

HOLLISTON BOARD OF SELECTMEN

November 20, 2013
7:30 P.M.

Selectmen's Meeting Room
Town Hall

Present; Jay Leary, Chairman; Kevin Conley, Vice Chairman; Jay Marsden, Clerk; and Paul Le Beau, Town Administrator.

MR. MARSDEN MOVED TO APPROVE THE FOLLOWING WARRANT

14-22	GENERAL WARRANT	\$ 659,843.29
	VOIDS	\$ (4,565.66)
	STUDENT ACTIVITY (8030) MILLER	\$ 3,923.00
	MEALS TAX (220)	\$ 65.29
	MEDICARE (001)	\$ 661.00
	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,017.54
	GENERAL PAYROLL WARRANT	\$1,146,839.88
	TOWN PAYROLL	\$1,147,857.42
	TOTAL PAID WARRANT	\$1,807,784.34

ACCOUNTANT'S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID

\$ 179,154.20

TREASURER'S NOTE:

WIRE TO HEALTH INSURANCE TRUST

\$ 142,501.41

THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

COMMENTS FROM THE BOARD

Mr. Marsden thanked the residents of Milford for voting down the proposed casino.
Mr. Conley also thanked the voters of Milford for voting down the proposed casino.
Mr. Le Beau said that the Towns of Hopkinton, Medway and Ashland all came together with Holliston to fight this project. He said that these Towns have also come together to form a Veterans District. He also said that all four Towns work well together.
Mr. Leary thanked the residents of Holliston who were working against this project.
Mr. Leary said that Mr. Le Beau did a lot of work organizing meetings and information.

There were no comments from the audience

PLANNING BOARD VACANCY (JOINT VOTE)

Planning Board members present: Parashar Patel, Geoffery Zeamer, Warren Chamberlain and Dave Thorn. Mr. Zeamer said that the Planning Board has recommended Rachelle Finn as a new member. Mr. Zeamer said that she has a good background in engineering. Ms. Finn said that she would be happy to serve as a member on the Planning Board. She said that she grew up in Town.

Mr. Marsden said that Ms. Finn's resume is very impressive.

Mr. Conley said that Ms. Finn is very experienced in the engineering field. Mr. Conley asked Ms. Finn what is your view on working with developers? Ms. Finn said that they should follow the rules and regulations and zoning issues.

MR. MARSDEN MOVED TO APPOINT RACHELLE FINN AS A PLANNING BOARD MEMBER FOR THE TERM EXPIRING AT THE MAY 2014 ANNUAL TOWN ELECTION THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

A ROLL CALL VOTE WAS TAKEN.

	AYE	NAY
MR. MARSDEN	X	
MR. CONLEY	X	
MR. LEARY	X	
PLANNING BOARD MEMBERS		
MR. CHAMBERLAIN	X	
MR. ZEAMER	X	
MR. PATEL	X	
MR. THORN	X	

MEETING MINUTES OF OCTOBER 28, 2013

MR. MARSDEN MOVED TO APPROVE THE MEETING MINUTES OF OCTOBER 28, 2013, AS WRITTEN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

EXTERIOR HOLIDAY DISPLAY APPLICATION – LION'S CLUB

MR. MARSDEN MOVED TO APPROVE THE APPLICATION FOR THE LION'S CLUB FOR HOLIDAY LIGHTS. THE MOTION WAS SECONDED BY MR. LEARY. TWO IN FAVOR. MR. CONLEY ABSTAINED. (Mr. Conley is a Lion)

KASE PROPERTY CHAPTER 61A NON-EXERCISE

Mr. Leary said that the Town has the first right of refusal on that property.

MR. MARSDEN MOVED AND AUTHORIZE THE BOARD TO SIGN THE RIGHT OF FIRST REFUSAL FOR THE KASE PROPERTY OFF OF CHESTNUT STREET. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

ONE DAY ALCOHOLIC BEVERAGE LICENSE – SPECIAL OCCASION SERVERS-BURNS' WEDDING

MR. MARSDEN MOVED TO APPROVE A ONE DAY ALL ALCOHOLIC BEVERAGE LICENSE FOR THE BURNS WEDDING IN UPPER TOWN HALL

ON DECEMBER 1, 2013, FROM 5:00 P.M. TO MIDNIGHT. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

CLASS II LICENSE HEARING – MR. IBRAHIM

At 7:45 p.m., Mr. Marsden read the hearing notice. Mr. Leary said that Mr. Ibrahim has already been before the Zoning Board of Appeals in October. Mr. Leary said that the Zoning Board had some conditions and asked Mr. Ibrahim if he had any concerns? Mr. Ibrahim said that everything will stay the same the only thing would be he will be cleaning up the property. He said that he has other businesses in Town and this is not his first dealer's license. Mr. Ibrahim said that the Zoning Board did grant a special permit for auto body work.

Mr. Conley asked if Mr. Ibrahim had any problems with the restrictions or conditions. Mr. Ibrahim said no. Mr. Conley asked Mr. Ibrahim what is his experience in the used car business? Mr. Ibrahim said that this is his third business in Holliston and he has been doing auto body work for thirty years. He has had his shop in Holliston for over eight years. Mr. Ibrahim said that this business would expand his businesses. Mr. Ibrahim also said that the property could be used for towing, if the chance came up. He also said that they would like to become a U-Haul dealer as well. He said it would be just another service for the Town. Mr. Leary asked what the new name of the body shop will be. Mr. Ibrahim said Home Town Auto Body. Mr. Ibrahim said that he is leasing the property and he has no control over the house that is on the property. He said that it is rented out by the property owner.

MR. MARSDEN MOVED TO APPROVE THE CLASS II LICENSE FOR HOMETOWN AUTO BODY AT 1670 WASHINGTON STREET WITH CONDITIONS. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

DPW WORKING COMMITTEE

Mr. Leary said that at the last meeting, they put together a committee to help get the DPW implemented. Mr. Leary said that it includes a member of the Board of Selectmen, a member of the Water Commissioners, Highway Superintendent, the current Water Superintendent, Paul Le Beau and the Town Accountant. Mr. Conley said that he would be happy to be on that Committee as the Selectmen's representative.

MR. LEARY MOVED TO APPOINT KEVIN CONLEY AS THE SELECTMEN'S REPRESENTATIVE FOR THE DPW WORKING COMMITTEE. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.

Mr. Marsden said that he went to the last Casino meeting just to wrap up things. He said that he is happy that the residents of Milford chose to vote it down.

Interview Regarding Golf Course Food Service Operations Proposal.

At 8:02 p.m. Michael Ficco joined the Board. Golf Course Advisory members present: Debbie Moore and Bob Smith.

Michael Ficco said that he was intimidated by the thought of going up against Casey's Crossing for the food service contract at Pinecrest. Mr. Ficco said that Mr. McCarthy already has a successful business in Town. Mr. Ficco passed out copies of his resume for the Board to look at. Mr. Ficco said that he has been in the food business for 24 years. He said that he was the general manager of the Franklin Elks, and he did over 100 functions per year. He said that he and the head chef were the ones that did all the work. He said that they did all the cooking and the set up and then the clean ups. He said that he has met with both Beth and Joanna Rossi about the clubhouse and how they ran it. He said that it is exciting for him to even think about running his own place. He said that when he was at the Franklin Elks, they did a lot of fundraisers and he felt very good about doing it. He said that when he spoke with Beth Rossi she said that she puts on a pasta dinner for the food pantry and Santa is there. He said he would like to keep that going. Mr. Ficco said that his management skills are at a high level.

Mr. Conley asked if Mr. Ficco knew the failure rate of restaurants? Mr. Ficco said yes about 80%. Mr. Conley said that he heard that it was 90%. Mr. Ficco said that he would always be around to help. He said that every place that he has worked has been successful. He said that he knows how to make things work in a restaurant. Mr. Conley asked Mr. Ficco if he made a profit at the Franklin Elks? Mr. Ficco said yes. His revenues went up 11% and the functions went up even more. Mr. Ficco said that all the profits went for improvements to the club. Mr. Conley said that the Golf Course Advisory Committee said that the hours of operation over the weekend should be longer. Mr. Ficco said that he can run the business and that the first year will always be a challenge. He did say that he can make the place work. Mr. Conley asked about the facility and did he like the layout? Mr. Ficco said that there are a few things that he would change. He said that he has spoken with the Rossis and he would like some of their equipment that they have purchased. He said that some new tables and chairs and some china could make all the difference. Mr. Conley asked if he had any experience in the private sector and did you make a profit? Mr. Ficco said that he was the assistant manager of Owen O'Leary's and then eventually the manager of the restaurant. They made a profit. He said that the Franklin Elks is very busy and he did make a profit and it all went back for improvements. Mr. Ficco said that the members, when they book a party, they get a little break in the rental and food fee. But, if an outsider was to book, they would charge a little more.

Mr. Le Beau asked Mr. Ficco if he was on salary or was it by percentage? Mr. Ficco said he was paid a salary. Mr. Le Beau asked Mr. Ficco why did he leave the Elks in Franklin? Mr. Ficco said that he took over the Franklin Elks in October 2008 and that the members are very political. After a new group of Board Members came in he did not see himself fit in so he is looking for bigger and better things.

Mr. Leary asked Mr. Ficco why was his application so incomplete? Mr. Ficco said that he had never filled out an RFP before and he was taken back by it. He said that he was excited about the process. He said that the RFP that he filled out was rushed. He also said that he was concerned about going up against a restaurant that is already in Town. Mr. Leary said that the menu offering is generic. Mr. Ficco presented a menu with prices that he would be offering if he was chosen to run the restaurant. He said that he would

like to hire a small staff and he is going to cook as well. Mr. Leary said that you would like to open at 9:00 a.m. He said that golfers are out early to golf by 5:30 a.m. to 6:00 a.m. Mr. Ficco said that Pinecrest has not offered breakfast in the past 5 years. He said that golfers will go out early on weekends, but not during the week. He said that if he saw that the course was busy early in the morning, yes he would be offering more. Mr. Leary spoke about site management. Who else is going to be responsible? Mr. Ficco said that he has a strong group of people who support him. He said that his father is a chef and is going to help him out. Mr. Ficco said that he will be the manager and the only one responsible for the running of the restaurant. He said that they have hired college kids for the summer and he would like to offer that again. He said that he would like to be seen running the business. Mr. Leary asked Mr. Ficco about his references. Mr. Ficco said one is a member of the Elks and he has known her all his life. The others are both managers of restaurants. Mr. Ficco said that he would like to have a lot of functions in the building. He said that the golfers would always come first.

He said that golfers do not like to walk up stairs before they golf or after. He would like to get food out onto the golf course. He said that there needs to be a phone at the ninth hole so that golfers can call in an order to the kitchen. He also would like to barbeque on Saturdays and Sundays, so when people finish they can have something to eat under the tent. He said that he would like to work side-by-side with New England Golf so he will know when there are going to be tournaments and when the leagues start. Mr. Ficco said that the golf league that golfs on Thursday night goes back to the Franklin Elks for dinner. He wants them to stay at Pinecrest and eat. Mr. Marsden said that he is concerned about entering into a contract for 3 years if you are not comfortable. Mr. Ficco said that his heart is into this project and he will do well. Mr. Marsden said that he is impressed with the things that Mr. Ficco wants to do, the barbeque, the phone to call in orders he thinks that is a great idea. Mr. Marsden asked if you get the contract, how are you going to make this work? Mr. Ficco said that he has spoken with Ms. Rossi and there are already 14 events booked, so that would get me off to a good start. He said that there will be a learning curve in the beginning. He said that one of the first things that he will do is set up breakfast. He said that it has not been done for years. He said that lunch and dinner will be inexpensive. He said that kids like to play the course and so do the seniors.

He also said that if it worked, he could stay open longer on weekends. He said that he would like to bring in music. He would also like to have lottery if he could.

Mr. Leary asked the Golf Course Advisory Committee if they had any questions for Mr. Ficco. Ms. Moore said that the Selectmen covered a lot of their questions.

Mr. Smith said that he contacted a reference of Mr. Ficco's and he gave Mr. Ficco a glowing review. Mr. Smith said that he is concerned about capital and his start-up costs. Mr. Smith asked Mr. Ficco who was he going use for food distributors? Mr. Ficco said that he wanted to talk to Ms. Rossi about that and see who she uses. He said that he knows that she has booked a few parties. He said that he has plenty of distributors that he can use. Mr. Ficco said that Ms. Rossi has offered to sell Mr. Ficco a lot of her inventory.

Mr. Marsden said that someone did not have good remarks about the other applicant and Mr. Marsden asked if that person would be willing to go on the record and say why? Ms. Moore said they want to remain anonymous. Mr. Marsden said that he would like to offer an apology to the other applicant who runs a great business and someone who does not want to be named is going around making all kinds of comments on how he runs his business. Mr. Marsden said that the other applicant felt as though he could not continue in the process. Mr. Marsden said that we never act on anonymous information. He is concerned about this.

Mr. Conley said that he like the enthusiasm that Mr. Ficco has, he is full of excitement.

Mr. Conley said that Mr. Ficco is one step away from this business.

Mr. Leary asked why can we make a comment and not have any backing? Mr. Leary said that any comment that is made in open session is public information. He said that when Executive Session minutes are done and approved by the Board/Committee, they will be public information as well. Mr. Leary said that it is a problem because there is only one candidate and there should be two. Mr. Leary said that it is disappointing not to hear from the other applicant. He also said that the Golf Course Advisory Committee was going to rank the applicants, but they ranked them both the same. Mr. Leary said that this can't happen again. There has to be a ranking. He said that it is not fair to the applicants. Mr. Leary said that he thinks that this was taken to a personnel level. Mr. Smith said that that is why they discussed this in executive session. He said not so much with the restaurant side, but the management of the course. He said that they did not want their comments reviewed. Mr. Smith said that is why he did not want this discussion in open session. He wanted all the comments to remain confidential.

Mr. Leary said that he will find out where the comments came from about the other applicant. He said that the committee did not have any facts to support their comments. Mr. Leary said that the Committee did not even contact the references that the applicant gave the Committee. Ms. Moore said that the Committee went with the facts with what they saw in black and white. Ms. Moore said that the Committee did not get resumes from the managers that were going to be on site. She said that they could not read between the lines to answer some of the questions they had.

Mr. Le Beau said they the Committee was able to see what was given to them in black and white, but they relied on a statement of someone who will not even go on record as saying something about one of the applicants. Mr. Le Beau said that once a committee puts things in writing, the process is over and the rankings are done. Mr. Le Beau said the reason for executive session no longer exists. Mr. Le Beau said that a Golf Course Advisory Committee member was complaining about the lack of response from the Town Administrator. He said that the RFP went out by e-mail to the applicant the same day that it was published in the paper as an legal notice. Mr. Le Beau said that it is a common practice. When you send out a RFP well in advance of the legal notice, you run the risk of being accused of giving someone the advantage in the process. Mr. Le Beau also said that it was asked of him if the applications could be reviewed in executive session also the interviews. Mr. Le Beau said that the evaluation process could be in executive session.

Mr. Conley asked if Mr. McCarthy was coming to tonight's meeting? Mr. Leary said no he was not coming. Mr. Conley said that when he was looking through the applications. He was happy to see all the things that were going to go on at the golf course. He said that a remark can change everything. Mr. Leary said that the Golf Course Advisory Committee will have to get their minutes approved, and then we will see who made the comments. Mr. Le Beau said that we received information today from the current operator who is taking bookings after January 1, 2014. He said that the first booking is in February but there is always the possibility that there will be more even earlier. Ms. Moore said that there is a booking for January 18, 2014, she said that two more booking have come in. Mr. Marsden asked if the members of the Board thought that Mr. Ficco was up to the task. Mr. Leary said that he would like to see a correct proposal filled out and he would like to see it by next week. Mr. Leary said that it would have to be filled with hours of operation, the menu and site management. Mr. Leary said everything should be filled out and the Board could meet again next week. Mr. Marsden said what he would like to see is a business plan put in place. Mr. Marsden said that Mr. Ficco had a great interview. Mr. Marsden said that Mr. Ficco was a strong candidate. Mr. Marsden said that Mr. Ficco said that there are limitations to the building, the kitchen is small and the dining area can only hold so many people. The Board will meet on Wednesday November 27, 2013, at 6:00 p.m., to look at Mr. Ficco's business plan. Mr. Conley said he is willing to listen but he may not change his mind. Mr. Ficco said that he would like the backing of the Board. He said that it is the most important thing for him. Mr. Marsden said that he wants him to succeed. Mr. Leary said that he wants whoever runs the clubhouse to succeed. Ms. Moore said that the rankings did not have anything to do with the comment that was made. Ms. Moore also said that she sent Mr. Le Beau two e-mails about an application for the RFP and he never got back to her so she sent Mr. Leary an e-mail about the RFP. Ms. Moore said that it is a courtesy to return an e-mail. Mr. Ficco said that it is very important to have the backing of the Board in this. He will bring in a business plan next week. Mr. Ficco said that he is excited to run the restaurant and he wants the Selectmen to be as excited. Mr. Smith asked if the restaurant is always going to be under the control of the Selectmen or can it go back to the Golf Course Advisory Committee? Mr. Leary said that the Selectmen will keep control of the restaurant.

MR. MARSDEN MOVED TO AUTHORIZE THE BOARD TO SIGN THE CONTRACT BETWEEN NEW ENGLAND GOLF AND THE TOWN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

AT 9:15 P.M. MR. CONLEY MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.

Respectfully submitted,

Donna A. Muzzy

approved_____

