

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Selectmen's Minutes 6-23-15

Town of Hanson - Board of Selectmen
Meeting Minutes – Hanson Town Hall
June 23, 2015

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

Members Absent: William Scott

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

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

II OLD BUSINESS

Plymouth County Hospital Re-Use discussion – Mr. San Angelo gave a summary of the process for the project. Bruce Hughes of Old Colony Planning Council explained that the Old Colony Planning Council was hired by the Board of Selectmen to conduct a feasibility study of potential uses of the property relative to land use, zoning, infrastructure, retail market analysis. Mr. Hughes reported that based on the balanced residential site development, the site could accommodate a mixture of 12 large single family houses on 35,000 square foot lots, 42 mixed income duplexes or row houses on 10,000 square foot lots and 70 units for elderly with some assisted living. The parcel would be divided into thirds, each with 9.46 areas

Mr. Hughes indicated that Old Colony Planning requested Public participation. He reviewed the responses highlighting the most desired use was passive recreation with 117 of 170 responding. The desired use for Civic/Institutional Uses 84 of 164 chose a community center. The housing criteria, 57 of 164 chose elderly housing. Commercial Uses 84 of 162 chose a recreation dome or skating rink.

Mr. Hughes reported that two thirds of the respondents lived within 2 miles of the Hospital property.

Mr. Hughes noted there was a strong desire to bring in revenue from the site. He reviewed the options for a recreation dome, data center, community college and public works buildings

Mr. Howard noted the hospital has been sitting unused since 1999 with nothing happening. He pointed out that in 2016 the Town Hall will be paid. The Town could borrow 1.5 million dollars for the removal of the hospital and the impact would be reduced as the Town will no longer be paying the bond for the Town Hall. He feels with the support of CPC funds, a park similar to the Forge Pond in Hanover could be constructed on the site. He feels it would be an ideal facility for the Town. He would like to see various types of sporting fields, with restrooms and concession stand. As a Water Commissioner he would like to separate some land on the parcel for a future additional water tank. He would like to have an article on the October Special Town Meeting to determine the use of the property.

Mr. McGahan echoed Mr. Howard's recommendation for walking trails. He also suggested a water park for the kids. Mr. McGahan feels that the Town should borrow the funds to tear down the hospital and sell off some of the property for single family homes. The proceeds of the home sales could be used to pay off the borrowing. He agreed the Hanover park is a great facility.

Chairman Young agrees with Mr. Howard's suggestion, but prefers to have some revenue generated from the site. He would like to see a small over 55 community on the property. Chairman Young suggested offers 3 or 4 non-binding referendum to the citizens. He noted that only 167 residents responded to the survey conducted by OCPC.

Mr. Mitchell agrees that in a perfect world he would like to see a park. However, the building needs to be removed. He is not in favor of building single family homes.

Mr. San Angelo agreed with Mr. Howard's recommendation. He noted that the additional funds would have to be borrowed as the Town Hall debt service cost will not cover the cost of demolition. Mr. San Angelo explained that there are several options for financing. He noted that Community Preservation funds could be used for the construction of the recreation area.

Community Preservation Chairman Laura Kemmett noted that in 2012 she spoke with coalition regarding tearing down the hospital and mitigation. CPC would be able to bond the funds if the project included any type of affordable housing.

She indicated that CPC has fund which could be used for the project. They could also bond against \$1.25 Million. She doesn't want to tie up all the CPC money by having to pay for the bonding costs. CPC is willing to work with the Town to help fund the project.

David Soper of High Street – Reviewed the tax assessments for the property. He reviewed the demographics of the OCPC report. He feels that an assisted living facility or senior housing as the community ages would be a good use of the property. He reviewed the Retail Sales leakage (potential dollars lost) and suggested none retail capacity business such as a warehouse or large type call center. He is not looking to change the character of the neighborhood and does not want a retail facility.

Mr. Soper noted that maintenance of the park could be challenging for the Town. He would like to see a portion of the property back on the tax rolls. He recommended giving a developer a tax credit for the removal of the building and allowing them to build. Mr. Soper does not want to have the taxpayers paying for the removal. He would like to see if the commercial market will remove the hospital. He feels the RFP process is the way to go. Mr. Soper noted that in 2012 the costs in for removing the Hospital was \$1.5 Million.

Teresa Santalucia of West Washington Street feels the property is an asset to the community. As a member of Green Hanson she would like some of the land to be used for open space and parks. She indicated the Community garden provides produce for the Food Pantry. The property is being used in a positive way. She is a member of the Hanson Housing Authority and noted that the Town voted to enter into a lease with the Hanson Housing Authority for the property. The Housing Authority required a plan in place and did not have the capacity to handle such an endeavor at the time. They now have a management agency running the Housing Authority.

Ms. Santalucia reported that the Meeting House Lane has 68 units with a waiting list of 83 applicants. She noted that twenty percent are Hanson residents. The LZ Thomas property houses 6 units family units and has 27 applicants which are qualified and ready to move in but the Town cannot accommodate the needs. The Housing Authority is ready and willing to collaborate with the Town on affordable housing.

Chairman Young thanked everyone for their participation. The Board will be reviewing the options and hopes to have something at the October Special Town Meeting or the May Town Meeting.

Discuss Town Accountant's Contract extension – Chairman Young indicated that the copies of the contract in the members' packets. Mrs. Marini indicated that the contract has been drafted for one year. Brief discussion as to the length of the contract.

MOTION by Howard, second by McGahan to approved the extension of the contract from July 1, 2015 to December 31, 2015 with Financial Advisory Group. ***Voted 4 – 0***

Discuss Regional Animal Control Officer – Mr. San Angelo reported that he reviewed the contract with Town counsel and she recommended removing the clause in section II as it was too broad. Whitman Town Administrator was concerned that the cost for the full time Animal Control Officer may be too low. Consequently, the Town Administrators have agreed to set a range from \$22,000 - \$28,000. Mr. San Angelo reviewed the changes on the attachment. The total expense will range from \$57,000 to \$63,000. Hanson's share will range from \$16,000 to \$17,640.00 or 28% of the total budget.

Mr. San Angelo reviewed the job descriptions for the Animal Control officers. He noted that Mr. McGahan requested the job descriptions address the removal of dead animals. The job descriptions for both the Animal Control Officer and Assistant Animal Control Officer have been amended to include the removal of dead animals and the costs of disposal thereto.

New section 18 *The Animal Control Officer shall be responsible for picking up and disposing of any small animal that is killed on the road of any of the towns covered by this agreement. The cost of the disposal will be paid for by the town which the animal is located. If the animal is large, then the Animal Control officer shall request the services of the Highway*

Department, DPW or any other appropriate town department to help remove the animal.

Mr. McGahan is concerned about the current situation regarding removal dead animals. Mr. San Angelo indicated that he will work to get this issue resolved. When the Inter-municipal Agreement is executed, the problem will be resolved. Mr. McGahan indicated that the Pembroke Officer used to cover for the former Animal Control Officer. Mr. Mitchell requested the Mr. San Angelo inquire with the Pembroke Officer to cover road kill. Mr. McGahan is concerned about the breakdown in communication with the interim Animal Control Officer for road kill.

Mr. McGahan is concerned about the termination clause of the contract, which obligates the Town to a one year contract. He feels if something goes wrong during the year, the Town is tied to the agreement for one year.

Mr. Mitchell and Chairman Young are comfortable with the terms of the contract.

Mr. Mitchell inquired about the use of a firearm for the Animal Control Officer. Chief Miksch is not in favor of the animal control officers carrying a weapon in Hanson.

Mr. Vess of High Street noted that the Pembroke Animal Control Officer carries a weapon and has a License to Carry.

Chief Miksch recommends striking the language to carry a weapon in the job descriptions. Delete in the second sentence in #4 – in both job descriptions. *“When you receive a call for injured wildlife, bring a firearm to destroy the animal, then immediately return it to a safe place in your home.”*

Mr. McGahan inquired whether requesting monthly reports will be issue. Mr. San Angelo indicated there will be no problem getting reports from the Animal Control Officers.

MOTION by Howard second by McGahan to amend the contract by deleting in Section II Basis for Charges and Billing, (a) the last line: “In the event that costs exceed the budget established for the fiscal year, the parties shall meet to discuss and vote a supplement budget amount to ensure all costs are covered” and amend attachment B ***Voted 4 – 0***

MOTION by Howard, second by McGahan to amend the job descriptions by adding Section 18 and delete the second sentence in item #4 reference to firearms. ***Voted 4 – 0***

III NEW BUSINESS

Police Chief – Request to dispose of surplus equipment – Chief Miksch was presented and informed the Board that due to the replacement of rifles which were funded at Town Meeting, he has a surplus of firearms equipment. He noted that one dealer is willing to give the Town 36 new Glock 34’s in exchange for the surplus firearms. He will be able to replace all his weapons for zero cost to the Town. Chief Miksch researched and found another supplier who would charge \$3,200 for the new weapons. The new weapons will fit the current duty gear. There will be minimal training for all the officers.

MOTION by Howard, second by McGahan to allow the Chief to surplus the following weapons: 6 Mini 14 Rifles; 1 Ruger Carbine; 3 Remington 870; 2 Remington 1187; 1 SW Flare Pistol; 1 Glock 18; 1 Glock 19; 31 Glock 22/23’s. ***Voted 4 – 0***

Mr. McGahan asked if Mr. Scott had weighed in on the firearms. Chief Miksch indicated that he has been working with Mr. Scott since the fall. Mr. Scott has worked with the firearms and supports the purchase and exchange.

Search Committee & Interim Town Administrator Position – Chairman Young indicated he would like the Board to start considering the options for interim town administrator and search committee. Mrs. Marini reported the information she gather from the MMA and consulting firms. Three consulting firms were contacted each provides for a town assessment, recruitment and advertising, working with screening committee and selection process as well as background checks. The costs range from \$8,500 to \$16,000 depending on the services requested. The MMA will provide a list of potential candidates for the interim Town Administrator.

IV ONE DAY LIQUOR LICENSES – Camp Kiwanee

Audrey Flanagan, Hanson, Sunday, July 5th 1:00 – 5:00 p.m. Graduation

Lindsay Howlett, Whitinsville, Friday, July 10th 5:00 – 10:00 p.m. – Wedding

Erin Hall, Beverly, Sat., July 11th 4:00 – 10:00 p.m. – Wedding
Caitlin Fisher-Reid, Bridgewater, Sun., July 12th 1:00 – 6:00 p.m. – Wedding
Mitchelle Cameron, Hanson, Fri., July 17th 5:00 – 10:00 p.m. – Wedding
Genevieve Omar, Hanson, Sat., July 18th 6:00 – 11:00 p.m. – Wedding
Katie Priola, Wareham, Sun., July 19th 3:00 – 8:00 p.m. – Wedding
Valarie Notaro, Hanson, Sat., July 25th 5:00 – 10:00 p.m. – Wedding
Sarah Cherington, Cambridge, Sun., July 26th 2:00 – 6:00 p.m. – Anniversary

MOTION by Howard, second by Mitchell to approve the licenses as read. **Voted 4 – 0**

VI EXECUTIVE SESSION – Chairman Young announced that the Board would going into Executive Session to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel. Town Administrator's contract. Highway Union and Fire Union. To discuss the reputation, character, physical condition or mental health, rather than professional competence, of any individual, or discuss the discipline or dismissal of, or complaints or charges against, a public officer, employee, staff member or individual. Chairman Young indicated that the Board would be returning to open session.

So moved by Howard, second by McGahan. Roll Call **Voted 4 – 0**

8:40 p.m. Brief Recess

9:22 p.m. Return to Open Session

Chairman Young announced that the Board made two motions and two votes were taken in Executive Session. He read the following Joint Statement of the Board of Selectmen and Town Administrator Ron San Angelo

Town Administrator Ron San Angelo will be resigning from his position as Hanson Town Administrator on August 14, 2015 to assume the position of Town Manager for the Town of Southbridge on a full time basis. The Hanson Board of Selectmen and Mr. San Angelo have reached a written Agreement to resolve any and all matters covered by his Employment Contract with the Town. The Board thanks Mr. San Angelo for his service to the Town and wishes him well in his new position for the Town of Southbridge. Mr. San Angelo thanks the Board and the citizens of Hanson for the opportunity to serve as its Town Administrator.

V OPEN MEETING LAW/PUBLIC RECORDS COMPLAINT – Chairman Young noted that the Board received a public records request. The Board reviewed the request and complaint and will be releasing the documents requested.

MOTION by Howard, second by McGahan to authorize the Chairman to send a letter in response to the request and release the documents. **Voted 4 – 0**

VII TOWN ADMINISTRATOR EVALUATION – Chairman Young indicated that the parties have come to an agreement and the agenda item is no longer necessary.

VIII ADJOURNMENT

MOTION by Mitchell, second by Howard to adjourn **Voted 4 – 0**

9:27 p.m. Meeting adjourned

Respectfully submitted,

Meredith Marini,
Executive Assistant

*Approved and Voted 4 – 0 – 1 Scott
September 29, 2015*

