

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Selectmen's Minutes 1-6-15

Town of Hanson - Board of Selectmen
Meeting Minutes – Hanson Town Hall
January 6, 2015

Members Present: Donald Howard, James McGahan, Kenny Mitchell, William Scott & Bruce Young

Members Absent:

Others Present: Town Administrator Ronald San Angelo
Executive Assistant Meredith Marini

7:00 p.m. Chairman Young called the meeting to order, led the Pledge Allegiance. Chairman Young read the announcements and upcoming meeting schedule.

II TOWN ADMINISTRATOR'S REPORT – Mr. San Angelo reported that the Lite Control located on Hawks Ave has been sold to Hubbell and a portion of the property will be sold to Mass. Wildlife. The company is interested in donating a portion of the property to the Town. He walked the site with Health Agent Donna Tramontana, Planner Laurie Muncy and Health Board Chairman Gil Amado. The issued will be discussed later in the agenda.

Mr. San Angelo continues to work on the budget with the Town Accountant. There is still work to be done on the budget, but it is in good progress.

Mr. San Angelo reported the painting of Town has nearly completed. The Selectmen's meeting room has finished. All the Departments have been requested to create a punch list. He will review the lists with the contractor. Mr. San Angelo thanked all the departments for their patience and assistance during the project. He complimented Building Inspector Bob Curran and custodian Brian Clemons for their assistance.

He noted that the railing has been installed. They are custom designed, solid cast iron and will last for a long time. The front entrance is now open.

The Town Hall community sign has been refurbished by the Kiwanis Club.

MOTION by Howard, second McGahan to accept the gift of the refurbished town hall community sign donated by the Kiwanis club. **Voted 5 - 0**

Mr. San Angelo thanked town employees, Police officer Jeff Bailey, Director of Elder affairs Mary Collins and Housing employee Sandy Arena for their assistance to a homeless resident.

Mr. San Angelo read a letter dated December 28, 2014 from Patricia Griffin thanking the Highway Department for clearing the sidewalk on Holly Ridge Dr.

Mr. San Angelo reported that two compactors at the Transfer Station were down and the Transfer Station was closed. They hope the equipment will be restored by Thursday. If the compactors are not fixed, ABCC will provide open containers so that residents can dispose of their trash. He thanked the Health Agent and Board of Health Chairman.

Emergency Repairs to Indian Head Hot water heater – Mr. Hayes reported that the PVI Water Heater will be replaced in the basement is being addressed. The heater will be going upstairs in the custodian's closet.

Mr. McGahan informed residents that the Capital Improvement matrix is on the website. Mr. McGahan asked if the Capital Improvement report was supposed to be ready in the October Special Town meeting. He also noted that the Town Administrator,

School Superintendent Ruth Whitner indicated that their school capital plan matrix was updated today. They will be submitting it to the Capital Improvement Committee. The facility subcommittee will be reviewing the updated plan.

III NEW BUSINESS

WHRSD – Budget Review with Finance Comm. – School representatives Superintendent Ruth Whitner, Finance Director Christine Suckow.

They reported that the FY16 budget will be unveiled on February 4th at a School Committee Meeting. Health Insurance will increase by 3.5 to 5% which will cost between \$126,650 and \$181,000. The Mass Teachers retirement assessment anticipated increase of \$223,296. The Plymouth County Retirement increase anticipated to be \$83,870.

Contracts for busing will cost about \$35,000. SJ Services for custodial services were level funded. Mr. Hayes indicated that the busing contract has a slight increase but they joined with another community to get a better rate.

Cuts have been made to transportation, but they are waiting to see what the new administration will be doing with the proposed cuts. The School Committee voted to allocate \$500.00 for legal work on the reimbursement of transportation costs.

They will be negotiating with all units Teachers, Assistant Principals, Administrator Assistant and paraprofessional.

Reviewed the levels of assessment based on enrollment. There will be a slight decrease to the Town assessment \$19,554.00.

They have level funded Chapter 70 which is 50 to 52% of the School's budget.

The new governor will submit a budget in March. From 1990 to present the State reimbursement has dropped from 70% to 50%.

Transportation figures will be level funded at \$591,000 until the State provides figures. Mr. Hayes explained that it is very difficult for the school to put the budget together when they don't know what the State is going to provide for funding.

Mr. San Angelo asked what happens if the Town funds the budget, but the State comes up with funding and there is a surplus, what happens to the money. They indicated that five percent of the budget can go into their surplus account and any additional will be given back to the Town.

Mr. McGahan asked about full day kindergarten. Ms. Whitner indicated that it would cost about \$500,000 but it is not feasible at this time.

Ms. Whitner indicated that aging technology has become a problem. They are looking to place an article on the warrant for the purchase of new computers. Maquan would cost \$70,000 and Indian Head School would cost \$105,000 Middle School \$175,000. The school doesn't have the funding for new technology.

Mr. San Angelo inquired as to the source of funding, free cash, capital exclusion or debt exclusion. Mr. San Angelo asked if it would be more feasible to stagger the upgrade by school. They will look into

Discussion regarding the Regional School Agreement 2/3's borrowing vote – Chairman Young explained the requirement for a 2/3's vote that buying or selling land, eminent domain, easement, zoning bylaws, transfer to or from stabilization account, borrowing money for any purpose, amendment to a Town Charter, establishing a historic district.

Mr. Young read a section regarding the requirement of a 2/3's vote

Notwithstanding any provision of applicable law, no such debt shall be incurred unless and until the amount of the proposed debt has been specifically approved by a two thirds majority vote of the registered voters at the next annual or special town meeting in the member town or towns for which the debt will be incurred, as set forth under this agreement.

The Board requested that the School Committee work with the Town to amend the regional agreement relative to the 2/3 vote requirement.

They would like to have an article on the warrant for the May Town Meeting. The warrant will close March 13, 2015.

Mr. San Angelo to send a letter to the Regional School Committee requesting that the matter be placed on the School Committee agenda. Mr. San Angelo will also forward a letter to the Town of Whitman informing them as to the request. Mr. Hayes indicated he would place the matter on the agenda in February.

Mr. McGahan feels that the amendment is a good idea. Mr. Howard questioned whether a majority vote would be easier to pass.

Mr. Scott feels that the expenditure should be a 2/3's vote.

Richard Edgehill indicated that if the school committee doesn't approve it, they will get a petition to change the by-law and require the 2/3's vote. Mr. Vess supports requiring a 2/3's vote and would stand ready to submit a petition if the school doesn't support it.

Discussion as to increasing Capital Improvement limits to \$35,000 – Mr. McGahan requested that the Board consider increasing the limits in the Capital Improvement by-laws to keep in line with the State statute. Mr. San Angelo explained that any project over \$25,000 is required to be on the capital improvement plan. If the limit is increased to \$35,000, Capital Improvement oversight on smaller projects will be eliminated. He noted that the Capital Improvement would be less involved in smaller projects. Mr. San Angelo indicated that he had no problem crafting an article to amend the by-law.

Chairman Young indicated that there had been a debate relative to the regional school agreement has a limit of \$5,000 for capital projects. He feels that amount should be increased to at least \$10,000. Mr. Hayes points out that with a \$5,000 level the Town is aware of the projects and where the money is being spent.

Mr. San Angelo pointed out that if Whitman has several \$10,000 projects, Hanson would be subsidizing the projects.

MOTION by McGahan, second by Howard to amend the Capital Improvement by-law to increase the current limit from \$25,000 to \$35,000 for discussion.

Mr. Mitchell asked whether Capital Improvement supports the amendment. Mr. McGahan indicated he spoke with Chairman John Norton and he appears to support the change.

So Voted 5 – 0

Discussion Lite Control Hawks Ave complex – Branden Fagan from GEI he is a demolition and remediation engineer for Hubbell who owns the Lite Control Property. He indicated that 59 acres will be going to the State for recreation. There are 8 eight acres that could be used by the Town. The property would be gifted to the Town. They have several regulatory requirements from demolition and wetlands reclamation.

The Commonwealth would acquire the property contiguous to the Burrage property.

Landfill has C&D area which will be cleaned. They will be taking several buildings down. There are two steel buildings about 20 years old which have at least 20 years of life to them.

They will be removing top layers in various areas and will be filing an environmental impact report for Mass EPA. There will be 4 phases with DEP.

If the Town doesn't want the land and buildings then they will take the buildings down and it will be an empty lot.

They would like an answer by mid March. The property will pass a 21E when they are finished with remediation.

Mr. San Angelo indicated that the buildings are huge. Current building 100 x 48 12' ceilings, Lite control 145 x 60 ceiling 30'. Mr. San Angelo was concerned about contamination on the gifted property. He would be interested if Hubbell is willing to clean the property.

John Kemmett of Conservation Commission noted that the buildings are within the wetlands area. He questioned the cost of rehabbing the buildings to suit the purpose for Highway.

Mr. Fagan indicated that the buildings are outside the buffer zone.

Mr. San Angelo indicated that the Board needs to decide if it wants to fund engineering study and appropriate funds to renovations.

Mr. Amado indicated that he was on the property as they have requested to decommission its septic system. He suggested doing a study, but first have all the departments inspect the property. He feels the Town can use the property.

There is a septic tank on the property which would accommodate the Town's needs.

Chairman Young noted that the Town has to consider whether the time and costs

Mr. Kemmett indicated that residents were concerned about traffic. David Hanlon of Arthur Avenue, indicated that there had been a lot of truck traffic up until the last two years.

Laura Kemmett recommended that the Board seriously consider acceptance of a gift. She doesn't want to experience another Plymouth County Hospital situation.

If the Town doesn't accept the property, the State would take the property.

Mr. Fagan indicated that a 10" water line comes from Hawks Avenue. Gas line is on Hawks Avenue and the utilities are accessible. He noted there is fire suppression and heat in the buildings. There is a loading dock and garage door access.

Mr. San Angelo indicated that the Fire Department would have a need for the space and the Highway Department also has a need for it. Mr. San Angelo asked for a report from Highway and Fire citing the pros and cons for the acquisition.

Mr. McGahan would like an analysis and comparison for a new building. Mr. Fagan 15,000 and 10,000 square feet of space.

MOTION by Scott, second by Howard to express interest in acquisition of the property and to form a subcommittee to work with the highway, fire and police to investigate the property. The committee will be comprised of Selectmen Scott, Selectmen Mitchell, Highway Surveyor Bob Brown, Conservation Commission John Kemmett, Board of Health Chairman Gil Amado and Fire Chief Thompson.

Voted 5 - 0

He will be filing the notice of intent with the Town.

Bob Hayes pointed out that if the Town accepts the property and decides it can't use it, then it could consider a leasing the property for a business venture.

9:19 p.m. Brief Recess

9:29 p.m. Return to Open Session

Open May 2015 Special & Annual Town Meeting Warrants. Mrs. Marini indicated that the warrant article will be due on Friday, March 13, 2015.

MOTION by Howard, second by Scott to open the May 2015 Special and Annual Town Meeting warrants. ***Voted 5 – 0***

Requests

Hanson Food Pantry – Notification of Open House Saturday, January 10th 10:00 a.m. – Paul Nicol chairman of the Food Pantry informed the Board that the renovations in the amount of \$200,000 have been completed, new roof, heating boiler, flooring, ramp gutter, emergency exits, and windows. The public is invited to attend.

The Board thanked Mr. Nicol for his work and efforts. Mr. Nicol noted that he did not do it alone. They will be doing a dedication at approximately 10:30 a.m. Mr. McGahan noted that he and Mr. Young have a conflict.

They have 25% of the property and would pay for a portion of the electric bill. They sectioned off the building with a fire wall. They are asking for \$38.00 per month for a fire alarm costs.

Mr. San Angelo recommended that he meet with the Town Accountant for payment of the utilities.

Mr. Nicol thanked the Board for the building, which has been a tremendous improvement.

Plymouth County Mosquito Control support for FY16 funding – Mr. San Angelo noted that Hanson \$32,873 portion of the overall budget.

MOTION by Howard, second by McGahan to support Hanson's portion of the Plymouth County Mosquito Control budget. ***Voted 5 - 0***

IV OLD BUSINESS

Vote Comcast Cable License Renewal

V APPROVE MINUTES - Tabled

November 18, 2014

December 2, 2014

December 16, 2014

VI ONE DAY LIQUOR LICENSE – Camp Kiwanee

Hanson Middle School Fundraiser – Sat., April 4, 2015 – Vote to waive license fee.

MOTION by Howard, second by Scott to waive the one day liquor license fee for the Hanson Middle School fundraiser on April 4th. ***Voted 5 – 0***

VII COMMITTEE REPORTS

Indian Head & Maquan School Priority Repair Committee – Mr. Young reported the committee will be meeting Wednesday night. They are looking for more information on the school matrix of repairs.

Monponsett Pond Committee – Mr. Howard indicated that everything is moving along, the sluice way is open and the algae levels are down.

Whitman Hanson Facilities Committee – Mr. McGahan indicated there is no change since the last report on December.

VIII ADJOURNMENT

MOTION by Howard, second by McGahan to adjourn. ***Voted 5 – 0***

9:50 p.m. Meeting Adjourned.

Respectfully submitted,

Meredith Marini,
Executive Assistant

***Approved and Voted 5 – 0 as amended
September 15, 2015***