

Select Board Regular Meeting
Monday February 6, 2017, 7:00 p.m.
High School Meeting Room A15, 535 Bliss Road, Longmeadow

Present: Chair Marie Angelides, Tom Lachiusa, William Low, Mark Gold and Richard Foster.

Also Present: Town Manager Stephen Crane, CFO Paul Pasterczyk, Debbie House, Mario Mazza, Pete Thurber, Arlene Miller and Don Holland (CPA), Dr. Stephen Metz and Dan Healy (CPC), Jeff Daley (CJC Development Advisors), Mike Crowley (Crowley Assoc.), Atty. Vicki Donahue (Cain, Hibbard & Myers), James Martin (Robinson Donovan, PC), Steve Savaria (Fuss & O'Neill), Mr. Zheng, Mr. Lin and Atty. Jie Tan (Iron Chef), Officer Matt Chaplin, Richard Liasse, and Larry Rubin

Interviewees: Katie Petrakis, Marybeth Bergeron, William Dierken, Peter Greenberg, Chris Cove, Michael Doyle, Thomas Higgins, Andrea Taupier and Alexandra Hogan

The meeting was called to order at 7:00 p.m. by Chair Marie Angelides.

Announcements:

1. Mr. Crane reminded residents to sign up for Civic ready in order to receive notifications (text messages, emails or phone calls) about important town events such as a delay in trash collection during inclement weather.

Resident Comments: none

Select Board Comments:

1. Mr. Gold asked to add an internal discussion on the middle school SOI's to the agenda.
2. Mr. Gold asked to add irrigation meters to the discussion on water/sewer rates.

Chair Angelides added both of these items to the agenda. Mr. Crane noted that Superintendent O'Shea is open to any questions regarding the SOIs.

Liquor License Violation Hearing/Iron Chef Restaurant:

Mr. Gold made a motion to open the liquor license violation hearing for Iron Chef. Mr. Lachiusa seconded the motion. The vote was 5-0.

Officer Matt Chaplin (LPD), Mr. Lin (owner), Mr. Zheng (manager) and Atty. Jie Tan attended the hearing. Ms. Angelides swore in the witnesses. Officer Chaplin read his report which stated that on December 22, 2016 alcohol was served to a minor by an Iron Chef employee. Atty. Tan gave the license holder's statements. She explained that it was busy in the restaurant due to it being Christmas week. The cashier was trying to help out and did not ask for an ID before serving the alcohol. The restaurant manager, Mr. Zheng said that they give daily reminders to their employees to check IDs. Atty. Tan noted that the restaurant had their liquor license for one month when the violation occurred and employees are still adjusting to the business. The manager is fully trained and has worked in other restaurants. Atty. Tan asked that the Select Board use reasonable discretion and give a reasonable penalty for the violation. She added that Iron Chef contributes to the community by paying approximately \$8,000 in sales tax and with contributions of food and gift cards to the schools and Fire Department. Atty. Tan stated that the restaurant management asks for forgiveness.

Mr. Low questioned whether the employees have TIPs training. Two employees are certified in alcohol serving.

Mr. Gold made a motion to close the liquor license violation hearing for Iron Chef. Mr. Foster seconded the motion. The vote was 5-0.

Mr. Gold commented that this was the first violation but was concerned that it occurred so quickly. The Select Board did notify Iron Chef management that compliance checks would be done when they were before the Select Board applying for the liquor license. Mr. Gold suggested a three day mid-week suspension of the liquor license. Mr. Foster agreed with Mr. Gold and noted that the Iron Chef liquor license was in effect for about a month and busy doesn't matter, it is part of being a business. This was the first compliance check and the

restaurant was out of compliance. Mr. Low feels there should be a two day license suspensions since this is a first offense that occurred so soon after receiving a license. Mr. Lachus supports a suspension also due to how soon the violation occurred. Ms. Angelides feels that a two day suspension is reasonable due to how quickly the violation occurred. All servers have to understand the requirements.

Mr. Gold made a motion to suspend the liquor license of Iron Chef Restaurant for two (2) days, Wednesday, February 15, 2017 and Thursday, February 16, 2017. Mr. Foster seconded the motion. The vote was 5-0.

Ms. Angelides instructed the Police to inspect the restaurant premises for compliance. Mr. Gold added that this is not to be punitive but corrective.

Quarterly Board/Committee Interviews:

Andrea Taupier, 132 Kenmore Drive interviewed for a position on the Historical Commission. She has an undergraduate degree in history, is the Director of the Library at Springfield College and oversees the archives at the Springfield College Museum. She believes she has some background that may be helpful.

Dr. Thomas Higgins, 126 Williamsburg Drive interviewed for a position on the Historical Commission. He has been a resident for 21 years, is an amateur historian and published two books on the history of Baystate Medical Center and Baystate Franklin Medical Center. He believes he may be helpful to the Commission.

Alexandra Hogan, 173 Academy Drive interviewed for a position on the Historical Commission. She attended Bay Path and recently returned to the area and wants to stay involved in the community. She became interested in history when she was working on a legal case and had to research a gap in a title from a century ago. She spent several weeks digging through archives, old records and permits and found a love of history.

Mr. Gold asked the applicants if there was anything in particular on the Historical Commission agenda that interested them or if there was anything needing attention by the Historical Commission. The applicants had nothing specific in mind. Ms. Hogan and Dr. Higgins know the Historical Commission Chair, Steve Weiss. Ms. Taupier has a background in grants and feels she could help with the organization and find some new sources of revenue.

Michael Doyle, 150 Blueberry Hill Road interviewed for an "at large" position on the Building Demolition Committee. A friend of his informed him of the open position and he felt it would be interesting. No questions from the Select Board.

Katie Petrakis, 95 Greenmeadow Drive interviewed for a position on the Audit Committee. She is new to the area. She is a CPA and worked for four years in public accounting and five years in private industry. She feels she would be of value to the Audit Committee and would like to get involved in the community.

Mr. Gold asked Ms. Petrakis if she had a perception of areas of attention that the Audit Committee should be looking at as we oversee our outside auditors. Ms. Petrakis replied that the biggest thing is to look at any major changes year to year, any new sources of revenue as well as expenses and to look at any irregularities from a professional skepticism point of view. Ms. Petrakis has done audits for public and private companies.

Marybeth Bergeron, 497 Inverness Lane interviewed for a position on the new Building Committee. She was the Chair Person of the Town Manager's Taskforce for the Adult Center Building Committee and the Chair Person of the Select Board's Adult Center Building Committee. She has an avid interest in the Adult Center. Ms. Bergeron has recently attended the joint School Committee/Select Board meeting and has researched the report (cover to cover) for the new DPW. She has been the owner of a construction business for 31 years and feels she can bring a lot to the table. Ms. Bergeron has background information on the three main projects in town.

William Dierken, 196 West Road interviewed for a position on the new Building Committee. He retired from the Springfield YMCA where he was the vice president of facilities and construction, prior to that he worked at a private boarding school for 18 years in a similar position. He is currently on the Springfield YMCA Facility Committee and works as a consultant to them on capital projects, and is on the Facility Committee at the Springfield Museums and does some consulting for them. Mr. Dierken is interested in giving back to Longmeadow as he has been a resident since 2003. He keeps up with the building and capital projects around

town.

Peter Greenberg, 160 Wheelmeadow Drive interviewed for a position on the new Building Committee. He started as a member of the Finance Committee in 2008 and then became co-chair of the School Building Committee which required daily interaction with the contractors and architects. He was on the DPW Taskforce and then the DPW Committee. Mr. Greenberg has been a resident for 50 years would like to give back to the community and make sure projects are done right, are affordable and fair to all residents.

Mr. Foster noted that the new Building Committee is a new venture and that the Select Board would like to assemble a group of professional, non-biased people and not create a special interest group. Mr. Greenberg noted that this committee could provide some consistency and it will be good to have a plan in place.

Christopher Cove, 36 Fairhill Drive interviewed for a position on the new Building Committee. He has been a resident since 1996 and was the Chair Person of the DPW Committee. He is a licensed professional mechanical engineer and believes he can contribute to the community.

Dwight Road Project Developer Presentation:

Mike Crowley and Julie Foley (real estate developers-Crowley Associates), Atty. Jim Martin (Robinson Donovan), Jeff Daley (project consultant-CJC Development Advisors), Atty. Vicki Donahue (Cain, Hibbard & Myers-Attorney for Fairview Extended Care Services) and Steve Savaria (Fuss & O'Neill-traffic engineer) attended the meeting.

Atty. Martin, Jeff Daley and Mike Crowley presented a PowerPoint of the Dwight Road/Maple Street District Improvement Financing (DIF) program.

Atty. Martin stated that Mr. Crowley has a lease with Baystate Health Systems to build a 25,000 square foot medical office building and has a purchase and sale agreement. This building will be at the corner of Maple and Dwight and has to be completed for several legal reasons by October of 2018. There is potential for a future development on the site (building 2-not part of DIF); tax revenues from this would go to Longmeadow's general fund. Fuss & O'Neill did the traffic study. The intersections of Converse and Dwight, Dwight and Maple, and Dwight/Chestnut/Benton will be improved. Complete Streets will be implemented with bike lanes, sidewalks and pedestrian crossings. Mr. Daley is asking the Select Board to put an article on the Annual Town Meeting warrant to create a DIF District. DIF uses future incremental property tax revenues collected from the District to pay infrastructure project cost through bonding – growth pays for growth. Both Longmeadow and East Longmeadow have to create DIF Districts and obtain local approval. Financing plans are developed and approved at the same time as the District creation. Bond payments for infrastructure improvements are paid by new tax revenues from new construction in the DIF District. Excess tax revenues after debt service are retained by the Towns. Infrastructure improvement costs will be \$2.5 million. There will be an intermunicipal agreement for bond payment administration. The DIF will close out and be done in 20 years (district and financial). The project plans have not been presented to the Longmeadow Planning Board yet. The Planning Board will have a chance to weigh in on this also. There will be a joint Planning Board preliminary meeting (East Longmeadow and Longmeadow) on March 1. The presentation is being made to the Select Board now to get an article to create the DIF program on the Town warrant. If Baystate Health bought the nonprofit (nursing home) in the future and it became a "for profit", Baystate Health would still make the payments, this has been negotiated already. The revenue will always be sufficient to cover the bond. East Longmeadow is not bonding; they will have a development agreement with Fairview Extended Care Services. Longmeadow will be bonding. Mr. Gold would like reassurance that East Longmeadow will pay. Atty. Donahue stated that it could be arranged to contractually have payments go to a fund. Mr. Foster questioned why this so advantageous to Longmeadow and would like more information. The Town could put a bond out and do the work ourselves. The lease with Baystate Health requires the completed building be handed over by September 1, 2018. The timeline is to commence construction immediately after Town Meeting, if the DIF is approved. The developer has already contributed over \$75,000 for engineering services and will pay for the remaining engineering services (\$165,000) as well as monies to East Longmeadow for the intersection of Maple and Westwood. All land in East Longmeadow will be tax exempt. Longmeadow will have the benefit of the new medical office building (MOB) with the potential for substantial tax revenues. If this fails at Town Meeting, the project goes away. If

this passes at Town Meeting, construction of the intersections would start in the spring. Mr. Crane would like the Select Board to consider a warrant article at the next meeting.

Old Business:

1. Approve Minutes – *Mr. Gold made a motion to approve the regular meeting minutes from January 23, 2017 as presented. Mr. Low seconded the motion. The vote was 4-0 with Mr. Lachiusa abstaining. Mr. Gold made a motion to approve the joint meeting minutes from January 23, 2017 with changes. Mr. Gold withdrew his motion.*
The joint meeting minutes were tabled and will be presented for approval at the next joint meeting with the School Committee.

New Business:

1. Community Preservation Committee (CPA) – Committee members Arlene Miller and Dan Healy attended the meeting. The Committee received 15 project requests for 2017. Five projects were rejected and ten were approved either in whole or part. The Library window replacement request will be partially funded with the allocation that was set aside for the Center School Balustrade project (\$132,500) which is on hold. Paul Pasterczyk wrote up the ten warrant articles. The school playground equipment was funded completely; no supplemental funds were received from LEAF or PTOs.
Recommended Community Preservation projects are: Storrs House 2nd floor climate control \$22,300, Historic records preservation \$20,000, Blueberry Hill School playground \$40,000, Wolf Swamp field irrigation, leveling and field improvement \$210,000 (\$80,000 for well installation contingent on town developing a master plan for fields), Bliss Park \$35,000 (guardrail and sign only), Turner Fields rehab/restoration \$35,555.84 (\$20,000 for dugouts), gravestone restoration and preservation \$20,475, Community House retaining wall and areaway \$112,000 (\$71,000 prior year), Wolf Swamp preschool playground equipment \$34,000, and Storrs Library window replacement \$251,000 (approved for \$118,500 with reallocation of \$132,500 from Center School balustrade project).
2. Capital Planning Committee (CPC) – Committee Chair Dr. Stephen Metz and Committee member Dan Healy attended the meeting. Dr. Metz noted that the CPC worked together with the Community Preservation Committee to be able to fund more projects. The CPC is recommending 16 capital projects for 2017 totaling \$1,885,100. Four of the projects are for boiler replacements. There was some discussion on the age, condition and life of the current boilers. Mr. Healy suggested creating a repair and maintenance guide to clean out the capital budget and set an annual amount for the fire truck fund. He noted that over 50% of the budget is roads, guardrails and the fire truck number; what's left goes towards everything else. There was some discussion on leased trucks. Mr. Crane noted that it makes sense to lease certain trucks (large). Mario Mazza suggested using the Snow and Ice budget for the leased trucks since they are leased for the winter. There are four trucks being leased. Recommended CPC projects are: Capital Planning project study fund \$25,000, Fire Truck Fund \$75,000, pavement restoration \$500,000, sidewalk restoration \$400,000, power backup \$105,000, Center School fire alarm \$50,000, Blueberry Hill boiler replacement \$125,000, Center School boiler replacement \$95,000, Blueberry Hill fire suppression anti-icer \$75,000, Wolf Swamp fire suppression anti-icer \$75,000, Police Department boiler replacement \$84,000, vibratory roller \$70,000, asphalt paver \$35,000, 2 ton dump truck \$56,000, guardrail replacement \$50,000 and Glenbrook boiler \$65,100.
3. Energy Taskforce Report – tabled
4. Water and Sewer Rates – Paul Pasterczyk, Mario Mazza and Pete Thurber attended the meeting. The current water rate is \$3.08. Mr. Pasterczyk recommended keeping it at \$3.08. The Water Retained Earnings account is currently at \$600,000. At year end \$200,000 will be added to the Water Retained Earnings account. The proposed projects are Chandler Avenue and Crest Avenue. Mr. Gold questioned the FTE number going from 6.10 to 6.43. Mr. Pasterczyk explained that this was due to a seasonal position being changed to permanent full time.
Mr. Gold made a motion to set the water rate at \$3.08 effective after the next reading. Mr. Low seconded the motion. The vote was 5-0.

The current sewer rate is \$2.52. The proposed rate is \$2.52. The collection fee is based on the meter size. The proposed project is for the Emerson Road treatment plant demolition (\$160,000). The FTE increase from 3.6 to almost 5 is due to the seasonal position being changed to full time and the collective bargaining agreement to man the sewer jet truck on a full time basis for 8 months of the year. The north end interceptor project is programed in the capital budget for FY19 (total near \$5 million /Western to Emerson). There are 2 sections – the first section is the worst. Mr. Mazza is having Tighe & Bond look at the cost of an access road to some of our current pipe in case of a blockage. He is considering alternatives and needs more information to give a better presentation to the Select Board. Ms. Angelides questioned buying the home that is near the pipe. Mr. Gold would like to see the sewer rate at \$2.50 because our numbers are just estimates and sewer rates have gone way up year after year.

Mr. Gold made a motion to base the sewer bill on 695,000 units, propose a rate of \$2.50 per unit and maintain the cap as in the past. Mr. Foster seconded the motion. The vote was 5-0.

Extra irrigation meter vs. winter averaging – Mr. Gold has a proposal on a second meter. The second meter program is proposed to cost the town nothing. Mr. Foster’s proposal is for a winter averaging program. The second meter program captures 100% of irrigation. The winter averaging program will change the whole town over at once. Mr. Mazza will look into whether our current billing system can do either plan. Mr. Mazza will also look into whether changes will need to be made to the water and sewer bylaw for either plan. He will get back to the Select Board with this information. Mr. Gold would like a better explanation on the winter averaging plan regarding sewer.

Middle School SOIs – Mr. Gold feels that there is value in speaking with one voice to the School Committee. Ms. Angelides disagrees and feels that the SOIs are the School Committee’s project and they should be writing them. Mr. Gold disagrees that there is overcrowding in the middle schools as stated in the SOIs. Mr. Crane encourages the Select Board members to talk to Superintendent O’Shea about any concerns they have. The Superintendent and the middle school group will attend the February 27th Select Board special meeting. The Select Board will have to vote on the SOIs at this meeting due to timing.

Mr. Lachusua made a motion to adjourn the regular meeting at 10:28 pm and enter into executive session for the purposes of collective bargaining and litigation and to reconvene to open session. Mr. Foster seconded the motion.

Roll call: Ms. Angelides – yes, Mr. Lachusua – yes, Mr. Low – yes, Mr. Gold – yes, and Mr. Foster – yes.

Open session was reconvened at 10:54 p.m. with all five Select Board members, Stephen Crane and Debbie House.

Clerical Contract:

Mr. Foster made a motion to approve the Clerical Contract as presented. Mr. Lachusua seconded the motion. The vote was 5-0.

Town Manager’s Report:

The Stormwater report (Tighe & Bond) was given to the Select Board for review. Mr. Crane feels that this should be presented to Town Meeting in May.

A list of warrant articles for Town Meeting was presented. Ms. Angelides asked the Select Board to review it and see if anything is missing. Mr. Crane believes we will need a two night Town Meeting due to the number of warrant articles.

The next regular Select Board meeting will be on Tuesday, February 21st at 7:00 p.m. There will be a special Select Board meeting on Monday, February 27th at 7:00 p.m.

Mr. Low made a motion to adjourn the (reconvened) meeting at 10:58 p.m. Mr. Foster seconded the motion. The vote was 5-0.

Respectfully submitted,
Debbie House