

**TOWN OF LAKEVILLE**  
**Board of Selectmen**  
**Meeting Minutes**  
**January 25, 2021 – 6:00 PM**  
**REMOTE LOCATION**

On January 25, 2021, the Board of Selectmen held a meeting at 6:00 PM remotely from various locations. The meeting was called to order at 6:00 PM by Chairman LaCamera. Selectmen present were: Chairman LaCamera, Selectman Fabian and Selectman Day. Also present was Tracie Craig-McGee, Executive Assistant. LakeCAM was recording the meeting for broadcast.

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the January 25, 2021 public meeting of the **Board of Selectmen** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**

Chairman LaCamera then read an introduction regarding the need for a remote meeting and how a remote meeting will be conducted.

**Selectmen Announcements**

Chairman LaCamera read the Selectmen announcements.

**Meet with Finance Committee to discuss quarterly Financial Statement and any other budget matters**

*Todd Hassett, Town Accountant, and Darren Beals, Adam Lynch, George Vlahopoulos and Larry Kostant, Finance Committee Members, were present for the discussion.* The Finance Committee called their meeting to order at 6:06 PM. Chairman LaCamera said the Finance Committee and Selectman Day had requested that the Town Accountant meet with them on a quarterly basis to review the Town's quarterly financial statement. Mr. Hassett said each page represents an appropriation fund: the General Fund and the two (2) Enterprise Funds for Park and Transfer Station. The general fund budget is just under \$31,000,000. About 83% of the revenue is derived from real and personal property taxes. The Interim Treasurer/Collector is taking an aggressive approach on delinquent accounts and progressing on tax liens and foreclosures. Mr. Hassett reviewed the funding received from State Aid, which is approximately 5% of the Town's budget. Local receipts represent approximately 12% of the general operating budget, which include motor vehicle excise tax, ambulance fees, building permits, investment earnings and other local permits. He is confident that we will meet the number that was estimated. There is a modest PILOT fees that have not been billed yet. Investment earnings are off due to rates coming down and we do not anticipate the investment earnings to meet the budget this year.

Mr. Hassett said we don't have any major concerns at this point for expenses. There are a few Departments that may need supplemental funding or a Reserve Fund Transfer. At the end of the third quarter we will know more. He reviewed the accounts that may need funding. In education, we expend close to 100% of that budget in the form of assessments to the F/L Regional School, Old Colony Vocational and Bristol County Agricultural School. We have received notice that Bristol

County has a major facility improvement project, and we may be seeing an additional assessment to cover local costs for the debt service. Public works had a mild winter last year and this year is going well, but that can change. At the end of the third quarter is when we will know about snow and ice deficits. We don't budget a lot and it is one of the few areas that municipalities can deficit spend, but we have to cover that deficit. State and County assessments are for mosquito control, GATRA and the MBTA and are set by the State. He explained the employee benefits and property and liability insurance, which needed to be supplemented at the 2020 Fall Town Meeting. Our pension assessment is paid out July 1<sup>st</sup> in full, about \$1.2 million and we are tracking okay. This year we had some unemployment claims due to the pandemic, which we typically do not experience. We don't pay a percentage; we only pay actual claims. Debt service is based on when certain principal and interest payments are due. This year we have the full impact of the Police Station and are close to paying down several smaller projects and capital items. Because we are rolling off some debt and interest rates are so favorable, this is what the Board will consider regarding the capital plan. Mr. Hassett reviewed the septic loan program and balances. Operating transfers out were \$1,067,000; \$868,000 was used to support the Town's capital plan. In the fall we had to supplement the Park Enterprise by \$50,000. We may need to look at additional supplementing to get them through. We also annually subsidize a portion of the Transfer Station of approximately \$100,000. This year we approved a \$50,000 transfer to the post employment benefits trust fund for health costs of Town employees and retirees. Town Meeting had \$1,096,000 in free cash and \$130,000 of surplus released by the Assessors.

Mr. Hassett spoke of the issues with the Park Enterprise fund. The Selectmen have been working with the Park Commission on this. We may want to discuss the viability of this as an enterprise fund or whether it should be brought into the General Fund. The Transfer Station Enterprise Fund is doing fairly well. There was some heavy demand due to the Covid shut down. The DPW Director has some concerns going forward regarding commercial use of the Transfer Station and the fee structure. We do expect hauling costs to increase next year. \$164,000 was utilized to balance the budget from their retained earnings. There was a purchase of a new loader, which accounted for most of this and \$2,000 from prior year bills.

Mr. Hassett said there has been a lot of activity from Covid 19. We have been participating through Plymouth County CARES, which is federally funded. So far, \$415,000 worth of expenses related to Covid 19 have been approved.

Selectman Day asked Mr. Hassett to define Free Cash. Mr. Hassett said free ash is revenues exceeding budgeted revenues; budgets not being completely spent and a Department of Revenue formula. Mr. Beals asked where the reimbursement for CARES was. Mr. Hassett said it is not in the budget itself. He explained the CARES process for reimbursement. Chairman LaCamera said Mr. Hassett will be putting together the budget packages and in March we will review the budget.

### **Meet with Senator Rodrigues and Representative Orrall to discuss the Transportation Bond Bill and possibly other matters**

*Senator Michael Rodrigues and Representative Orrall were present for the discussion.* Chairman LaCamera said State Aid is a key component and we are thankful this was supported by Senator and Representative. Senator Rodrigues said the State Ways and Means Committee operates similar to the way local Finance Committees operate. We settled local aid numbers in July and committed to level funding Local Aid and Chapter 70 with inflation. We were able to get a little increase in the PILOT program for State owned land. We are forecasting for FY22 a 3.5 increase in revenue related to

unrestricted local aid. There was a 12% reduction last year in revenue, but we did not reduce Local Aid. The Governor will be filing his budget with the House in two (2) days and then it comes to the Senate. We are hoping to get back to a normal budget cycle. At the end of this session we passed two (2) major bond bills for Lakeville: a Transportation Bill for \$2.5 million for Route 105/Bridge Street, which was a priority for the Town. We will begin meeting to plan on how it gets appropriated. There was also an Economic Bond Bill for \$100,000 for municipal broadband and IT improvements throughout the Town. In addition, Town Meeting sent a Home Rule Petition allowing the Town, through the Board of Selectmen to appoint the Town Treasurer/Tax Collector, which was passed and signed by the Governor. Representative Orrall said this is a good time of year to check on concerns with the Board regarding the Town needs. There is a small allocation for quiet zones at railroad crossings in the new Southcoast Rail project, in which Lakeville is included. Their plans do not include quiet zones, so we need to get together with them to see about adding them in.

Chairman LaCamera said the most important thing is the light at Route 105 and Bridge Street. We are in the process of redevelopment of the Lakeville Hospital property. All the studies have been done; we need to figure out what the next step is. We need to get this included in the five-year capital plan. Senator Rodrigues said SRPEDD knows how to do it. Chairman LaCamera said there was a road safety audit done at the Route 18/105 intersection. There are some short- and long-term things to be done. The big cost is reconfiguring the intersection and replace the traffic light. Any help would be appreciated. He will forward the report to the legislators.

Chairman LaCamera said based upon the initial numbers, we did not get a significant increase; we only got a small amount per student. That is a problem with a Regional School District and Old Colony. Selectman Fabian said we appreciate the continued support for the Assawompset Pond Complex project. Senator Rodrigues asked to be informed of any decision points as soon as possible. Selectman Day spoke of the recent issues with one of the Town's internet providers having a major outage, leaving 100's of homes with no internet service for days. He would like to discuss this. Senator Rodrigues said he would set up a conversation with the Committee's General Counsel for Brian.

Upon a motion by Mr. Vlahopoulos and seconded by Mr. Beals, it was:

VOTED: To adjourn the Finance Committee Meeting at 7:28 PM.

Roll Call Vote: Mr. Beals – aye; Mr. Young – aye; Mr. Kostant – aye; and Mr. Vlahopoulos – aye.

**Meet with Master Plan Implementation Committee to discuss any funding or bylaws needed for the upcoming Fiscal Year**

*Rodney Dixon, James Rogers, Rita Garbitt, Joseph Chamberlain, II, Jack Lynch and Patrick Marshall of the Master Plan Committee were present for the discussion.* Their meeting was called to order at 7:34 PM. Chairman LaCamera said we have received the Master Plan and we want to put it on the Planning Board, Town Clerk and Master Plan Implementation Committee (MPIC) webpage. We will also give a hard copy to the Town Clerk as a public record. Mr. Dixon spoke about the disappointing number of views of the plan by residents. He looked on the website to see what the challenges were. He discussed changes he would like made to the Town's website for the Master Plan.

Chairman LaCamera said the Selectmen wanted to discuss the goals/strategy and the Selectmen's responsibilities. Who updates the goal and action plan? Mr. Dixon said the MPIC would update the plan itself. Now that the plan is done, we have not met to update it. Chairman LaCamera said looking at the summary sheets for goals and strategies, were there supposed to be more documents printed. Ms. Garbitt said 16 were ordered. Condensed versions were forwarded to the MPIC members. Chairman LaCamera said page 101 – goals and strategy pages under Economic Development: Lakeville Hospital is going forward and the industrial park at the T station is fully developed. The remaining lots at Lakeville Hospital have been sold. Where else in that area would you develop commercial property. Mr. Dixon said when this was finalized, what we have today is not what is there. We were talking about opportunity. We need to look at what is there now and how it relates to what we were discussing. Chairman LaCamera said the industrial park on Route 44 is completely full, and the former nursery is going to be developed. Mr. Marshall said the plan was finished a year ago and some sections were done prior to that. A lot of changes have occurred and we need to look at those and revise the plan. Chairman LaCamera said the plan speaks about Route 18. Where are we talking about? Mr. Rogers said the MPIC spoke about rezoning along Route 18 from Route 79 to Crooked Lane. Discussion occurred regarding rezoning. Chairman LaCamera spoke about hiring a Town Planner. There is money in the budget for a Town Planner FY22. We would need to look at the responsibilities of the Conservation Agent to determine if we need a full-time position. Mr. Chamberlain said the work comes in spurts. With a part time agent, you are reactive; a full-time agent makes you proactive to be able to do things the part time position cannot.

Mr. Marshall noted that the Open Space Plan expired last year. Because the MPIC was updating the Master Plan, Open Space was waiting for that as a lot of the background work would be done. Chairman LaCamera said now is the time to apply for grant money to update the Open Space Plan. Chairman LaCamera said the Town has a shortage of housing for seniors. Selectman Fabian said the LeBaron project was supposed to be all seniors. Selectman Day said he is concerned that seniors will be priced out of their homes with nowhere to go. We need to start working on things in this plan a bit at a time. Mr. Rogers said we need to prioritize goals and highlight what we should be working on.

Selectman Fabian noted under 6-1-3: trying to rekindle partnership efforts between landowners, land conservation groups and state and local governments to enable future open space acquisition. There was interest in purchasing some land coming out of Chapter 61, but there were a lot of people just working independently. We need a bit more direction on who should be doing what. She is working on a plan for 61A and B properties. Selectman Day said the lead group is the Planning Board, but do we come up with funding every year to help purchase these properties. Selectman Fabian said the Community Preservation Act (CPA) has been voted down twice. Maybe we should be trying to put that forward. Mr. Marshall said that that is a goal for the Open Space Committee. You see the parcels come out and unless there is an outside agency to purchase or go in with the Town, there is no funding. That hurts the Town with grants because a lot of grant purchases want the Town to put in some funding. Residents want us to protect the rural areas and we don't have that ability to do it. Chairman LaCamera said Open Space needs to find areas that we should be protecting and prioritizing those areas and speaking to landowners about their properties. Mr. Dixon said we should dovetail those into the master plan.

Chairman LaCamera said we are putting the Right to Farm Bylaw on the Town Meeting. The Historical Commission is working on getting the old Library on the National Historic Register. Discussion occurred regarding the monies from the marijuana companies and potential uses. Chairman LaCamera spoke about 5.4.2 – merging the Historical Commission and Historical Society.

The Society would have to donate the property to the Town. Mr. Dixon spoke about getting people to reading the Master Plan and moving forward with things that are delegated to them. He had difficulty locating the plan on the website. Chairman LaCamera said 7.2 – Assawompset School, the Town has put over \$1,000,000 in the school over the last six (6) years. Overall the school is in pretty good condition. The Highway Department facility – we have the funding and plans are being designed. ADA improvements – we have been approved for funding for an ADA Self-Assessment. We will move forward with that study over the next few months. Additional maintenance staff for Town and Ted Williams Camp – the Town has committed to two (2) new staff members to the Highway Department and they have taken over all the outside grounds and maintenance. Mr. Rogers said the Board has noted nine (9) things that have been completed on the plan. We need to get this out there and refresh the plan and re-orient the priorities. Selectman Day asked if the Departments have been approached to discuss their responsibilities or are we hoping they are reading this. Mr. Dixon said the MPIC has met with the responsible parties in the Master Plan, but once Covid hit, that affected our progress.

Chairman LaCamera spoke about investigating the expansion and upgrade of existing Fire Station. A study was done in 2007, but that plan did not get implemented. Now we have a problem with the Town Office Building. We have no storage space and everyone is squeezed together. We can discuss building a stand-alone Fire Station or building a new Town Hall. The Historic Library is vacant; do we use that for short term. We want to put funding on Town Meeting to revisit that study and come up with a plan. Further discussion occurred regarding building a new Town Hall. Chairman LaCamera said when the Senior Center was built it was built with infrastructure for expansion. We could build a Town Office Building like that, but with Fire Stations you can't. A Fire Station would be \$12 million. We need to prioritize what we want to accomplish for 2021. The Planning Board things need to be addressed sooner. Discussion occurred about getting information out to residents. Chairman LaCamera said LakeCAM is a strong resource. Perhaps we should put together some programs to help. We don't have newspapers that cover us anymore.

**Request from Fire Chief to appoint Cameron R. Sarkisian as a Call Firefighter; receive authorization to apply for Federal AFG Grant to replace brush truck and protective clothing and request for change in residential smoke and carbon monoxide inspection fees**

*Michael O'Brien, Fire Chief, was present for the meeting.* Chief O'Brien summarized Mr. Sarkisian's background.

Upon a motion made by Selectman Fabian and seconded by Selectman Day, it was:

VOTED: To appoint Cameron Sarkisian as a Call Firefighter with a one-year probationary period, for a date to expire on July 31, 2021.

Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

Chairman LaCamera said Chief O'Brien is asking for permission to apply for a Federal AFG Grant to replace the brush truck and protective clothing. There is a grant match of approximately 5%. Chief O'Brien said this grant comes around annually. Selectman Day asked is this an all or nothing opportunity. Chief O'Brien said on the vehicle; the clothing can be a partial funding.

Upon a motion made by Selectman Fabian and seconded by Selectman Day, it was:

VOTED: To authorize the Fire Chief to apply for the AFG Grant to replace the brush truck and protective clothing, which comes with an approximate 5% match.  
Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

Chairman LaCamera said Chief O’Brien is requesting a change in residential smoke alarm and carbon monoxide inspection fees. Chief O’Brien said there are increased expenses relating to these inspections. Selectman Day asked about multi-unit fees. Chief O’Brien said this is per dwelling. Selectman Fabian asked if it is his discretion for a low income or affordable unit to waive the fee. Chief O’Brien said he can waive the fee. He has detectors that he can provide if the inspection shows the alarms are defective.

Upon a motion made by Selectman Fabian and seconded by Selectman Day, it was:

VOTED: To increase the current charge for residential smoke alarm and carbon monoxide inspection fees from \$25.00 to \$50.00 and the reinspection fee from \$25.00 to \$50.00  
Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

#### **Review and vote to approve Host Community Agreements for Twisted Growers**

Selectman Day said we have been meeting with Twisted Growers regarding this Host Community Agreement. At the last meeting there were minor changes on fees and verbiage, which have been incorporated into this agreement.

Upon a motion made by Selectman Day and seconded by Selectman Fabian, it was:

VOTED: To approve the Host Community Agreements for Twisted Growers.  
Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

#### **Review and vote to approve Host Community Agreement for Boston Botanical**

Selectman Day said the revisions have been made from the prior meeting discussion and he recommends approval of the Host Community Agreement.

Upon a motion made by Selectman Fabian and seconded by Selectman Day, it was:

VOTED: To approve the Host Community Agreements for Boston Botanical.  
Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

### **Review and vote to reauthorize the Southeastern Regional Services Group Intermunicipal Agreement**

Chairman LaCamera said the Southeastern Regional Services Group original Intermunicipal Agreement (IMA) was for a 25-year period. The original IMA has expired, so they are seeking a vote to reauthorize the IMA.

Upon a motion made by Selectman Fabian and seconded by Selectman Day, it was:

VOTED: That the Lakeville Board of Selectmen vote to reauthorize and amend the Intermunicipal Agreement that created the Southeastern Regional Services Group (SERSG) so as to extend the term of that agreement for a period of twenty-five years from February 1, 2021, subject to any rights of termination or withdrawal, with all other terms of the original agreement remaining in place without change, and to authorize Richard LaCamera, Chairman to execute any documents necessary to effectuate the purposes of this vote.

Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

### **Request from Planning Board to appoint John Lynch to the Master Plan Implementation Committee**

Chairman LaCamera said the Planning Board has requested that John Lynch be appointed to the Master Plan Implementation Committee as their representative.

Upon a motion made by Selectman Fabian and seconded by Selectman Day, it was:

VOTED: To appoint John Lynch to the Master Plan Implementation Committee for a term to expire July 31, 2021.

Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

### **Review and vote to approve Board of Selectmen Meeting Minutes of December 9, 2020 and December 14, 2020**

Upon a motion made by Selectman Fabian and seconded by Selectman Day, it was:

VOTED: To approve the meeting minutes of December 9, 2020 and December 14, 2020.

Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

### **New Business**

Discussion occurred regarding who will be the new Chairman of the Finance Committee as Mr. Vlahopoulos is not running.

## **Old Business**

### **FY21 Budget**

Chairman LaCamera said this was reviewed previously with the Town Accountant.

### **FY22 Budget**

Chairman LaCamera said Mr. Hassett is in the process of putting the FY22 budget together.

### **Capital Plan**

Chairman LaCamera said the Department Heads have submitted their capital plans with their budgets. The Board needs to discuss some capital items and potential building issues. We can put the preliminary capital plan together and then meet with the Capital Expenditures Committee.

### **Discuss and review Loon Pond Lodge Request for Proposals; Park Commission Budget; Capital Plan and Maintenance of Property**

Chairman LaCamera said we were originally looking for an event manager for the Loon Pond Lodge, but revised it to include food service and bartending service. We received a few comments from the Park Commission and the Request for Proposals is ready to go out. Chairman LaCamera said the Park Commission has not submitted their budget yet. We need to meet with them again.

### **Town Planner**

Selectman Fabian said at the Board's December 14<sup>th</sup> meeting we discussed a Planner. She reached out to some of the members of the Planning Board regarding their thoughts on a Planner. Chairman LaCamera said we can discuss that during the budget process.

### **ADA Grants**

Chairman LaCamera said he spoke to the State regarding the self-assessment grant. The grant has been approved. The concerns date has been extended to June 30, 2021. We need to look at SRPEDD for help with this.

### **Any other business that may properly come before the meeting**

There was no other business discussed.

## **Adjournment**

Upon a motion made by Mr. Marshall and seconded by Mr. Rogers, it was:

VOTED: To adjourn the Master Plan Implementation Committee Meeting at 9:07 PM.

Roll call vote: Ms. Garbitt – aye; Mr. Rogers – aye; Mr. Marshall – aye; Mr. Lynch – aye and Mr. Dixon – aye.



At 9:08 PM, upon a motion made by Chairman LaCamera and seconded by Selectman Fabian it was:

VOTED: To enter into Executive Session pursuant to M.G.L. c.30A, §21 (3) to discuss strategy with respect to collective bargaining or litigation if an open session may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares: Heather Syrett v. Town of Lakeville et al., MCAD Docket No. 18NEM02098 and not to return to Open Session.

Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

### **OTHER ITEMS**

1. Letter from Middleborough/Lakeville Herring Fishery Commission
2. Letter from DEP regarding Free PFAS testing for selected private wells in Lakeville
3. Annual Report – Plymouth County Mosquito Control Project
4. Letter from Department of Telecommunications and Cable

### **List of documents provided at the Board of Selectmen Meeting of January 25, 2021**

1. Agenda page
2. Agenda page
3. Agenda page; quarterly financial statements
4. Agenda page
5. Agenda page; 2020 Master Plan
6. Agenda page; memo from Fire Chief; MGL Chapter 148, Section 10A
7. Agenda page; Host Community Agreements – Twisted Growers
8. Agenda page; Host Community Agreement – Boston Botanical
9. Agenda page; email from SERSG; memo from KP Law; SERSG Inter-municipal Agreement; original SERSG Inter-Municipal Agreement
10. Agenda page; memo from Planning Board
11. Agenda page; Board of Selectmen Meeting Minutes December 9, 2020 and December 14, 2020
12. Agenda page
13. Agenda page; draft Request for Proposals – Loon Pond Lodge
14. Agenda page
15. Agenda page