

The Board of Selectmen met on Tuesday, June 25, 2019 in the Main Meeting Room at Town Hall At 7:00pm. The following members were present.

James O'Neil, Chairman
Nancy Mackenzie, Vice Chairman
Benjamin Barrett, Clerk
Mark Gallivan
David Salvatore

Also present
James Johnson, Town Administrator
Cindy Berube, Executive Assistant

Mr. O'Neil called the meeting to order followed by the Pledge of Allegiance.

APPOINTMENTS

6-15 STREET OPENING PERMIT

Maggie Walker, Town engineer explained what they wanted to do at 1327 Main St, at the corner of Norfolk and Main, the curbing is on the Norfolk Street to reformulate the entrance. She showed that he has to do a sidewalk and granite curbing. This is to obtain a better driveway entrance. Mrs. Mackenzie questioned the grass area in the front on Main Street. Are there no trees there? Ms. Walker I know there would be an issue with sight distance if they installed trees, they may install smaller shrubbery.

MOTION moved by Mrs. Mackenzie to approve the request to close an existing driveway curb cut and install curbing on Norfolk Street subject to the special conditions set forth by the Town Engineer in her memo of June 18, 2019 seconded by Mr. Gallivan VOTED 5-0-0

6-16 APPOINTMENT TO EDC

Brian Connor grew up in Walpole and my parents still live here. Very proud of growing up in this town. Since I have been back I have been on the Veterans Committee, served on the friends of St. Patrick, on Walpole youth Soccer committee. Painted town pools, I have a passion for this town. A good Friend Mark Romeo suggested I join. I am also an RTM for Precinct 8.

Mr. Gallivan thank you for volunteering. Appreciate you stepping up.

Mr. Barrett thank you for volunteering, I was talking to Mr. Romeo about the functions of the town. What do you see as the goals are for the EDC? Mr. Connor spoke of working at a golf course in Boston. I was there and sold a lot of memberships. What I have learned from that is having this membership base, we were successful building a membership were you are making the decision to run the club that would suite your members. What are the best decisions to make to benefit the town? I have a passion to be in an environment what the town needs and wants. I look at it as an opportunity to figure out my experiences. Mr. Barrett to get better development downtown.

MOTION moved by Mrs. Mackenzie to appoint Brian Connor to the EDC as a Regular member with at term until 4/1/2024 seconded by Mr. Gallivan, VOTED 5-0-0

Open forum –NO ONE PRESENT

NEW BUSINESS

6-17 Request for one day all alcoholic license

MOTION moved by Mrs. Mackenzie to approve the one-day all alcoholic license for Knights of Columbus on July 3, 2019 from 6-9 pm, seconded by Mr. Gallivan, VOTED 5-0-0

6-18 Request to sell hot dogs at Concerts on the Common

MOTION moved by Mrs. Mackenzie to approve the request to sell hot dogs at Concerts on the Common for fundraising for programming for the Walpole Council on Aging, Seconded by Mr. Gallivan, VOTED 5-0-0

6-19 Friends of Adams Farm request to have music

MOTION moved by Mrs. Mackenzie to approve the request to hold music on August 17th with a rain date of August 18th from 12-5pm at Adams Farm, Seconded by Mr. Gallivan

6-20 Request to increase associate membership on Board of Health

Robin Chappell we have 5 regular members and 2 associates, they participate in discussion but cannot vote. Mr. O'Neil should we consider expanding. Mrs. Mackenzie wanted to know if they should have more regular members. Ms. Chappell 5 is always been a good working member. The associates opinions matter when there is a vote, but they can't vote. Mr. O'Neil if the Board of Health wants to talk about if 5 regular are reasonable?

MOTION moved by Mrs. Mackenzie to increase the number of Associates on the Board of Health from 2 to 3, seconded by Mr. Gallivan VOTED 5-0-0

6-21 Reserve fund transfer request

MOTION moved by Mrs. Mackenzie to approve the reserve fund Transfer request in the amount of \$2,200 for the Recount for RTM seat in Precinct 5 to cover legal fees and temporary employee fees for the count that has been cancelled, Seconded by Mr. Gallivan

Mr. Johnson explained Mr. Vallencourt wanted a recount as he failed to gain the seat by 2 votes. Liz got the ball rolling. He got the proper paperwork, we got T. Counsel involved, we were gearing up and about 3:30 he said that he would not go forward with this request. Everything was in motion and we got on with T. counsel, notify everyone that was involved in the recount. We are allowed to push it off until mid July if he changes his mind. What Fincom asked us how much think you have spent. Mr. Jonson so by 5pm on Thursday, so if anyone on the petition wants the recount they have until Thursday 5pm. Mr. O'Neil so Thursday night we will know if it is going forward.

VOTED 5-0-0

6-22 Notch Brewing pop-up Biergarten, Bird park August 17 and August 18

MOTION moved by Mrs. Mackenzie to approve the request to hold the Pop-Up Biergarten at Bird Park, subject to there being two police officer 1 hour before start time until 1hour after the conclusion of the event. Seconded by Mr. Gallivan, VOTED 5-0-0

6-23 Gift Donation

MOTION moved by Mrs. Mackenzie to accept the gift from Ellen Goetz in the amount of \$25 for the Council on Aging Gift donation seconded by Mr. Gallivan, VOTED 5-0-0

RT1A FIELD PROJECT

Mr. O'Neil at our last meeting we have general discussion as to what we should be thinking about. A number of different points of view. Agreed to take a couple of weeks and thinking about it. We talked about whether we should have two articles or not and provide Jim about the project. The message was loud and clear from T. Mtg. A lot of support for the project but they did not support the size and cost. You need to bring back a scaled down version of this plan, we should go with one article not two. One makes the most sense to have two could be confusing. Stream lines things. That article should be very generic just as it was the last time. To preserve flexibility. After we go through the months we will understand the cost of what we tell Jim and how to fund that cost. There was a lot of discussion on Free cash, borrowing; there are pluses and minuses on both of them. This feels like the right size project and this is how we are going to fund it. The motion needs to get specific.

As far as guidance, as how I felt scale project back. Start with Bare minimum to get things started up on that field. It is important that we do this. So my minimum the bare bones plan start with two turf fields, (football, soccer, Lacrosse) gravel driveway and lights. That would be the absolute bare bones to get something done up there. Then we need to think through optional add-ons. As we understand funding and other needs. It must be a scaled on option add-ons Number 1 any utilities that would be required to bring water to the site to support grass fields, that is his second option. Number 2 to get grass fields, baseball and softball no lights for the grass fields. Third would be lights for the grass fields. By laying something out to Jim he can take to Weston and Sampson. One article keep it simple, minimal plan optional add-ons.

Mr. Johnson three conceptual ideas Number 1 ideas proposed turf fields up front with some parking around the area doesn't have gravel and no lights, space for future playground and room for bathrooms and expansions.

Plan 2B couple of people reached out asked why and suggested we put turf fields and that plan is very costly. I worked up some numbers that is costly.

The estimate costs, borrowing of 3.5 million; the estimates were given to him by W&S today.

Playground not constructed, what was presented to Town Meeting without the playground. Talked about the costs. The estimates were given to him by Weston & Sampson today. I did 3 different estimates just the turf 4.4 million dollars. They are working it down. The next article would be \$7.8 million or so. The last one is the number for the northern turf fields is about 2.8 million. To do all fields the turf fields the back fields as turf would be about 4 million dollars.

Mr. Gallivan likes the draft motion and it covers things we may or may not want to do. I do like the approach of Two turf fields with lights and gravel. I would like to see some of the estimates. What do you think if it grass fields. Some of the bids surprised me of the cost. Go with the base two turf fields and expand upon that more.

Mr. Barrett the draft article language on this doesn't specify how the money would be coming from. It just says it would be appropriated or borrowing. It is not set in stone. Mr. O'Neil this is the article the motion would be very specific. My comments on these, couple of things I wanted to point out, looking at the options I am in favor for the maximum amount of fields we can put on this site, the bids we had on grass fields is about 2 million, to make them turf is 4 million for Turf fields. The 9.5 million is too much. My take from town Meeting is everyone agrees there is a need for more fields, but maybe we don't need all the add-ons. Looking at the second option 7.8 million I think it is helpful for the decrease in cost. What I am weary of, putting a Band-Aid on it, if we only build 2 fields we don't meet the need in town. I do not see in the future, we may not need it with the new school and fields. If we can build it at a decreased cost, that is the way to go. Whenever you come back to build more fields, it will cost more. I look forward to making a decision down the road. Looking to get bids.

Mrs. Mackenzie what is important to me is getting enough fields for everyone. Mark and I had a few mtgs. The things that we heard from them, right know there is so much debate over fields, and it becomes a turf war. For us not to meet the two turf fields, grass fields, a baseball diamond and softball diamond. We did see a lot of people offering fundraise at some point. The problem is that the Town Meeting saw what we did to the new senior center but we have friends group to start that. Bring all the groups together to fundraise. Even though it would be great to have the playground, the food shack. Those do not need to be given to the taxpayer. We should be responsible for the fields. To me the most important parts are the two fields that are turf and two grass fields baseball and softball diamond. I think that is the most important thing going forward. If we start there and see what we can afford that is what we should do. There could be a potential problem for schools going forward. We could stop a problem before it starts. To know that should they be playing on a construction site. I think it is going to be the cheapest option for a middle school, could solve a lot of problems that these grass fields are built. She talked about the possible future

Problem at Bird middle school and the loss of the baseball diamond. We could stop a problem before it starts. I don't know if that is where the middle school will be going but it could as it would be the cheapest.

Mr. Salvatore questions about the form, top left it says new police station is that the money left over. Mr. Johnson the police station has a balance. So the idea is to take the money from Police station to fields. I wanted to leave a little contingency incase they needed it. DS talked about the overlay, Mr. Johnson that is from Assessors they keep money for businesses that may come for a tax break. Older town meeting, Mr. Johnson that is free cash appropriation. Mr. Salvatore the gift fund is that money that has been earmarked for fields. 200,000 from High Oaks Subdivision and some from Siemens and you are looking at 1.5million free cash in the fall. Mr. Salvatore were those moneys proposed in the previous plan. Mr. Johnson no they were not we will have new free cash certified.

Mr. O'Neil asked Mr. Johnson to talk about the article. Mr. Johnson it covers everything, borrowing, free cash, raise appropriate, it will give us some flexibility. We can add borrowing to the Motion on there if you want to go that route. Between now and Town Meeting 10/21 this will give us enough time to do the bid document and the plans are in place, go for utilities, it needs to be designed. We met with W&S and get bids out on the streets by 8/29, that will give us 3-4 weeks on the streets have the bides due back the latest 9/26. The BOS could vote on this matter on our about 10/1. We can get enough information out to the residents.

Mr. O'Neil you said you can add borrowing to the motion. We need to decide if we are going to put forth this article as Jim has written it.

Proposed article for Fields.

ARTICLE To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds a sum or sums of money to pay costs of architectural design and constructing, equipping and furnishing of new playing fields in the Town of Walpole, along with any and all work associated with and appurtenant thereto, including but not limited to demolition, site preparation, the cost of a project manager and all other incidental and related costs; and to authorize the Board of Selectmen to apply for, accept and expend all funds received as gifts or state or federal grants associated with the project. Or take any action in relation thereto. (Petition of the Board of Selectmen)

Motion Moved by Mr. Gallivan to approve the article as Jim has drafted, seconded by Mr. O'Neil, VOTED 5-0-0

Mrs. Mackenzie during our meetings when we met with different coaches. When they said if we had all turn than you would not need any water could cut down on maintenance of the Felds. Could be a longer playing seasons, with their request to answer that. They had such valid. It would double the field cost. It had some good requests. Mr. Gallivan Good summary, they were asking for what would work in the long term. A few other things, the HS coach they would love to have everything at the HS fields turf. We talked about cost. They really appreciated us having this discussion before town meeting we should have done that it would have been more helpful to the town, huge step that we missed. Before we went to town meeting we should have done this meeting.

Mr. O'Neil we are the sponsors of the article. The fact that it happened is something we need to avoid next time going forward.

Start with the base line and Jim can chunk it easily then we can assemble the pieces. If we are not careful we are constantly going back to Jim and saying what if we do this or that. What I would like to do an agreement on how we chunk the work. Two fields gravel lights that are the starting point. Mr. O'Neil does that correlate to the 4.4 million. Mr. Johnson yes. Mr. O'Neil the Message from T. Meeting, like it but bring something to scale back and 4.4 million sounds like a scaled down version to me, here is the base line, two upper fields the lights and driveway. Mr. Johnson Weston & Sampson are condensing parking lot and landscape area, stormwater runoff, so they need the next 2 months to do this.

Mr. Salvatore stated he is not ready to have that discussion tonight. Mr. O'Neil this is just guidance. Mr. Salvatore the guidance is for two turf fields as the base. I would like some more information. I am not ready to make the decision. Weston & Sampson needs to know to get the bids ready for 8/29. I am not ready to make that decision. Mrs. Mackenzie my base is all the fields as two turf and the grass anything else other than the water is debatable.

Mr. Barrett agrees with Nancy, and wonder if there having the bid before turf fields and lights and then you have these 2 options and maybe a fourth option with all in. Mr. Johnson even with the three it is doubling the price. When you look at this to see the W&S counted us about adding on. To see the scale of the area. It is literally half of it, where it is just the turf fields and parking. When I look at the numbers under that and look at the ad-ons. We really need all the fields; if we do half of the fields we still have a need. By meeting this half way it is a Band-Aid it doesn't meet

the needs that we have. We are not going to have the opportunity to go back. How this is seen by Town Meeting and what we heard from them if you look at the numbers everyone says we need the fields and get rid of everything else. We come up with a number of millions dollars less. It think that is reasonable. If that doesn't send a message that we are cutting it down to bare bones.

Mr. Salvatore what was the total of the project as proposed at Town Meeting? Ben said 9.6 million. Mr. Johnson I think it was 7.168.252 million.

Mr. Johnson when this failed I looked back to see what was available from funds of the two projects. When back with both chiefs and that is what is left in there. It was a borrowing article. Mr. O'Neil I am not sure I am following the difference is on a base plan. I think you can continue to advocate your position. And we can give Jim the guidance to chunk this 9.6 to 7.8million is only one million dollar difference. I do not think town meeting is going to see this as a big saving. We can have discussion later on the funding. We need to let Jim know how to go forward.

Mrs. Mackenzie if we are looking at 7.8 and if we eliminate turf and grass lights. We come down a million dollars. Mr. Gallivan I think we need the lights. Mrs. Mackenzie I think they are very valuable. Maybe someone will come forward with a large donation to name the fields. We can still use the fields without the lights. Mr. O'Neil the function of the fields is very dependent upon the lights. I think it would be a mistake of not putting in lights. Mr. Gallivan I like the two turf fields and the first alternate with be utilities the next alternate would be the lower fields Grass and the next fields than the lights. I think that gives us some ability we feel we do not have the funding we can do the upper fields and the playground can be fundraised. The playground could be fundraised. That gives us a way to tell Jim how to go forward. As long as we have the alternates in the right order.

Mr. Salvatore I would like to see more information. I agree you need lights. I would like to see what it looks like with one turf field with lights and grass fields. How much it safes, I would like to see as part of the thought process before I vote. You save a lot of money doing one turf field. Leave space for you second turf field. You get two grass fields and one turf field.

Mr. Barrett Turf fields with lights and these options I do not see how it can be competitively bid. When you look at the options, the base plan. Mr. O'Neil put forward plus option 1 and 2 that is what I would put forward to put out to bid. Then the option should be grass lights. It will save money on engineers. Mrs. Mackenzie we are talking about W&S building fields and the bid for that. Lights are lights. I want the lights on the turf field, I don't think we need lights on the back fields. We are looking at people that build fields. Conduits can be added later and can be bid out, the things we need from them are fields.

Mr. O'Neil lets try to narrow this down with motions.

MOTION moved by Mr. O'Neil that we begin with the base plan with 2 artificial turf fields for football, soccer and Lacrosse with lights a gravel parking lot with optional add-ons, option 1 utilities with water for the grass fields, Option 2 two grass fields, and option 3 lights for the grass fields, seconded by Mr. Gallivan voted 2-3-0 (Mr. Salvatore, Mrs. Mackenzie and Mr. Barrett opposed)

Motion moved by Mrs. Mackenzie do the two turf fields and grass fields the Northern and southern fields with the water and the first alternative is lights on the turf and the gravel (Did a new motion)

MOTION moved by Mrs. Mackenzie that the first bid is for the Northern and Southern fields as proposed two turf fields and two grass fields and with unities being brought in for the water and the first alternate being lights for turf fields and second alternate lights for the grass field. Seconded by Mr. Barrett VOTED 3-2-0 (Mr. Gallivan and Mr. Salvatore opposed)

Town Administrators Update

We are dealing with another 40B projects on Dupee street 8 units and another one from Moosehill rd. I have sent it around to Dept. Heads.

We received a request from Eastland circle to pave the road. I have asked Ms. Walker what the cost is. I don't believe it is wide enough. We should invite the residents in. Or put it back up to standards then we would consider accepting it.

Mr. Salvatore so would accept it when it is brought up to standard. Mr. Salvatore so if they were going to have to bring it up to standard.

Mr. Michael Turner request lives in Wareham and he is looking at selling some property on East Street, section of land near the lodge. It is a bit complicated.

Rolls Royce, we had a design review meeting to day they are looking to expand to allow for more manufacturing. A lot of concerns with flooding in the area.

MINUTES

MOTION moved by Mrs. Mackenzie to accept the minutes of June 11, seconded by Mr. Gallivan VOTED 5-0-0

Executive Session

Chairman's declaration

I hereby declare that

Under G.L. c.30A section 21(a)(3) the purpose of the session will be to discuss strategy with respect to possible litigation as the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

MOTION moved by Mr. O'Neil to enter into Executive session for the purposes stated, seconded by Mr. Gallivan VOTED 5-0-0 by roll call vote Mr. Salvatore-Aye, Mrs. Mackenzie-aye, Mr. O'Neil-Aye, Mr., Barrett-Aye and Mr. Gallivan-Aye.

The board moved out of Executive session to adjourn.

MOTION moved by Mr. Gallivan seconded by Mrs. Mackenzie to adjourn 8:57pm VOTED 5-0-0

The Board held an Executive Session on June 25, 2019 in the Main Meeting Room of Town Hall the following members were present.

James O'Neil, Chairman
Nancy Mackenzie, Vice Chairman
Benjamin Barrett, Clerk
Mark Gallivan
David Salvatore

Also present
James Johnson, Town Administrator
Cindy Berube, Executive Assistant

Mr. Johnson needs some direction, Russell has notified the town that they can't pay for the recycling the cost is additional \$49 000 the other options is to go out to bid. The cost based is about a \$200,000 swing. Russell is willing to stick us out and show us their financials. At this point I would like to see us stick with Russell, that is that risk. He has a track record; Chelsea is the lowest town with them. They are sticking it out.

Mr. O'Neil he told us that if we pick up the cost of recycling he believes he would be able to fulfill the contract; if we bid this we think it would be an increase of \$250,000. He could suddenly go out of business and no trash pick up. Making sure that we agree with his financial projections. The risk is that his information could get out in the public domain. Go through his financials to confirm that what he is telling us is true. We need to verify, if we can get comfortable with his financial. He believes what if he doesn't pick up the trash one day, we would have to reach out to another company and they would have us in a tough spot. We can mitigate, agree to go forward through this year, that is the \$49, 000 more and then and then re bid the contract, making it clear to the bidders we are expecting competitive bids. The other option is trying to make it through the next 3 years, he told us when our contract runs out he would not rebid. It.

Mrs. Mackenzie suggests we do option 2 that we stick with him for a while and bid it out. Ms. Chappell a year ago we did seek out other proposals, it is a very small business. It does take them time to put together a proposal.

Mr. O'Neil go get the last three contracts and see how those bids come in. A Way to help mitigate.

Mr. Salvatore this chart the tip fee under the tip fee 55.11 for 2217 tons. Looking at this years recycling. What is the tip fee? The fee is based on the market.

Mr. Barrett my only question is about, is there any circumstances where he would be shut down. RC his biggest risk was with recycling. We pay for the tonnage. He has a loan on trucks, employees. He does not have a bond. This year every month how you are doing and the tip fee. Quarterly he will show his books. What he promised us last year he would not just close up shop. I know him and I don't think he will walk away. He was planning on retiring. NM the people driving the trucks are going to be looking for new jobs.

Mr. Gallivan assuming what he is telling us I feel comfortable staying with him. I would be comfortable rebidding this or not in 6months to a year.

Mr. O'Neil noted that Robin is going to be leaving the town. So if we are going to rebid this we should do this while she is still here. Mr. Gallivan I would go for the 3 years.

Mrs. Mackenzie knowing that there is someone with a longer contract makes me feel better. I do think that we should stay.

Mr. Salvatore what is Chelsea doing? Mr. Johnson they are staying with the contract. In Somerville and Cambridge he does not deal with recycling. They only do trash only. And \$49,000 is going to save him from bankruptcy. He is going down to 3 towns and selling some of his trucks. Ms. Chapell they were at the end of their contract. Mr. Salvatore we can get out of the contract whenever we want.

MOTION moved by Mr. O'Neil we agree to cover recycling contingent upon his financials for his company and at a quarterly basis we review his financials and have card try to ride out the 3 years and monitor. Cover recycle put monitoring in place, quarterly and put something on the agenda every 6 months. Seconded by Mrs. Mackenzie VOTED 5-0-0 Mr. Salvatore-Aye, Mrs. Mackenzie-aye, Mr. O'Neil-Aye, Mr., Barrett-Aye and Mr. Gallivan-Aye.

MOTION moved by Mr. O'Neil to exit Executive Session at 8:55 pm seconded by Mr. Gallivan VOTED 5-0-0 by roll call vote Mr. Salvatore-Aye, Mrs. Mackenzie-aye, Mr. O'Neil-Aye, Mr., Barrett-Aye and Mr. Gallivan-Aye.