



**Board of Selectmen  
Minutes  
Tuesday, December 9, 2014 at 5:00pm  
Town Hall Meeting Room**

The meeting was called to order at 5:00PM by Chair, Stu Sklar in the Town Hall Meeting Room. Selectmen Lucy Wallace, Ron Ricci, Leo Blair and Ken Swanton were in attendance as well as Town Administrator Tim Bragan.

### **TAX CLASSIFICATION HEARING**

Principal Assessor Harald Scheid said this hearing is held each year to determine whether the town will adopt a single or split tax rate. Scheid said the Board of Assessors recommends Harvard continue with the adoption of a single tax rate. He distributed a handout which outlined the various steps necessary to complete the Classification Hearing. He said the Department of Revenue (DOR) has not yet certified the town's new growth number but he expects this to happen within the next week. He reported the amount to be raised this year through property taxes is \$18,916,151, an increase of about 4.4% (800,000) from last year. Scheid said 95% of the town's tax base is residential so it does not make sense for Harvard to adopt a split tax rate. He has calculated the new tax rate to be \$17.80 per thousand increasing the average tax bill by about \$400.00. He said the increase is primarily driven by budgetary matters and not valuation of properties. Scheid said Harvard property values have stabilized and he expects over the next few years values may need increasing due to the market. He asked the board to continue the hearing until certification has been received from the Department of Revenue. On a Blair/Ricci motion, the board voted unanimously to continue the hearing.

### **TOWN HALL CONSTRUCTION COMMITTEE APPOINTMENT**

Chair Rick Maiore was present to recommend Pablo Carbonell for appointment to the position Richard Blinn could not fill. On Wallace/Swanton motion, the board voted unanimously to appoint Pablo Carbonell to the Town Hall Construction Committee.

### **TOWN HALL PROJECT**

#### **Owners Project Manager (OPM) recommendation**

Bragan reported the firms who submitted their qualifications for consideration were interviewed by the construction committee yesterday morning. Committee Chair Rick Maiore said the committee has chosen Vertex out of Weymouth as their first choice. Maiore described them as a very impressive firm with a diverse team of experts that will be able to push back when necessary. Maiore described their second choice of Netco as a very impressive firm as well but much smaller outfit out of Lexington which specializes in historical buildings.

Blair suggested the board authorize the Town Administrator to negotiate with both Vertex and Netco. This will safe guard the process if negotiations do not go well Vertex. Bragan said his goal is to have a contract before the board for signature by next Tuesday night.

On a Wallace/Ricci motion, the board voted unanimously to authorize the Town Administrator to begin negotiations with Vertex and if not proceeding expeditiously negotiate with Netco so we have something next Tuesday. Ron Ricci asked if the committee was able to meet with the Project Manager who will be assigned to this project. Maiore answered yes.

Maiore wants to establish a good working relationship. He said the committee plans to meet each Monday morning at 7:30am as they expect to work very fast. He said their goal is to go out to in January. Will develop standard reporting format for presentation at the second meeting each month. The committee will work on a team basis. So far, they have identified two areas that need will need permits (Historical & Sewer).

\*\*\*\* On a Ricci motion, the Board voted unanimously by a roll call vote:  
(Ricci –Aye, Sklar – Aye, Blair – Aye, Wallace - Aye) to enter into executive session at 5:30pm, as authorized by Chapter 30A, Section 21.2 of the Massachusetts General Laws, at a meeting for which 48-hours' notice has been given, to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel. Following the executive session, the Board will reconvene into open session only to adjourn. \*\*\*\*

The meeting was adjourned at 6:00pm. Documents referenced: Carbonell volunteer form dated 12.9.2014