

APPROVED

MINUTES
SELECTMEN'S MEETING
GRIFFIN ROOM, TOWN HALL
MONDAY, NOVEMBER 4, 2013
7:00 P.M.

SELECTMEN PRESENT: Ballantine, Cebula, Hughes, LaMantia, McManus

OTHERS PRESENT: Robert C. Lawton, Jr., Interim Town Administrator, David Scannell, Bruce Nightingale, Carole Ridley, Bob MacCready, Mike Camara, Tim Cipolla, Judy Ford, and others.

CONSENT AGENDA

- A. Approve request by Pleasant Lake General Store to close per Liquor License Regulations Section 1.19, #4
- B. Approve request for assistance from the Caleb Chase Fund
- C. Accept gift in the amount of \$500 from the Cranberry Valley Men's Golf Association

Mr. Hughes moved approval of the Consent Agenda. Mr. Ballantine seconded the motion. With regard to Item A, Chairman LaMantia pointed out that there are no dates indicated in the letter. He requested that we get the starting and ending dates. The Board agreed to take the item off the Consent Agenda. Mr. Hughes amended his motion to include removing Item A. Mr. Ballantine seconded the amendment. The motion and amendment carried by a unanimous vote.

PUBLIC HEARINGS/PRESENTATIONS *(Not earlier than 7:00 P.M.)*

- A. Public Hearing - Classification Hearing with Board of Assessors

Mr. Hughes read the hearing notice into record. Mr. Ballantine moved to open the hearing. Mr. Hughes seconded the motion and the motion carried by a unanimous vote. Mr. Scannell, Deputy Assessor, reported that about 93% of the Town's valuation is residential and about 7% is commercial. He stated that to give any relief to the residential class, they would have to quite substantially increase the tax on the commercial properties. He stated that they have completed the recertification of the Town and the value of the Town has increased about \$55 million to approximately \$4.5 billion. He noted that properties are increasing in value. Mr. Scannell took questions from the Board.

Mr. McManus moved to close the public hearing. Mr. Ballantine seconded the motion and the motion carried by a unanimous vote. Mr. McManus moved that we select a factor of "1" taxing all property at the same rate, that we do not grant an open space exemption, that we do not grant a residential exemption, and that we do not grant a small commercial exemption. Mr. Hughes seconded the motion and the motion carried by a unanimous vote.

- B. Annual Meetings:

- 1. Board of Assessors

Mr. Nightingale and Mr. Scannell delivered the annual report of the Board of Assessors.

2. Real Estate & Open Space Committee

The report of the Real Estate & Open Space Committee is on file in the Selectmen's Office. No one appeared before the Board.

3. Community Preservation Committee

Mr. MacCready delivered the annual report of the Community Preservation Committee.

C. Presentations on Disposal Services:

1. Covanta SEMASS

Mr. Cipolla, Business Manager of Covanta Energy Corporation, provided a video presentation to the Board of their facilities and services.

2. ABC Disposal

Mike Camara, owner of ABC Disposal, provided a presentation to the Board of their facilities and services.

NEW BUSINESS

A. South Harwich Meeting House Building - update license and lease discussion - *possible vote*

Ms. Ford reported on the construction project at the South Harwich Meeting House. She requested a renewal of their license agreement and submitted one for the Board's consideration. Mr. McManus noted that they need to know what the costs are to run the building. Ms. Cebula agreed and stated that financial and operational policies should be included which should define who is responsible for paying the bills, who is going to collect the revenue, where is the money going, and if there isn't enough money coming in who is going to pick up the expenses. Mr. McManus stated that Section 2 of the document must state exactly what costs and expenses they are referring to. Mr. McManus moved to approve the license agreement as proposed for a six month extension. Ms. Ford stated that that they may still be in the restoration phase in 6 months, so a year may be better. Mr. McManus responded that in 6 months they will have a better idea of when they can open. At Ms. Cebula's recommendation, Mr. McManus amended the motion to include the Community Use Policy and Financial Policy. Mr. Ballantine seconded the motion. Mr. McManus said they would renew the license agreement until June 30, 2013 and Mr. Ballantine agreed. The motion carried by a unanimous vote.

B. Authorize Interim Town Administrator to sign Muddy Creek Bridge consultant contract extension – *discussion/possible vote*

Ms. Ridley described the next steps in the Muddy Creek bridge project. She noted that they need to bring an article for Town Meeting for additional appropriation for placement of utilities and possible other expenses as the \$3.3 million was just an estimate. Ms. Ridley took questions and comments from the Board. Mr. McManus moved to approve the agreement for consulting services between the Town of Harwich and Ridley and Associates for services on coordination of the Muddy Creek bridge project at an hourly rate of \$110 for 200 hours and authorize the Town Administrator to sign the agreement. Ms. Cebula seconded the motion and the motion carried by a unanimous vote.

C. Harwich Hall of Fame nominees – *discussion/possible vote*

Ms. Cebula moved to accept, as Harwich Hall of Fame nominees, Ray Jefferson and Bob Murray. Mr. McManus seconded the motion and the motion carried by a unanimous vote.

ADJOURNMENT

Mr. McManus moved to go into Executive Session pursuant to MGL Ch. 30A, section 21, subsection 2 to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel regarding the Town Administrator contract and not return to open session. Ms. Cebula seconded the motion and the motion carried by a unanimous vote.

Respectfully submitted,

Ann Steidel
Recording Secretary