. (DPW Director), Scott Glauben (DPW), Bob Goslin, Frank Hackett (School Superintendent), Tom Irving (DPW Commissioner), Erin Obey (School Director of Finance and Operations), Suzanne Scroggins (School Committee Vice-Chair), Paul Whitman (DPW Commissioner), Sabrina Chilcott (Executive Assistant), Erika Christianson (PACTV Cable), and others.

ANNOUNCEMENTS

The Planning Board will hold a televised public hearing concerning the proposed Solar Photovoltaic Zoning By-Law on October 29th at 7:30 pm in the Veteran's Hall at Town Hall and the proposed Medical Marijuana Zoning By-Law on that same night at 8:00 pm. Household Hazardous Waste Day will be held October 12th from 9:00am to 1:00pm at the Recycling Center. Acceptable items are listed on the town website and available at Town Hall. It is for Pembroke residents with a Recycling Center sticker; there will be no commercial waste accepted.

**7:00 DPW COMMISSIONERS REQUEST FOR A VOTE TO BORROW \$340,000,
STORMWATER MANAGEMENT PLAN**

The DPW Commissioners and Director were present before the Board to answer questions on the proposed Stormwater Management Plan. Mr. Ben Bastianelli outlined the Commissioners proactive response to the state and federal requirements to delineate Stormwater runoff in all communities. He stated the two main objectives are to prevent our Stormwater from running off into other communities and to develop a system of recycling stormwater to return it to the aquifers in our system. Pembroke received approval through the MSWRA to borrow funds to achieve these objectives and ensure compliance with developing state and federal regulations at an interest rate of 2% and the borrowing was then approved at town meeting. Due to the challenging economic climate in Pembroke at this time, the DPW Commissioners seek to bond the borrowing with funds from water revenue and they would like the BOS support and borrowing vote. Discussion ensued. Mr. Boulter inquired as to whether water rates would need to be raised to pay this \$47,000 debt service annually. Mr. Bastianelli stated that the Commissioners have met with the Town Accountant and have confirmed that they will not raise water rates as bond debt within water revenue has expired and they can afford to do this with no increase to the residents at this time. Mr. Bastianelli also confirmed that time is running out on the MSWRA approval of low interest funding. Mr. Boyle requested the Town Administrator's recommendation; Mr. Thorne stated that, provided the repayment is funding through water revenue, there would be no impact on this year's budget whatsoever. Mr. Boyle moved to grant the request of the DPW Commissioners and approve the borrowing of \$340,000 under the Stormwater Management Plan as approved at town meeting; Ms. Burt seconded the motion. The vote was unanimously in favor. Mr. Stone requested an update from the Commissioners on the drainage at the Mattakeesett Street ballfields and the Town Green. Mr. Bastianelli stated that the ballfield work is due to be completed on October 16th and the Town Green project is out to bid, with bid opening scheduled for October 22nd. He confirmed that the drawings and engineering have been complete. Mr. Stone stated that the Recycling Committee is seeking a meeting in the third week of October. Mr. Bastianelli request it be a joint meeting with the BOS to review the committee's mission; a discussion of present and future objectives on the committee. He stated there is a split within the committee regarding the future of the Recycling Center and the limitations imposed on the committee by the charge of the BOS. Mr. Boulter, Ms. Burt and Mr. Stone confirmed that they will be in attendance. Mr. Boulter advised that he and Mr. Stone have located a beaver dam on the Swanberg property that is causing Stormwater to pool for five feet or more behind it. Mr. Bastianelli stated that the Commissioners are aware of the situation.

CONSIDER THE MINUTES OF SEPTEMBER 30, 2013

Mr. Boyle moved to accept the minutes of September 30, 2013 as presented. Mr. Stone seconded the motion. The vote was unanimously in favor.

TOWN ADMINISTRATOR'S REPORT

Mr. Thorne stated that the Board has received a request from the Town of Halifax to appoint a Selectmen's representative to the Central Plymouth County Water District in advance of their meeting November 4th at Halifax Town Hall. Consensus was reached on placing this item on the October 21st agenda.

ASK THE SELECTMEN

Mr. Stone stated that he had received a request from a resident inquiring on how to dispose of diseased foliage. Mr. Stone stated that he spoke with the Board of Health who recommended two possible options; one, burn this foliage at home with the approval of the Fire Department or two, bag the diseased foliage and bring it to the Recycling Center, explaining to the attendant what is in the bag and there will be further instructions on how to dispose of it.

Mr. Boulter advised that the Advisory Committee recommended researching state grants to assist with the Herring Run area where the bridge is in disrepair; Mr. Boulter stated that there is money available and the Town has been awarded money to repair the bridge including handicap access which would be reimbursable at 100%. Mr. Boulter did not have the exact dollar amount available.

7:30 PUBLIC HEARING: STREET ACCEPTANCE, KALLIO PATH

Mr. Boulter opened the public hearing to see if the town would accept as a Town Way, Kallio Path as shown on the street layout plan entitled Kallio Path dated August 15, 2013 prepared by Grady Consulting, L.L.C. and to see if the Town will further vote to authorize the Board of Selectmen to accept any and all property interests and appurtenances to use said street for all purposes for which public ways are used in the Town; or take any other action relative thereto. Mr. Boulter directed the Board's attention to the street layout plan as provided by the Planning Board. Mr. Boulter opened the floor for people to oppose the plan; there were none. Mr. Boulter opened the floor for people to speak in favor of the plan; there were none.

Mr. Boyle moved to support this layout plan, accept Kallio Path as a town way and speak on behalf of it at Town Meeting. Mr. Boyle seconded the motion. The vote was unanimously in favor.

TREASURER KATHLEEN MCCARTHY: REAL PROPERTY AUCTION INFORMATION

Mr. Thorne recommended rescheduling this item for October 21st to obtain more information regarding the surplus real property auction scheduled for the second week of November. Mr. Thorne advised that proceeds will go into the General Fund and then into Free Cash.

7:40 SCHOOL DEPARTMENT, SCHOOL COMMITTEE: SCHOOL ROOFS PROJECT

Patrick Chilcott, School Committee Chairman distributed a presentation handout to discuss the general roofing situation at four of the five schools; Hobomock Elementary, North Pembroke Elementary, Pembroke Community Middle School and Pembroke High School. Mr. Chilcott's explained that these school roofs were not replaced during the renovations and there are significant roofing concerns identified over the past four years. In one example, the Hobomock roof is so compromised that he stated the children stop being taught when it is "raining inside the schools". He stated that four of the five roofs were initially approved by the MSBA for full roof replacement, partial reimbursement under the MSBA's Accelerated Repair Program. Mr. Chilcott pointed out that this will be the highest funded of the 2013 projects by MSBA of all applicants at an approximate reimbursement rate of 50-60%. Director of Finance and Administration Erin Obey provided details on each school and each roofs current issue, stressing that the roofs were not replaced during renovation. The Bryantville roof was selected as part of this project as the issues surround the installation of the roof, not the material, and the school department continues to pursue the installer. Ms. Obey described the findings of the Weston and Sampson Study 2009-2010 and the more recent Infrared Testing for Moisture performed by Garland Roofing in 2011, summarizing the variety of issues from moss/algae growth, ponding of water, swelling or loose membranes and wet insulation. Ms. Obey explained that the MSBA Accelerated Repair Program allows for the preservation of existing assets by performing energy-efficient and cost-saving upgrades, which will result in direct operational savings for school districts. They grant money in the form of a district specific reimbursement rate for approved projects; Pembroke's reimbursement rate for 2013 calendar year is 52%, Additionally they provide for a streamlined application and bidding process whereby the MSBA assigns each district an OPM and architect to begin preliminary work on the scope and budget.

Ms. Obey stated that the initial cost estimate from Pinck & Co. is \$10,650,701 plus OPM and design fees. The School Department met with the Town Accountant and used a 50% reimbursement rate of \$5,325,350 with the contributed local funds estimated at \$5,325,350 and it was determined that a debt exclusion request be made. The estimated tax impact on the average household, determined at a value of \$330,000, would be \$67 in year one, \$37 in year twenty. Mr. Boyle pointed out that it is important to note that each of these roofs has exceeded their useful life of twenty years. Mr. Chilcott pointed out that the most recent patching at Hobomock during renovations was fourteen years ago; that roof has been classified as class A requirement for this project. School Superintendent Dr. Frank Hackett stated that the state is enthusiastic about the project because the buildings themselves are in great shape; he additionally stated that four roof approvals in one district is extraordinary. Mr. Boyle confirmed that the MSBA has approved 49 projects this year and these represent four of the 49. Mr. Stone inquired into the OPM and design fee cost; Ms. Obey stated that the School Department has budgeted for this expense, schematic design, as it occurs in the current phase of the project. Mr. Stone asked if the school department was considering solar panels; Dr. Hackett stated that the last evaluation showed an eighteen to twenty year payback on solar panels and the MSBA would not participate in that program so they are not being considered at this time. Mr. Boulter inquired as to whether there would be an independent project manager to oversee the projects and Dr. Hackett confirmed there would be a minimum of one or two as required by the MSBA project guidelines. School Committee Vice Chair Suzanne Scroggins clarified that this would amount to \$17 per tax bill on an average value. Mr. Chilcott stated that there would be a series of televised public hearings for public comment within the next month and presentations would be made at each PTO meeting.

REVIEW OF DRAFT WARRANT ARTICLE INFORMATION, ARTICLES ONE THROUGH FOUR

Town Accountant Michael Buckley submitted further information on articles one through four; article one has been reduced by \$3000 by the removal of the Bethel Chapel tree removal item and article two transfers to supplement the Police and Fire budgets totaling \$82000. Mr. Thorne advised that article three will be the main focus to balance the FY14 budget. Mr. Buckley removed article four and the remaining articles have been renumbered accordingly. Mr. Thorne stated that the amounts in articles two and three may change on further review next week. Mr. Thorne asked if there were further questions; there were not.

UPCOMING ISSUES

Mr. Boulter advised that October 14th is the observation of Columbus Day and there will be no BOS meeting that night; October 15th is the Planning Board Public Hearing on a proposed solar project; October 21st the Selectmen will give recommendations on the STM warrant articles and the Surplus Property – Vehicle auction bids that are due on October 18th will be opened; October 21st at 7:30 is a public hearing on a change of manager on the PKAA held by Wine and Spirits Depot; on October 23rd there will be a public hearing by MassDOT for public comment on the Route 36 project; October 28th at 7:30 will be the presentation of proposed budget recommendations by the Advisory Committee and the BOS will sign the STM warrant and a Water Wheel Committee meeting on a date to be determined. Mr. Thorne advised that the Town Treasurer/Collector will be present on October 21st to outline the details of the Town's future real property surplus auction.

8:00 PUBLIC HEARING: STREET ACCEPTANCE, KALLIO PATH

Mr. Bob Goslin was present to answer any questions that may have resulted from the 7:30 scheduled public hearing; Mr. Boulter apprised Mr. Goslin of the previous vote of acceptance. Mr. Boulter closed the public hearing at 8:05 pm with a motion to close the public hearing from Mr. Boyle, seconded by Mr. Stone with a unanimous vote of the Board.

At 8:05 pm, Mr. Stone moved to enter executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. Mr. Boulter so declared and Mr. Boyle seconded the motion. By roll call vote: Ms. Burt - yes, Mr. Stone - yes, Mr. Boyle - yes, Mr. Boulter - yes.