

## MINUTES OF SELECTMEN'S MEETING JULY 19, 2011

Chairman Walter called the meeting to order in the Senior Center at 7 PM with Mr. Chabot also present. Mr. Petraitis was absent.

I. Mr. Chabot moved, and Mrs. Walter seconded, a motion to approve the minutes of July 5, 2011 as written. So voted.

Mr. Chabot moved, and Mrs. Walter seconded, a motion to approve the minutes of July 12, 2011 as amended. So voted.

IA, Mr. Chabot moved, and Mrs. Walter seconded, a motion to approve General Warrant #1001 for \$92,448.04, School Warrant #1002 for \$15,000.00, and Payroll Warrant #2 for \$175,976.83. So voted.

Mr. Chabot moved, and Mrs. Walter seconded, a motion to approve FY11 General Warrant #1060 for \$69,294.55 and FY11 Payroll Warrant #28 for \$1,390.35. So voted.

### II. OLD BUSINESS

Mr. Chabot moved, and Mrs. Walter seconded, a motion to sign a thank you letter to North Brookfield Savings Bank for their donation of \$1,000.00 to the Town Clock Gift Fund, and a letter to be sent to the abutters of the Aztec property informing them that work will be starting in August. So voted and signed. (Available in the Selectmen's office)

A. Mrs. Walter reviewed the warrant for the July 28<sup>th</sup> Special Town Meeting. (Available in the Selectmen's office) Article 1 will ask voters to create an Economic Opportunity Area (EOA) at 70 East Brookfield Road in order to participate in the state's Economic Development Incentive Program (EDIP). This program supports a state and local tax incentive program that encourages businesses to invest in properties that qualify. The result of this partnership between the state, the business, and the municipality is job creation and retention, and investment in and reuse of idle commercial property which leads to overall increased economic activity within the municipality.

Mr. Chabot noted that article #2 will give the new owner of 70 East Brookfield Road a tax break through a Tax Increment Financing (TIF) agreement. (Available in the Selectmen's office) Mr. Chabot explained that the taxes that are currently being paid for that property will remain in effect. The tax break is only given on new taxes on improvements to the building or property. The state monitors compliance with the TIF agreement. Mr. Chabot noted that this is a great asset for North Brookfield. In addition, Mr. Chabot pointed out, the Town

will collect additional charges through excise taxes and water and sewer bills. Mr. Chabot urged residents to come to the meeting next Thursday to support this very important program.

Mrs. Walter noted that all of the information about the EDIP program and TIF agreement will be posted on the Town's website.

B. Mrs. Walter presented three preliminary goals and objectives for the newly created Economic Development Commission. Those are: 1. to identify existing Economic Opportunity Areas, 2. to determine industrial and small business partners, and 3. to identify areas of town suitable to the small business or industrial development. Mr. Chabot moved, and Mrs. Walter seconded, a motion to approve these three goals. So voted.

C. Mrs. Walter noted that the Selectmen did receive a complaint about an advertising sign that is attached to the Town House. The matter has been referred to Zoning Enforcement Officer John Couture for his action.

D. Mr. Chabot moved, and Mrs. Walter seconded, a motion to appoint Ray Hebert and Andy Saja as videographers for the Local Public Access Channel (LPAC). So voted.

E. Mrs. Walter presented the minutes from the kick-off meeting for the Horse Pond Dam project written by Karen Fung, engineer for Lenard Engineering. (Available in the Selectmen's office) The minutes were amended to include the statement "as there may be possible increases in costs for materials and manpower due to the late start of construction, such changes in contract prices will be resolved through use of change orders." Mrs. Walter questioned why there would be an increase in labor, and she posed the question to Water Superintendent Steve Jones. According to Mr. Jones, change orders were not part of the original plan. He believes that the process has been improved by having change orders approved by the Town instead of having Lenard make decisions. Also, Mr. Chabot explained that prevailing wage is subject to change.

### III. NEW BUSINESS

B. Mrs. Walter read a letter from the Spencer Board of Selectmen inviting the North Brookfield Board to participate in the marking of town boundaries. (Available in the Selectmen's office) Mrs. Walter noted that she will attend on the August 20<sup>th</sup> and 27<sup>th</sup> to mark the boundaries between the two towns. Mr. Chabot stated that he would be unable to attend.

C. Because the person requesting appointment to NBEMA was not present, this item was deferred to the next meeting.

D. Mr. Chabot reviewed the police report for the month of June as submitted by Chief Aram Thomasian, Jr. (Available in the Selectmen's office) The Chief reported 26 incidents and 12 arrest/summons for the month. Mr. Chabot moved, and Mrs. Walter seconded, a motion to accept the report. So voted.

E. Mrs. Walter read a letter from State Senator Stephen Brewer regarding the state's recent adoption of reforms to collective bargaining for municipal health insurance. (Available in the Selectmen's office) According to Mr. Brewer the changes could save cities and towns in Massachusetts should save \$100 million through these reforms.

In addition, Mrs. Walter noted that Kopelman and Paige has written an extensive six page advisory on the steps that the town must take in order to implement these changes.

A. At 7:30 PM Highway Superintendent Gary Jean was present for a hearing regarding his plans for road paving this summer. According to Mr. Jean he will be paving School Street, South Main Street, Maple Street, Evergreen Street and Walnut Street. He expects paving will begin around August 15<sup>th</sup>, but he will post the exact times as it gets closer. He asked that anyone with questions contact him at the Highway Department at 867.0213.

F. Mrs. Walter noted that the Town has received over \$16,000.00 in credits from MIIA on the Town's FY12 insurance. There was \$4,177 in participation credits simply for being MIIA members, \$4,261 in Rewards Credits because town departments participated in training, and \$7,634 in discounts for paying in full during the month of July.

Mrs. Walter noted that the Selectmen are currently working on several projects, including:

- The 70 East Brookfield Road EOA and TIF
- The Phase II remediation at the Town House, which is being done with grant funds at no charge to the Town.
- The remediation of the NBDDC site with the final \$200,000 EPA grant beginning in mid-August
- The school window project with grant funds through the MSBA
- The restoration of the Town Clock

G. Mr. Chabot read a memo from Town Collector Donna Gauthier asking for a modification of the town's building sequence form to include a sign-off by her office that all taxes have been paid to the Town. (Available in the Selectmen's office) She noted that with the current downturn in the economy it is increasingly difficult to collect taxes owed to the Town, and withholding permits is one tool that should be used. There was also an e-mail from Building Inspector

John Couture stating that this would be a delay for people applying for permits. Mr. Chabot stated that he understood the position of both the Collector and the Building Inspector. Mrs. Walter noted that the Planning Board will take a look at the information and make a recommendation to simplify the process.

H. This item relating to the blinds in the Town House was deferred to another meeting because all of the information is not yet available.

#### IV. ANNOUNCEMENTS

C. Mr. Chabot read the list of donations to the Town Clock Gift Fund. (Available in the Selectmen's office) To date almost \$7,000 has been collected toward the project. Mr. Chabot noted that he would donating this year's Selectmen's salary to Jeff Samuelson in order to compensate him for all of his work. Mr. Chabot thanked all of the donors and Mr. Samuelson, and also Howe Lumber for selling the materials at their cost.

A. Mrs. Walter announced that there will be a Special Town Meeting next Thursday at 7 PM in the Elementary School to vote on creating an Economic Opportunity Area (EOA) at 70 East Brookfield Road, and to offer a tax break to the new owner of that property.

B. Mr. Chabot reminded residents that there will be another Special Town Meeting on Friday, August 19<sup>th</sup> at 7 PM at the Elementary School to vote on a petition requesting an additional \$460,464 for the school budget. Mr. Chabot noted that the Selectmen had refused to put the petition on the June town meeting because it was received too late, but were told that it must go forward at a future meeting.

D. Mr. Chabot read an announcement from the ZBA that they will be having a public hearing on Wednesday, July 27<sup>th</sup> at 7 PM at the library on the application of Lisa and Phillip Hoffsommer of 89 East Brookfield Road for a variance to front set-back requirements for an addition to a non-conforming structure.

Mrs. Walter read another announcement from the ZBA that they will be holding a public hearing on Wednesday, July 27<sup>th</sup> at 7:15 PM at the library on the application of Solventerra, LLC to install a solar generation facility at Brookfield Orchards.

E. Mr. Chabot announced that the Fire Department is raffling off 4 box seats to a Red Sox game in September. The raffle tickets are \$5 each or 3 for \$10.

F. Mrs. Walter read an announcement from the Town Clerk that dog licenses are now overdue. There is currently a \$5 late charge, and a \$25 late charge after September 1<sup>st</sup>.

Mrs. Walter reminded all senior residents that the Senior Center is open Monday thru Thursday from 9 AM to 3 PM, and anyone who needs to get out of this week's hot temperatures should stop in for a visit.

At 7:50 PM Mr. Chabot moved, and Mrs. Walter seconded, a motion to enter Executive Session to consider the purchase, exchange lease of value of real estate, because an open session may have a detrimental effect on the Town's negotiating position. Roll call: Walter, yes; Chabot, yes; Petraitis, absent. So voted. Mrs. Walter announced that the Board would exit Executive Session only to adjourn.

At 8:20 PM the Board came out of Executive Session. Mr. Chabot moved, and Mrs. Walter seconded, a motion to adjourn. So voted.

Respectfully submitted,

Leslie Scott Burton  
Administrative Assistant