

HOLLISTON BOARD OF SELECTMEN

November 16, 2016
6:30 p.m.

Selectmen's Meeting Room – 105
Town Hall

Present: Jay Leary, Chairman; Kevin Conley, Vice Chairman; Jay Marsden, Clerk, and Jeff Ritter, Town Administrator.

AT 6:31 P.M., MR. CONLEY MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS COLLECTIVE BARGAINING STRATEGY AND POTENTIAL LAND ACQUISITION. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.

A ROLL CALL VOTE WAS TAKEN	AYE	NAY
MR. LEARY	X	
MR. CONLEY	X	
MR. MARSDEN	X	

MR. CONLEY SAID THAT EXECUTIVE SESSION WOULD LAST ABOUT ONE HOUR.

AT 7:35 P.M., THE BOARD EMERGED FROM EXECUTIVE SESSION AND MOVED TO OPEN SESSION.

MR. MARSDEN MOVED TO APPROVE THE FOLLOWING WARRANT

17-20	GENERAL WARRANT	\$585,988.04
	DEBT SERVICE TOWN (001)	\$ 86,362.50
	STUDENT ACTIVITY (8030) MILLER SCHOOL	\$ 4,130.26
	PERFORMANCE DEPOSITS (801)	\$ 14,702.11
	AGENCY (890) VETERANS DISTRICT	\$ 16.08
	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,033.64
	TOWN PAYROLL	\$117,493.52
	TOTAL PAID WARRANT	\$808,692.51

ACCOUNTANT'S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID	\$ 30,701.42
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TREASURER'S NOTE:

WIRE TO HEALTH INSURANCE TRUST	\$ 19,374.95
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THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

COMMENTS FROM THE BOARD

Mr. Leary read a notice about some water main replacement work that will be taking place on November 17, 2016, at 7:30 p.m. He said that this will be on Concord Street, High Street, and the intersection of Ashland Street. He said that water will be turned back on at 6:00 a.m. the next morning. Mr. Leary said that in that area there may some additional water outages depending on what they find. Mr. Leary wished Chief Cassidy a happy birthday.

There were no comments from the audience.

REPORT OF THE TOWN ADMINISTRATOR

Jeff Ritter, Town Administrator, was present. He said that there is an art display in the Selectmen's Meeting Room for the 8 Arch Bridge. He said that this will be a silent auction to purchase the paintings. Mr. Ritter said that the bidding will end on November 26th.

Mr. Ritter said that the six Town Board of Selectmen meeting included Millis, Ashland, Hopkinton, Medway and Sherborn they had eleven participants. He said that this meeting will take place on December 8th at 7:00 p.m. at the Holliston Senior Center on Goulding Street. He said that they will be talking about best practices.

Mr. Ritter said that they issued a bid for the elevator at 1750 Washington Street. He said that this elevator will be in the rear of the building and it will be cost effective.

Mr. Ritter said that the DPW has completed the above ground storage tanks for fuel.

Mr. Ritter said that the Finance Committee is scheduled to meet this Thursday at 7:00 p.m. if anyone wanted to attend.

Mr. Ritter said that the Flagg Building stored many old light bulbs. He said that today they were safely removed from the building. He said that there were about six thousand bulbs.

Mr. Ritter said that Novis Engineering sent a proposal for the take down of the Flagg Building.

Mr. Ritter said that Sean Reese, DPW Director, and Robert Weidknecht of the Trail Committee are both working close together to put in a signal system for crossing the street on Lowland Street. He said that the DPW has cut back lots of the vegetation in that area. He said that it will improve the site line while trying to cross the street.

Mr. Ritter said that he and the Superintendent of Schools Brad Jackson will be discussing the thought of solar panels on the schools.

Mr. Ritter said that the Board would be meeting next Tuesday not Wednesday.

Mr. Leary thanked Mr. Ritter for all his work in getting the Flagg School cleaned out. He said this project has been going on for a long time.

ATTORNEY DOLINER – AXTON CROSS

Attorney Doliner said that he has lived in Holliston since the 1980's. He has served on the Conservation Commission in the 1990's.

Attorney Doliner said that while on the Conservation Commission he received a call from a resident that said that all the vegetation surrounding the Axton Cross property was turning white, he said that this was in the middle of the summer. He said that there has been a problem at that site for a long time.

He said that the Town has to minimize their liability to address to contamination on the property.

Attorney Doliner said that the DEP over-rides all Departments when it comes to contamination.

He said that the Town has to follow through by following all the DEP regulations.

Attorney Doliner said that the Town is in no position to turn down tax money. He said that this could be a valuable piece of property.

Attorney Doliner said that if his Company is hired to represent the Town with the Axton Cross property, they will be very flexible with their fees.

Mr. Marsden said that Attorney Doliner's credentials speak for themselves.

Mr. Conley asked about the Covenant, what does it mean?

Attorney Doliner said that a potential purchaser could go to their source of money and show the investors that they do not want to take a risk. He said that this Covenant is their protection that the Town will not sue them.

Mr. Conley asked Attorney Doliner what does a buyer have to do?

Attorney Doliner said that the site needs to be cleaned up with no chemical exposure to workers.

Mr. Leary said that there are people who do the looking for buyers to purchase this kind of property.

Mr. Leary asked if the Town could make use of this property without the financial responsibility of cleaning it up?

Attorney Doliner said that the Town does not have to complete the cleanup. But, in order to be covered by the Liability protection, they must take all steps to fence the area. He said that the site needs to be secured.

The Board thanked Attorney Doliner for all his time.

BOARD BUSINESS

8 ARCH BRIDGE COMMITTEE CHARGE

Mr. Conley said that there will be two members who have a background and or experience in construction management.

One member with a financial background.

One member with a Historic Preservation background.

And one member at-large who is a trail user.

MR. LEARY MOVED TO APPROVE THE CHARGE AS READ. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR. Mr. Leary said that they will keep this open for three weeks.

LIBRARY BOILER BID AWARD

Mr. Ritter said that the Town went out to bid on a new boiler for the Library. He said that they sent out an RFP for this project. He said that we received eight bids. He said that the low-bidder was from the Townsen Group at \$25,100. Mr. Ritter said that we have a budget of \$35,000 for the boiler for the Library. Mr. Ritter recommended awarding this bid to the Townsen Group. Mr. Ritter said that he followed up on the references on the Townsen Group and all were favorable. Mr. Ritter said that he also did a background check on the computer and could not find anything on the Company. He said that he feels very comfortable awarding the bid to them

MR. CONLEY MOVED TO AWARD THE BID TO THE TOWNSEN GROUP FOR THE NEW BOILER AT THE LIBRARY IN THE AMOUNT OF \$25,100. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.

JOHNSON GOLF MANAGEMENT AMENDMENT

MR. CONLEY MOVED TO APPROVE THE GOLF COURSE CONTRACT AMENDMENT IN THE AMOUNT OF \$215,000 PAYABLE IN INSTALMENTS EVERY MONTH. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.

WEATHER RELATED CLOSING OF TOWN BUILDINGS POLICY

Mr. Ritter will discuss the closing of Town Hall and 1750 Washington Street if the weather is bad with the Chairman of the Board of Selectmen.

MR. MARSDEN MOVED TO APPROVE THE WEATHER RELATED CLOSING POLICY. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

MUNICIPAL MODERNIZATION ACT

Mr. Leary said that this should be brought up at Town Meeting. He said that it has to do with the legalization of marijuana.

ADAMS STREET LAND PURCHASE AND SALE AGREEMENT

Mr. Leary said that this was approved at the last Town Meeting to purchase a piece of property on Adams Street. Mr. Leary said that the closing is set for November 29, 2016.

MR. CONLEY MOVED TO AUTHORIZE THE CHAIRMAN TO SIGN THE PURCHASE AND SALE AGREEMENT FOR THE PROPERTY ON ADAMS STREET. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.

MOHAWK PATH SPEED SIGNS

Mr. Leary said that Mohawk Path has been having a problem with speeding cars. The Police looked into this and the recommendation is to install two 30 MPH speed limit signs. One on the south bound side of the accepted portion of Mohawk Path and the second on the north bound side near Mayflower Landing.

MR. CONLEY MOVED TO APPROVE THE PLACEMENT OF THE SPEED LIMIT SIGNS AS READ. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.

HOLIDAY DISPLAY

Mr. Leary said that the Lions' Club would like to put up lights in the downtown area, Town Hall, Library and the Police Station for the holiday season.

MR. MARSDEN MOVED TO APPROVE THE LIONS' CLUB HOLIDAY DISPLAY REQUEST. THE MOTION WAS SECONDED BY MR. LEARY. TWO IN FAVOR. MR. CONLEY ABSTAINED. (Mr. Conley is a Lions' Club Member)

ANDREWS SCHOOL

Mr. Conley said that we should do a bid process. He said that the Selectmen have the right to refuse or reject any bid.

Mr. Leary said that if this went to bid, we would have to inform the realtors or developers.

MR. MARSDEN MOVED TO AUTHORIZE THE TOWN ADMINISTRATOR TO GO OUT TO BID ON THE ANDREWS SCHOOL. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

CAPITAL IMPROVEMENT PLAN PRIORITY LIST

Mr. Conley said that some of the improvements for the Highway Department (DPW) will come out of Chapter 90 funds. He said that the Fire Chief can apply for some grants to replace or help with replacing some of his equipment.

Mr. Leary said that those types of grants are not always available.

Mr. Conley said that WWTP could be grant funded again. Mr. Leary said that those types of grants are hard to come by. Mr. Leary said that maybe the school could start covering the cost of the WWTP.

Mr. Leary said that there has been some talk about putting in a WWTP at the High School if the septic system failed.

A School Representative said that they are not looking for a ladder truck that will last for many years, they are looking for Chrome Books that need to be replaced every few years.

Mr. Leary asked a school representative about the turf field at the high school and why do they want turf on the JV fields when a lot of schools are getting rid of turf and planting grass?

Mr. Leary said that turf is causing injuries. The school representative did not have the answer.

Mr. Leary said that we have several dams in Town that need a lot of work.

AT 8:58 P.M., MR. MARSDEN MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

Respectfully submitted,

Donna A. Muzzy

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