

TOWN OF LAKEVILLE
Selectmen and Wage and Personnel Board, as applicable
Meeting Minutes
February 27, 2017 – 6:30 PM

On February 27, 2017, the Board of Selectmen held a meeting at 6:30 PM at the Town Office Building in Lakeville. The meeting was called to order by Chairman Hollenbeck at 6:32 PM. Selectmen present were: Selectman Hollenbeck, Selectman Powderly and Selectman Burke. Also present were: Rita Garbitt, Town Administrator, Tracie Craig-McGee, Executive Assistant and Christine Weston, Recording Secretary. LakeCAM was recording the meeting.

6:30 PM Meet with Building Commissioner for update regarding Assawompset Elementary School projects and the 2017 DOER (Department of Energy Resources) Competitive Grant

Nathan Darling, Building Commissioner, was present for the discussion. Mr. Darling stated that he would like to put in \$31,000 of the Town funds in order to come up with the \$250,000. The grant is a matching fund grant for the Assawompset Elementary School projects. The electricity savings can be seen in the second column of the two (2) page handout (TNT Energy – Building Energy Savings handout). The grant is due Friday, and it is all written. However, Mr. Darling wanted to discuss it with the Board of Selectmen first. The Town will not find out until about mid-June if it will be receiving the grant. The window of time to do the work as described in the handout is only seven (7) weeks, since work can only be done during the summer, weekends or School vacations. It is hoped to have the “add alternate” ready with the bid, so that everything is in place when the project work is ready to take place. Selectman Powderly noted that the Town may not have to put anything in. There have been projects where the Town had to put some money in towards the funding; however, it was paid back and a great deal for the Town. Mr. Darling stated that the Town is paid in kind for the work that he, Ms. Garbitt or anyone else does towards the project. It is believed that the \$31,000 will come back through SRPEDD for all of the time and work that the Town has put into it, up to \$25,000.

Ms. Garbitt stated that a letter was received today from the School Department notifying the Town that the School Committee approved the final payment of the friendly lawsuit in the amount of \$65,528 from their Excess & Deficiency.

Mr. Darling stated that the project has a 33% kilowatt reduction. Selectman Powderly noted that the Board has been trying to have the School Department sign up for the energy grants; however, they have been reluctant.

6:35 PM Meet with the Superintendent of Streets to discuss the plowing and sanding/salting of Town Roadways this Winter Season

Jeremy Peck, Superintendent of Streets, and Barney Taylor, Highway Department Foreman, were present for the discussion. Chairman Hollenbeck stated that a complaint had been received regarding the conditions of Routes 18, 79 and Precinct Street after the storm of February 9th and 10th through an email. Mr. Peck was asked to provide an overview of what he thought had taken place. Mr. Peck provided a six (6) page handout explaining in detail what had been done prior to the storm, during the storm and after the storm on February 9th in regards to the rain and snow

mix. The Highway Department Employees pretreated all roadways starting at 5:00 AM. It started raining around 10:00 AM, despite all forecasts calling for snow in Lakeville. The rain turned to snow at 12:00 PM. Once the rain turned to snow, the temperature dropped about 10 degrees, resulting in the wet roadways turning to ice pack. The ice pack was the worst on the main roadways where there was significant traffic. The traffic was compacting it, making it difficult to get the ice off. All 30 plow contractors were called in for 12:30 PM with about $\frac{3}{4}$ " of snow on the ground. The snow stopped around 8:30 PM. Contractors were finished plowing all streets around 10:30 PM and then went home. After all contractors were finished, the Highway Department sanded all streets and went home around 1:00 AM on 2/10/17. Surrounding Town, including Raynham, Freetown, Middleborough, Rochester, Acushnet and New Bedford all had the same problem with ice pack that day.

Mr. Peck said during snow events, the Highway Department treats those areas where there are critical hills or curves (i.e. Highland Road near Heritage Hill Drive or Route 79 at Galfre Road). These critical areas are treated after the roadways have been plowed each pass. This is not done on the full length of the roadways because of the significant costs associated with this, plus the Town does not have the resources to do this. Limited storage for salt does not allow the Town the ability to continually spread material, plow it and then retreat areas. The Town also does not have the resources to have sanders on each route) i.e. Bridge Street, Vaughn Street, Mill Street and Malbone Street). Given the capacity in which we currently operate, we need to plan very carefully for future snow events, expected salt deliveries and sand/salt mixing. For instance, we had a storm on Thursday, February 9th. We had an expected snow event again on Saturday, Sunday and Monday. With Thursday's storm alone (pre-treating, sanding hills/curves, etc.) we went through about half of the capacity of the salt shed. This is equal to 500 tons. Prior to the storm on Thursday, both the salt shed and salt storage building were full. The shed has a capacity of approximately 1,000 tons, and the storage building has an additional 300 tons of storage. When full, we have about 1,300 tons of pre-mixed material and straight salt.

Chairman Hollenbeck asked what if the Town had a bigger barn. Mr. Peck responded that it would certainly help. The Highway Department does not have the ability to just throw salt down. There is also a difference between the State and Local roads in terms of what they are putting out for material and what they are spending for trucks on routes. The State uses straight salt, and each sander has calcium chloride tanks to spray it off. The Town does not have the capacity to do that. Pretreating took place on Thursday. It takes three (3) to four (4) hours to pretreat, but rain washes it out. If the Town had the capacity, more salt could have been thrown on. We used 50% of our stock in one (1) storm. Lakeville is far down on the list when it comes to having salt delivered. The State is first on the list. On Friday during normal work hours, scraping took place on Howland Road and Route 79, even up to the hill on Malbone and Highland Road. The temps came up a bit as well. The most significant road that had the issue was Howland Road with the ice pack. Further explanation was provided by Mr. Peck about what was done and what takes place to get roads ready for school buses, etc. Overall, the Town is limited in what it can do. Selectman Burke stated that this is important for everyone to hear. One (1) written complaint was received from Robert Marshall, and there were other verbal complaints here and there. What Mr. Peck did seems to be an appropriate response to what can be done. There is a balance. People think roads will be cleared immediately, but no one has an understanding of the expense. There is a balance of the type of response and what the Town can

pay for. If the Town wants to add sanders, it needs to add equipment with more substantial weight. Mr. Peck stated that he used all six (6) wheelers this time, but can do ten (10) wheelers in the future. Selectman Burke stated that the lighter pickup trucks are not able to scrape like a bigger truck can. Mr. Peck explained that the pickup trucks have to go very slow or it kicks up their plow. Selectman Burke stated that it comes down to what level of preparedness does the Town want to fund to meet public expectations. Mr. Peck stated that it may be that the public is expecting a bit more than what can be provided. Selectman Burke agreed. Mr. Peck said he has put in a Capital Budget request for a truck, since the one Mr. Taylor is driving is 30-40 years old. A new truck could be the one to do calcium treatments, but the Town doesn't have a storage tank for it. Freetown has about three (3) trucks to do the calcium treatment. The calcium is sprayed on and if there is a particularly icy area, the application of the spraying can be increased as needed. If the Town wants bare roads, it needs to have the capacity for salt. When the study was down for the Highway Department, the suggestion was basically to repair or replace the salt shed. If the Town has two (2) salt sheds, it can double its stock.

Selectman Powderly stated that the Board usually doesn't react to a single email, so certainly the Police & Fire Departments must have been getting a lot of calls also. It used to be that Route 79 had bare roads. It is a general feeling that Roger Hamilton (previous Superintendent of Streets) did things differently, so what did he do. Mr. Peck explained that is not accurate. He would respectfully disagree about the condition of the roads before. The Highway Department has more equipment, more plows, and a front end loader and uses a 1:1 ratio. Mr. Hamilton used a 6:1 sand/salt ratio and did not pretreat. The crew would just plow and plow and plow and essentially use straight sand. Chairman Hollenbeck mentioned that she also thinks that people drive in conditions that they shouldn't be driving in. There seems to be a huge misconception about what Lakeville thinks is being done or should be done. Each storm is also different. The Board just wants to make sure that the Highway Department has the resources that it needs. Mr. Peck stated that he has increased the number of contractors over the past two (2) years and has increased rates. Selectman Burke noted that it is important to point out that funding has been increased for the roads and that the manpower is there. Mr. Peck added that he put an 11 foot plow on the front end loader that goes up and down Precinct Street. Selectman Powderly asked what size trucks Freetown is using the calcium on. Mr. Peck responded six (6) wheelers. The number of contractors is not the issue. It is the fact that the Town is not set up for the calcium; it doesn't have the storage tank for it. Selectman Burke stated that it may not make sense for the Town to purchase everything it would need for an Armageddon snow storm. The Town basically should have just what is needed. Chairman Hollenbeck agreed. The Board does not want to make decisions based on this one (1) particular storm. It is important to know what kind of technology may be available, and what the Superintendent of Streets deems that the Town should have. If the Town is replacing a truck which is 40 years old, it needs to be shown that it is replacing it with the best that the Town can. Mr. Peck informed the Board that the youngest truck is ten (10) years old; there is a need to start updating the equipment. Chairman Hollenbeck thanked Mr. Peck and Mr. Taylor for coming in. Mr. Peck stated that expectations have also changed with people. Mr. Taylor mentioned that if additional equipment is purchased, there will also be a need for a place to store it.

Discuss and vote on Traffic Signals at the Intersection of Routes 79/18

Jeremy Peck, Superintendent of Streets, was present for the discussion. Chairman Hollenbeck explained that the Board received a letter a year ago from BETA regarding the Route 79 and Route 18 intersection plan (roundabout and signalization), and MassDOT requested input from the Selectmen. A letter was sent to Pamela R. Haznar at MassDOT, dated March 17, 2016 stating that a majority of the Board would prefer a signalized intersection. Chairman Hollenbeck suggested to resubmit the letter that was sent in March of 2016. Selectman Burke said everyone who attended the public forum had keyed in on different things and heard what was said differently. The Fire and Police Departments were not in favor of the roundabout. It is also not the Board's job to educate the public on the pros of the signalization versus the roundabout. Chairman Hollenbeck asked not to change the date on the letter, but to have a cover letter added to the letter with the Board's decision. It can be mentioned that the Board of Selectmen discussed the matter again, and is of the same opinion as they were a year ago. Selectman Burke stated that the only reason why the State wants the roundabout is that it is cheaper for them to give away money with a roundabout over a signalized intersection.

Discuss and vote to authorize the Project Architect for the Police Station to move forward with the Site Evaluation and the Schematic Design

Chairman Hollenbeck explained that the Board has the two (2) new phases in the Scope of Services: the Site Evaluation and the Schematic Design. Selectman Burke would like the Board to proceed with the next phases. Selectman Burke stated that the Committee had a good meeting and reviewed the Needs Assessment. The Project Architect has gone through measuring every room, getting an understanding of the existing use of the Police Station building, and finding out how the Department uses space for providing Police services. After two (2) days of research, he developed the document as provided about space needs moving forward. At this point, the Project Architect has completed the first phase of the contract with the Town. To go to the next two (2) phases, the Board needs to approve the Space Needs Assessment, which will be used for the Site Evaluation and the Schematic Design. Selectman Burke recommended that the Board of Selectmen authorize the next two (2) phases of the contract.

Chairman Hollenbeck asked who created the budget project projection. Ms. Garbitt said the Project Architect. Chairman Hollenbeck noted that now there is a 20% construction cost, and it had been estimated at 10%. The figures have jumped from \$5-\$6 million to \$7.2 million. The major question is why the cost increased so significantly. Ms. Garbitt responded that the size increased another 1,000 square feet. Chairman Hollenbeck said the Town only gets one chance to do this right. It needs to be made sure that this is the number that has been thought about since it is still an estimate. This is the architectural plan, which will go forward to the next phase. Selectman Burke explained that before you can pay for a Police Station, you need to design it, so you have to do an assessment. The cost is preliminary and is assuming a worst case scenario. The figures include not only project fees and architectural fees; it includes everything from furniture to the phone system, etc. The next step is to do the Site Evaluation and get a Schematic Design done. If the Committee decides that it wants to have the building cost less, it can be asked to have it cost less. Right now, the Committee embraces the Space Needs Assessment. Chairman Hollenbeck noted that it is understood that the Board is more than welcome to attend

the meetings, but was surprised that the increase had not come before the Selectmen. Selectman Powderly stated that he doesn't think that there had been any talk about a number greater than \$6 million. What are the Project Manager and Design costs; are they in the \$1.2 million? Selectman Burke responded that it is. Selectman Powderly asked how much that is approximately. Ms. Garbitt responded that each is \$400,000. Selectman Burke stated that it is not quite at the point to intervene with respect to price; this is the "back of the napkin" analysis. Pomroy does not have overruns if you look at them historically.

Selectman Powderly asked if there were two (2) locker rooms, since it does not seem that there is a men's and women's locker rooms. Selectman Burke stated that there are two (2), however, he did not know the ratio. Selectman Powderly noted that the Sally Port is 900 square feet, which is a \$500,000 to build. During the tour at the Marion facility, they had said that if there was one (1) more thing they could have done, it would be to make it larger for additional vehicles. Is Lakeville's being designed that way? We can ask Nate Darling about the Sally Port, along with the cost of that per square foot amount. Fire Suppression for a fully sprinkled facility is \$700,000. Selectman Burke said that he thought that the cost was less than \$500,000. Pomroy will be checking into this to see if it is required. Chairman Hollenbeck explained that with the storage facilities in Marion, the employees have to go outside the building to get to their storage. It is an inconvenience. Selectman Powderly said the Board had been prepping taxpayers for a potential \$6 million facility. Selectman Burke agreed and disagreed. This is a bigger building, and based on a hard number with an extensive examination based on needs of the Police Department going out for the next 20 years. It is 7,000 square feet smaller than the earlier architects who had come in and wanted \$8 million.

Chairman Hollenbeck asked about the discussions that had previously taken place regarding a two-story building. Selectman Powderly explained that was with the old building. The new building will not have a basement; it will be on a slab. Selectman Powderly asked about the number of detention cells, since he thought technically there had to be four (4). If necessary, the Police can always access the Middleborough and State Police facilities. The Police Department needs areas for a minor girl and boy; one for men and one for women. Selectman Burke stated that the facility was being laid out with a minimum of two (2) cells, since there are other detention areas that will work for juveniles. Mike Boyes, former Police Chief in Bridgewater, said two (2) is not enough; you need at least three (3). However, the Police can detain people in some double use areas, so the group went with three (3). Ms. Garbitt mentioned that IT has recommended one (1) rack at this time. Selectman Burke added that they will also be putting in servers for the Town or having the additional capacity for the Town's IT needs. IT may not be needed to be crammed in at the Library, Senior Center and upstairs in the Town Office Building.

Selectman Burke asked when the Board wants to ask for the money. The final number will not be available until the fall; however, this can go to Town Meeting in June. We can ask for a ball park figure of \$7 million. If that amount is not spent, it will come back to the Town. The Board can wait until the fall for a more specific figure. Selectman Powderly stated that he thought they could break ground in September. If they are not ready to start building and pouring concrete in November, then fall is fine with him. Chairman Hollenbeck asked about the timeline? Ms. Garbitt stated that it needs to be on the ballot within 90 days after a Town Meeting. It will take about six (6) months just for the bid process. Selectman Burke stated that

he felt that a June Town Meeting would be an advantage. If the people do not want to pay for it, the Town does not have the Project Manager and Architect to continue to pay through November. The timeline now would have the Schematic done in April. Then they can start in May on the next piece. Another advantage for doing this in June is the weather will be better, and there should be a better turn out. Ms. Garbitt stated that after the Schematic Design and Site Evaluation is done, Pomroy will do a professional cost estimate. Selectman Burke noted that Richard LaCamera said that with the other buildings in Town, they all went with the preliminary figure. How does the Board want to promote this to the Town and the community? People have already seen the current Police Station building.

Chairman Hollenbeck suggested that the Board set up a meeting with the Finance Committee and go through numbers with Unibank. The Board knows what has been put aside and what will be needed. Selectman Burke stated that the Design services have been paid for in the amount of \$800,000. The Town did fail to get a quorum at its last Fall Town Meeting, so that is yet another reason to have the Town Meeting in June. Chairman Hollenbeck agreed. She would like to get the finances aligned. Selectman Powderly stated that when discussion took place at Town Meeting about the Police Station, a much different figure had been proposed and that should be explained. Ms. Garbitt stated that the size of the building is 10,500 square feet at a cost of \$500 per square foot with \$1 million for soft costs. Selectman Powderly asked for a copy of the Town Meeting Minutes. Ms. Garbitt explained that there are no Minutes from Town Meeting; however, Selectman Powderly can look up the meeting on Vimeo to review. Selectman Burke stated that the Town is very fortunate to be working with Pomroy and the architects. They are amazing professionals and have quite a depth of experience; the Town is in good hands.

Ms. Garbitt stated that Budget meetings will be taking place soon with the Finance Committee. Chairman Hollenbeck suggested adding this onto an additional meeting with them. All Board members were in agreement to place this on the June Town Meeting.

Upon a motion made by Selectman Burke; seconded by Selectman Powderly it was:

VOTED: To approve the next two (2) phases in the Scope of Services: Site Evaluation and Schematic Design to Jacunski Humes Architects, LLC.
Unanimous in favor.

Review and vote on lease for Somethin's Brewin (Historic Library)

Chairman Hollenbeck stated that the Board has received a request from Ms. Carboni to continue the lease agreement for another year. This will then be year ten (10) for the business. She asked that two changes be made: on Page 7, change to 2017 and on Page 7, #22, about the condition.

Upon a motion made by Selectman Hollenbeck; seconded by Selectman Burke it was:

VOTED: To approve the renewal of the lease agreement with Lorraine Carboni for the Historic Library (Somethin's Brewin) from March 1, 2017 through February 28, 2018 and noting the changes to be made in the agreement on page 7, and subject

to making sure that the information about the changes in the parking area are communicated to Ms. Carboni.
Unanimous in favor.

Discuss request from Board of Health to sign contract with Public Health Nurse

Chairman Hollenbeck briefly reviewed the request from the Board of Health to sign a contract with the Public Health Nurse. Ms. Garbitt explained that this is someone new, who is the nurse at the High School.

Upon a motion made by Selectman Burke; seconded by Selectman Powderly it was:

VOTED: To approve and sign the request from the Board of Health for services to the Town for one (1) year with Public Health Nurse, Paula Mueller, effective March 1, 2017 to February 28, 2018
Unanimous in favor.

Request from Lakeville Litter Lifters for Earth Day to be held April 29, 2017

Chairman Hollenbeck said the Board had received a request from Lakeville Litter Lifters to hold their annual Earth Day contest on April 29, 2017.

Upon a motion made by Selectman Hollenbeck; seconded by Selectman Powderly it was:

VOTED: To approve the request from the Lakeville Litter Lifters to hold their Earth Day Contest on April 29, 2017 at Tamarack Park and the use of a dump truck.
Unanimous in favor.

Discuss request from Sun Multi Sports to hold Patriot Half Triathlon on June 17, 2017 and Cranberry Trifest August 19 and 20, 2017

Chairman Hollenbeck reviewed the request from Sun Multi Sports to hold a Patriot Half Triathlon on June 17, 2017 and a Cranberry Trifest on August 19 & 20, 2017. Last year the \$500 donation from Sun Multi Sports was split between the FreeLake Education Foundation, the Friends of the Senior Center and the Library. However, the Friends of the Senior Center are no longer active. It was suggested to split the donation again this year. Ms. Garbitt stated that part of it could be put into the gifts and grants account for the Senior Center.

Upon a motion made by Selectman Burke; seconded by Selectman Powderly it was:

VOTED: To approve the request by Sun Multi Sports to hold a Patriot Half Triathlon on June 17, 2017 and a Cranberry Trifest on August 19 & 20, 2017 and to split the donation three (3) ways: Senior Center; Winterfest and FreeLake Education Foundation.
Unanimous in favor.

Review and vote to approve Board of Selectmen Meeting Minutes of December 5, 2016; December 12, 2016; December 19, 2016; and December 20, 2016

Chairman Hollenbeck noted a change on page 4 of the December 5, 2016 Meeting Minutes, PECOT is spelled wrong it is PCOT.

Upon a motion made by Selectman Burke; seconded by Selectman Powderly it was:

VOTED: To approve the Selectmen Meeting Minutes of December 5, 2016 as amended and to approve the December 12, 2016, December 19, 2016 and December 20, 2016 as presented.
Unanimous in favor.

Review and vote to approve Board of Selectmen Executive Session Meeting Minutes of September 13, 2016 and September 21, 2016

Upon a motion made by Selectman Burke; seconded by Selectman Powderly it was:

VOTED: To approve the Board of Selectmen Executive Session Meeting Minutes of September 13 and September 21, 2016 as presented.
Unanimous in favor.

New Business

Ms. Garbitt received an email inviting the Selectmen to the St. Patrick's Day luncheon at The Boston Tavern on March 14th at 11:30 AM. All Selectmen indicated that they will be attending.

Selectman Powderly said that a meeting had taken place with the Freetown Selectmen regarding the Schools. He asked when the Board will be meeting again to talk about the School Budget. Chairman Hollenbeck stated that the Board can meet with the Finance Committee on either March 14th or the 21st.

Old Business

Ms. Garbitt stated that she had applied for the District Local Technical Assistance money. Sandy Conaty from SRPEDD told her today that it cannot be used for IT. They do not have the capacity to assist with those two (2) Best Practices, so it would be beneficial to apply instead to update the Housing Production Plan.

Chairman Hollenbeck asked what is going on with the Assessors moving back to the Town Office Building. Has W. B. Mason been contacted about the redesign? Ms. Garbitt stated that the Request for Proposals is being developed. The building was appraised at \$230,000. Quotes will be solicited to put up a fence separating the Historic Library and the Assessors Building.

Any other business that may properly come before the meeting

No other business was presented for discussion.

Other Items

1. SRPEDD Agenda – February 22, 2017
2. PEG Grant Report – 4th Quarterly 2016 - Verizon
3. Notice from Comcast regarding programming changes

At 8:20 PM, upon a motion made by Selectman Burke; seconded by Selectman Powderly it was:

VOTED: To enter Executive Session and not return to Open Session pursuant to M.G.L. c.30A, §21a (3) to discuss strategy with respect to collective bargaining, specifically the Police Union and Laborers' Union, if an open meeting may have a detrimental effect on the bargaining position of the Board, and the Chair so declared.

Polled vote: Selectman Hollenbeck-Aye, Selectman Powderly-Aye, and Selectman Burke-Aye.

List of documents provided at the February 27, 2017 Selectmen's Meeting

1. Building Energy Savings from TNT Energy regarding Lakeville Assawompset School, Letter from Freetown-Lakeville Regional School District dated February 21, 2017.
2. Email complaint re: snowstorm from Bob Marshall, 6 page letter from Jeremy Peck, Superintendent of Streets regarding snowstorm and brochures for possible other equipment additions.
3. Minutes from 3-16-16 BOS meeting, Letter sent to Pamela Haznar, MassDOT dated March 17, 2016.
4. Lakeville Police Project Budget Projection February 22, 2017, JH Architects, LLC Attachment A, Preliminary Design for Site Evaluation and Schematic Design.
5. Request from Lorraine Carboni to continue lease agreement with Historic Library, Lease Agreement.
6. Request from BOH for hiring Paula Mueller as part time Board of Health Nurse, Ms. Mueller's resume, Agreement.
7. Request from Lakeville Litter Lifters to hold Earth Day clean up on April 29, 2017.
8. Request from Sun Multi Sports to hold a Patriot Half triathlon and Cranberry Trifest, maps of courses, letters to Fire Chief and Police Chief asking for recommending approval on the requests.
9. Board of Selectmen meeting minutes of December 5, 12, 19, & 20, 2016 for approval