

A Regular meeting of the Board of Selectmen was held on Tuesday, November 5, 2013. Beginning at 7PM in the Main Meeting Room of the Town Hall. The following members were present.

Mark Gallivan, Chairman
Michael Berry, Vice Chairman
Nancy Mackenzie, Clerk
Christopher Timson
Clifton Snuffer

Also present:
Michael Boynton, Town Administrator
Cindy Berube, Executive Assistant

Mr. Gallivan called the meeting to order at 7pm followed by the Pledge of Allegiance.

ANNOUNCEMENTS AND PROCLAMATIONS

11-1 and 11-2 Proclamations

Mr. Berry read the proclamations into the record.

MOTION moved by Mr. Berry to approve and sign the proclamations for Eagle Scouts Ellis and Kearney, Seconded by Mr. Timson VOTED 5-0-0

Mr. Timson read the comments from Brad Wellock, Troop 44 leader explaining in detail what the Eagle Scouts accomplished.

SPONSORED AGENDA ITEMS

Paul Millette, EDC Update

Reminded the Board of the 7th annual business forum next week at the Walpole Country Club which is usually well attended. Talk about health care reform law. It is good to see light at the end of the tunnel from EDIC with regards to the superfund site. It has been a long time and good to have a path forward. Working with DT businesses trying to drive traffic Downtown. We made a decision to spend more time with the Chamber. The newest businesses including Conrad's, and new buildings along Route 1. There is activity on the Boston View Motel property. Priority mapping project, number of community's together mapping. They are working on a downtown imitative grant, Christine Moynihan is working with us, retail visioning. How can they better set up their stores? NSTA R is working with town to help with efficiencies.

2 Board of Selectmen
Minutes of November 5, 2013

Solar, the last time we talked about solar energy. The site at Industrial Road has been permitted and construction has begun. The energy from that site may not get the same benefits. The capacity is called out for by this site. Need to talk about how this might affect the town. It was noted there is an affect on the immediate business owners from this type of development. Nice to let them know. No further capacity for another solar farm in the area that would be good to know, so the town does not bring in that type of business.

Mr. Berry would like to have a workshop meeting early next year to talk about the potential development of the Grossman's and Boston View Motel site. The sites have a huge upside for development.

Discussion regarding the Federal Government conducting an option on Federal land for developing of solar farms and received no bids. The town is looking at the overall energy and working with consultants that procure electricity. Currently looking at 7 cents per kilowatt-hour. The issue with REX they would provide an opportunity for communities to buy into solar opportunities. Buying in at 7cents an hour, but the renewable energy might be 15cents an hour coming back. It provides you with a revenue source. The money you get back to offset your cost. There is risk involved and the town is looking at testing the market and lock in at a good price. We are going to monitor the solar program to se if there is true value to the community.

Mr. Snuffer spoke of the mapping of town owned property that took place two years ago. The people with the moving vans on Industrial Road have long been looking to expand their property. Take a look at that property and how we could lease it. Make it available to that business that wants to grow.

Mr. Millette explained one our goals are branding efforts for the town, and we started discussions around branding. We as a group are not the ones to brand the town. It is a group effort of everyone. The town as a whole should get together and decide what that should be.

11-3 PILOT Agreement

This is the Agreement for payment in Lieu taxes with Walpole Solar located at the end of Industrial Road. Town meeting authorized the Board of Selectmen and the Assessors to enter into the agreement at the Fall Town Meeting 2013. It is in Final form. It requires the signature.

MOTION moved by Mrs. Mackenzie to endorse the PILOT Agreement between Walpole Solar 2, LLC and the Town of Walpole and Noviis, LLC dated November 5, 2013 for land located at 33 Industrial Road, Walpole Ma shown as Assessors Map 46 Parcel 47, seconded by Mr. Berry, VOTED 5-0-0

3 Board of Selectmen
Minutes of November 5, 2013

11-4 Sandwich Board

Board received a request from the High School basketball teams for a sandwich board for a fundraiser event on November 16th.

MOTION moved by Mrs. Mackenzie to approve the placement of a Sandwich Board on the Town Common, E. Walpole Common and S. Walpole Common to advertise fundraising for Walpole High Basketball, seconded by Mr. Berry, VOTED 5-0-0

11-5 Historical Commission Appointment

Mark Almeda is seeking membership on the Historical Commission. He explained he is a preservation Architect. He is involved with the historical society. They asked him to serve on the Commission. I agreed and I have been to two meetings. He worked on the outside of the Providence library, restoration of the exterior and the tower itself. Mrs. Mackenzie asked how he felt about our old town hall/police station, train station. Mr. Almeda explained that is what he does. A lot of the work you do is after use. He believes buildings can be reused. Communities are interested in reusing older buildings. She told him the MPIC did a historical survey.

Mr. Boynton would like to show him the plans for the possible future use of the Old Town Hall. He would like his feedback about the discussion of the facility plan.

Mr. Almeda would like to take a walk through. Talked about what you could bring back. Mr. Snuffer suggested he take a look at the renderings from the Boston Architect school students.

MOTION moved by Mr. Timson to appoint Mark Almeda to the Historical Commission as an Associate member, seconded by seconded by Mrs. Mackenzie VOTED 5-0-0

Pavement Management Program, Chip Seal Program

Mr. Timson spoke to it being helpful to explain the number of roads that we could pave doing it the other way. It is approximately double the number of roads that can be done. It makes economic sense, there may be a little pain in the beginning but it makes the road last. Mr. Gallivan agreed you could do more roadways for the dollar. If we are going to mill and overlay each road we will fall behind more and more. This program keeps our roads in good shape. The Board suggested the Town needs to send out notices a month in advance and have a presentation to the public.

4 Board of Selectmen
Minutes of November 5, 2013

Mr. Snuffer spoke of a recent ad in the Municipal Advocate. (A copy was provided to each member) In a graphic form it shows you the benefits, the greater benefit was managing getting together and pre-thinking what could we do that is different.

MOTION moved by Mrs. Mackenzie to direct DPW to move forward with annual chip seal program, seconded by Mr. Snuffer, VOTED 5-0-0

Mr. Boynton talked about two-year phase approach to the Downtown. We may seek to move forward for borrowing for Hitching Post. That will need to be an Agenda item soon,

OPEN FORUM- No One present

Mr. Timson announced that he is on the ballot and a candidate for the 9th Norfolk District for Representative.

11-6 Snow and Ice, Pay Scale for equipment

Mr. Boynton explained the need to have this snow equipment. D. Hand has done some research on this.

MOTION moved by Mr. Snuffer to approve the rental rate increase to \$160.00 an hour requested by SM Lorusso for the 10-wheel dump truck with a drop in 10 yard sander and 11' plow, seconded by Mrs. Mackenzie, VOTED 5-0-0

11-7 Use of A. Farm

MOTION moved by Mrs. Mackenzie to approve the use of A. Farm for a dog walk in November chosen by Adams Farm Committee. seconded by Mr. Timson, VOTED 5-0-0

11-8 T. Clerk Memo

The Town Clerk, Ron Fucile, asked the Board if they would like to add a notice to the Census that will be going out to all Town Residents. The Board noted they have used this before but not sure what the burning topic is at this time. Mrs. Mackenzie suggested explaining where the town is going with facilities. Facts as to what they are doing and thinking.

11-9 Gift Acceptance, Council on Aging

MOTION moved by Mrs. Mackenzie to accept the gift of \$250.00 from Michael Barry for the Council on Aging, seconded by Mr. Timson, VOTED 5-0-0

5 Board of Selectmen
Minutes of November 5, 2013

11-10 Selectmen's 2014 Meeting Schedule

MOTION moved by Mrs. Mackenzie to approve the 2014 Meeting Schedule as presented, seconded by Mr. Snuffer, VOTED 5-0-0

11-11 Award of Bid contract No. 2014-11

MOTION moved by Mr. Timson to award contract No. 2014-11 to MDM Engineering, Inc. Dudley Ma for an amount of \$218,000.00 for Elm Street School Partial Roof Replacement, seconded by Mrs. Mackenzie, VOTED 5-0-0

11-12 Award of Bid Contract No. 2014-17, Electrical

MOTION moved by Mr. Timson to award contract No. 2014-17 to Anderson Electrical contractors, Inc. for repair of traffic signal devices and all associated devices on the per hour rate , seconded by Mrs. Mackenzie, VOTED 5-0-0

Public Access Television

Mr. Gallivan explained at the next meeting he is going to make a proposal on the next public access if there are areas you want me to cover let me know what that is. Start moving forward with some of those things.

M. Berry as it relates to your idea that sounds like a good way to move forward I endorse the path you are moving on. I did want to offer a brief synopsis. As it relates to WCTV, some people may have read in the Times, a letter from the Chairman of WCTV rebutting the issues from the BOS. I thought it was important to summarize for the town where we are. To the Board of Directors we value their contributions and dedication, they are fellow residents, neighbors, and we have different point of view.

Two basic facts, WCTV is a private entity and they have served at the pleasure of the town as our cable access. They receive all the funding through negotiations by the town with the providers, which comes through licensing fees. What gave the BOS heartache was knowledge that until 2012 board members authorized compensation for themselves up to \$12,000, and a spouse of the Board was hired and paid, WCTV Board members voted them compensation in terms of advertising and graphic design. There is 1.6 million dollars in cable fees without a written plan or contract with the BOS. Only came up with a plan on how they were going to spend the funds. They increased their board members. As a cable subscriber you have the ability to choose what residents you would like serving as your overseers. Hoping the residents in town can understand the process. It is our job to step in when we see things that don't pass the smell test. They have not done anything illegal.

6 Board of Selectmen
Minutes of November 5, 2013

What we have been trying is to ensure greater transparency and time and time again we have been stymied to delay the process. We do not know where things will end up. We should have a better process to have the best cable access.

Town Administrator's Update

Comtronics is updating the radios

M. Donovan is working hard on plans and phone system with some with no upfront capital cost. Securing quotes for the iNet phase out. Working on an app that people can report potholes etc. B. Leblanc met with me and will meet with vendor real time traffic control equipment. Having the security camera project is getting ready to roll.

FY15 budget process, Dept. heads received, not creating any new positions except the police dept. and possibly the planning board. Collective bargaining will be starting and union positions will be level funded. The Per Board will be reviewing non-union salaries.

Capital budgets are due the first Friday in Dec. Looking at no more than 1.9 million in new revenue.

MINUTES

MOTION moved by Mr. Timson to approve the minutes of September 24, 2013 seconded by Mr. Berry, VOTED 4-0-1 (Mrs. Mackenzie abstained)

MOTION moved by Mr. Timson to approve the minutes of October 8, 2013, seconded by Mrs. Mackenzie, VOTED 5-0-0

MOTION moved by Mr. Timson to approve the minutes of October 22, 2013, seconded by Mrs. Mackenzie, VOTED 5-0-0

NEW BUSINESS

Mrs. Mackenzie announced the Take a seat for the Arts at the Blackburn Hall 7:30 this Thursday.

Mr. Snuffer spoke of Precinct 5 prison population and one factor that takes place is the reapportionment. If we did not do the change to the charter. Precinct 5 would lose one member. That becomes important. If you recall the FinCom where they had no quorum, than there was a law. If you take a look at the Charter, if any or our

7 Board of Selectmen
Minutes of November 5, 2013

t. Counsel have white papers going forward with respect to charters and have it there responsibility to let us know, Thinks their should be a modest charter change. Once you take a look at the document.

Mr. Berry believes the Board decided that the Charter did not warrant any review at this time. Even though we were at our decade review. I would like to see us keep an open mind. Getting an update of our financial organization review. Might be a good time to send our Charter to DOR to see if there are any items that could be improved upon.

NEW BUSINESS

M. Berry-as diplomatically as I can, as it relates to the use of Open Forum. I disagree on how it is used. I am happy to see someone from the town go to higher political office. When I put Open Forum forward in 2010, it is a forum for residents of Walpole to come and speak with us. I have a great respect for what you do, I hope you agree that open forum is not the time to announce candidacy. I think we need to do our best to keep that off our BOS meetings. I do not pretend to be perfect myself. I feel that was in error. I hope you respect my point of view on it.

MG I do think healthy when you find something that bothers you bring it up,

Mr. Timson -unfortunately, I was going to make that during announcements and proclamations and Mr. Gallivan forgot so I did it during Open Forum.

Town Administrator's Update

Fisher School SBA we need to have our designs in by Dec 4th. If accepted it will reduce the cost of over 700,000

Wal-mart signals- DOT assured me they want to get this resolved. Our legislative delegation acquired funding for Allen Dam. I have asked her to coordinate.

OPEB Meeting: meet with Dan Sherman regarding the Buck consultants report that was done.

NEW BUSINESS

Mr. Gallivan informed the members that Chief Stillman's contract is up, and we are required to start negotiations. Cindy will copy each employees reviews and a copy of Chief Stillman's Contract to Board members and asks that each member review employees and forward their results to him. There will be a new version of the Town Administrator's review coming up.

8 Board of Selectmen
Minutes of November 5, 2013

MOTION moved by Mr. Timson to adjourn at 8:45, seconded by Mr. Berry, VOTED 5-0-0