

Town of Paxton Board of Selectmen

Regular Meeting Minutes

Monday, December 6, 2010

Members Present: Fred Goodrich, Chair
Bill Trotta, Vice Chair
Peter Bogren, Jr., Clerk

Charles Blanchard, Town Administrator

Attendees: see Attendee List

The Chairman called the meeting to order at 7:30pm.

Paxton Center School Repairs – MSBA Green Program

- **Motion (FG) seconded (WT) to appoint Jay Gallant to the school Green Repair Building Committee. Unanimous all in favor.**
- Dr. Pandisco, WRSD Superintendent present to provide the BOS with information regarding the program.
- Cost of project for new windows and roof is estimated at \$495,000, which would need debt exclusion.
- (WT) stated that he had noticed that there was a problem with the chimney, which could leading to clogged drains and a potential problem.
- Dr. Pandisco stated that if they were to split the project and only repair the roof, there may not be funding for the windows at a later date as small repair programs are no offered very often. Would be looking to do the work in the summer in order for everything to be completed by December 31, 2011.
- (CB) provided details of how the debt exclusion would affect the tax rate for Paxton:
- \$0.14 on the thousand for the 1st year and \$0.10 in the final year with a 10 year bond and \$0.09 on the thousand for the 1st year and \$0.05 in the final year with a 20 year bond.
- (WT) asked what would happen if they found that the roof was in need of more work that known.
- Dr. Pandisco responded that he recommended looking at the existing conditions in feasibility stage. The bond would be required for the full amount of the project. Until feasibility study done a true number will not be known.

- (CB) responded that they were not in a position to ask for a vote until they had the numbers.
- Dr. Pandisco stated that the timeline would be to pay Owner Project Manager, conduct feasibility study and proceed to common designer. WRSD will bill the towns; MSBA would in turn reimburse the Towns. Would probably want to see a designer for each project.
- Dr. Pandisco confirmed when asked that if only two towns when forward with the repairs, the MSBA funding would still be available.

Meeting Minutes

- **Motion (WT) seconded (PB) to accept the November 22, 2010 Regular Meeting Minutes. Unanimous all in favor.**

Annual License Renewal

- **Motion (WT) seconded (FG) to approve the Class II license for Middle River Corp. (PB) recused himself from the vote.**
- **Motion (FG) seconded (PB) to renew the following licenses Unanimous all in favor.:**
 - Paxton Market Place – Wine & Malt
 - Paxton Sports Center - Club
 - Paxton Liquor Store – All Liquor
 - Anna Maria College - Club
 - Kettlebrook Golf Course – Club
 - American Legion – Veterans Club

Auto Body Shops

- Paxton Auto

Class II Car Sales

- Paxton Auto
- Paxton Garage

Common Victuallers

- JLC Donuts Inc.
- Paxton Sports Center
- Paxton House of Pizza
- Paxton American Legion
- Paxton Marketplace
- Kettlebrook Golf Course
- Coffee on the Common
- Soexho (AMC)
- Land & Sea

Packaged Goods

- Paxton Sports Center
- Paxton Liquor Store
- Paxton House of Pizza

Above Ground Tanks

- Urbanovitch Farm
- Paxton Town Garage

- Worcester County Memorial
- Kettlebrook Golf Course
- David Farm
- Industrial Tower & Wireless

Adrian & Rita Zeffert, 6 Pond Street- Leased Pole

- Following on from last meeting, (WT) and (PB) had visited Pond Street to view the street lighting.
- (WT) made a motion to take over paying for the leased lighting as he felt that it was a very dark area. (PB) and (FG) did not agree and there was no second.
- (FG) stated that it was a private street, as this could not be confirmed it was agreed that this would be looked into and brought back for a vote.
- Mrs. Zeffert stated that if the Town did not take over paying for the light, she would disconnect.
- (WT) also pointed out that he had noticed that there was a burnt out light further up Pond Street and that paying for the leased light would even it out if we were not using that light. That would also need to be confirmed.
- (FG) announced that they would be going into Executive Session at the end of the meeting to discuss collective bargaining and would not return to the Regular Meeting.

Capital Planning Committee Appointment

- Following the resignation of Philip Dilorio from the Finance Committee and representative on the Capital Committee, Finance Committee is recommending the appointment of James Lang to the fill the vacancy on the Capital Planning Committee.
- **Motion (FG) seconded (PB) to appoint James Lang to the Capital Improvement Committee. Unanimous all in favor.**

Municipal Light Department Discussion

- (FG) stated that the financial handling at the Light Department has been a disgrace and that they have committed a felony to the Townspeople. Recently it had come to light that the Manager had received \$3000 for a working a week at a pay rate of \$75 per hours and she had put in for holiday pay and then amended the timesheet to increase the daily hours to compensate for not being entitled to the holiday pay.
- Also two temporary employees were being paid \$15 per hour. There needs to be an audit function by the BOS, it is a bad situation and will continue to look into.
- (PB) \$3000 a week, \$75 per hours on a public document; reiterate (FG) comments.
- (WT) agreed that the process and proceeds have to be reasonable and asked whether the warrant is signed by more than one signature.
- (FG) BOS sign the warrant, Light Department Commissioners should sign, will try to

change as it has got out of control, 2006-2010 seen a large increase in the Light Department pay rated compared to the Towns.

Paxton Housing Partnership

- (FG) MOU prepared by consultants discussed in detail at the November 17, 2010 meeting.
- Planning Office of Urban Affairs stated that they would not have responded to the RFP if they had been made aware of consultancy fees of between \$100,000 and \$150,000.
- (FG) Housing Partners Inc. the consultant has agreed to reduce the fees to \$75,000 but POUA cannot go above \$50,000. The second bidder for the project has stated that they can negotiate to pay a consultation fee of between \$75,000 and \$100,000.
- Martha Akstin stated that DCHD is only honoring 2 projects submitted by the same developer and POUA already has 2 projects in, Scanlan (JKS Paxton LLC) has no projects in as yet.
- (CB) cautioned on a possible conflict between Chuck Eisenberg, a consultant with Housing Partners and Scanlan, which may need to be investigated.
- Martha Akstin responded that State Ethics had verbally told Chuck Eisenberg that he was clear. She saw no reason for him to be excluded.
- (PB) would like to hear from Town Counsel on this.
- (CB) read Town Counsel's counsel email dated October 4, 2010, in which he states that Chuck Eisenberg should seek a written request from State Ethics. This was never received from Chuck Eisenberg.
- **Motion (FG) seconded (PB) to decline the services of Planning Office of Urban Affairs. Unanimous all in favor.**
- (CB) suggested that all information be sent to Town Counsel for his review.

Town Administrator Selection

- (FG) announced that after their final interview on Saturday, the Board decided to offer the position to Carol Riches, subject to successful negotiations.

Town Administrators Update

- Chief Desrosiers and Sergeant Lang are requesting that Andrew Doughty be appointed a part time Dispatcher.
- **Motion (FG) seconded (PB) to appoint Andrew Doughty as a part time Dispatcher at a starting rate of \$12.80 per hour effective December 7, 2010. Unanimous all in favor.**

DHCD Downtown Technical Assistant Grant

- CMRPC has prepared an application for a DHCD Downtown Technical Assistant Grant to help the Town and the Master Plan Implementation Committee move forward with the Master Plan recommendations to provide greater opportunities for integrated business,

economic development and housing diversity in Paxton's Town Center.

Departmental Meeting

- Quarterly Department Managers meeting was held on December 2, 2010, much of the discussion centered on the FY12 budget.

Crocker Hill and Mount View Drive Reconstruction

- Mike Putnam, DPW Superintendent reported that the Crocker Hill and Mount View Drive Reconstruction was completed on time and under budget by \$20,000.

Tree Lighting

- The Tree Lighting on the Common will take place at 6pm following a visit by Santa at the Library 4- 6pm. Recreation Commission is sponsoring a Spaghetti Dinner 6-8pm.
- (WT) made a motion to replace the tree next spring.
- (WT) would seek donations to pay for the tree.
- (FG) said that he will second if amended to if feasible to put a larger tree in its place. Unanimous all in favor.

Correspondence

- Email received from Linda Devens, commending Mike Putnam, DPW Superintendent for the wonderful drainage job he did on Center Drive, which resulted in water being diverted to the street (drains) rather than seeping into Center Drive residents basements.

Other Business

- (CB) stated that the Superintendent had two more years to go replace street signs at \$35,000 per year, he had also stated that he is putting \$400 aside for priority no parking signs around the Common.
- (WT) asked that Mike Putnam be thanked for this.
- (CB) reported that Mike Putnam had performed the 3-month evaluation on Travis Thibault and reported that he had done an outstanding job and that he has complete knowledge of the water system. (FG) agreed with this comment.
- (CB) reported that he visited the site where Muir Meadows had received site plan approval for 87 units and found that they are preparing for the traffic study that is required by Mass Housing. He contacted Ed Blanchard and he will attend at the December 13, 2010 meeting to bring them update, ZBA and Planning Board should be invited to this meeting.

Dog Complaint

- A further complaint has been received regarding the dogs owned by Dwormans, 1 Wildewood Drive, Peter Warren, Animal Control Officer is requesting an hearing to hear a complaint of nuisance dog and failure to pay fines.
- Hearing will be scheduled for January 11 at 7pm.

Meeting Change of Day

- (FG) announced that meeting in January will be moved to Tuesday nights at 7pm.

Motion (FG) seconded (WT) to adjourn meeting at 9:00pm and go into Executive Session for the purpose of discussing Collective Bargaining and a Non Union Contract. Unanimous all in favor.

Motion (FG) seconded (WT) to adjourn Regular Meeting at 10:20pm Unanimous all in favor.

Respectfully submitted,

Carol L. Riches, Administrative Assistant

Documents from the Meeting:

Town Administrator's Update – Filed in Town Administrator's Update Folder

Capital Improvement Appointment Request – Capital Committee File

Travis Thibault – Water Board Folder