



**Board of Selectmen
Minutes
Tuesday, June 17, 2014 at 7:00PM
Town Hall Meeting Room**

The meeting was called to order at 7:00 PM by Chair, Stu Sklar in the Town Hall Meeting Room. Selectmen Ron Ricci, Lucy Wallace, Marie Sobalvarro and Leo Blair were all in attendance as well as Town Administrator Tim Bragan and Executive Assistant Julie Doucet.

The Board entered into executive session, as authorized by Chapter 30A, Section 21.3 of the Massachusetts General Laws, at a meeting for which 48-hours' notice has been given, to discuss strategy with respect to collective bargaining and litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

The Board reconvened into open session at 7:30pm.

ANNUAL APPOINTMENTS

Ambulance Squad

On a Ricci/Sobalvarro motion, the board voted unanimously to appoint full and provisional members as listed on first page. (Roster dated 5.27.2014)

On a Ricci/Wallace motion, the board voted unanimously to appoint drivers and cadets as listed on second page. (Roster dated 5.27.2014)

Employees

(FY15 spreadsheet)

On a Wallace/Sobalvarro motion, the board voted unanimously to appoint employees as listed.

Committees/Boards

(FY15 spreadsheet)

On a Ricci/Blair motion, the board voted unanimously to appoint all those listed on the first page who said yes.

On a Ricci/Sobalvarro motion, the board voted unanimously to appoint those listed on second page from Conservation Commission to Devens Economic Analysis Team who said yes.

Economic Development Committee will be handled jointly with the Planning Board at a meeting in July.

On a Ricci/Wallace motion, the board voted unanimously to appoint those listed on the third page from the Elderly & Disabled Taxation Aid Committee through to the Energy Advisory Committee who said yes all the 4th of July Committee, and the Harbormaster through to the MART Advisory Board, all those who said yes.

On a Ricci/Wallace motion, the board voted unanimously to appoint those on the last page from Minuteman Home Care Corp. to 495 Partnership who replied with yes.

Stu Sklar took a moment to thank all those who volunteer.

PUBLIC COMMUNICATION

Paul Willard, 218 Still River Road, described his fond memories of the town hall building before it became offices. He said a few town offices were in the town hall building but it was essentially used as public space for groups such as the Boy Scouts. He has many pleasant memories of the building. Willard acknowledged big decisions need to be made. He is interested in the town taking this opportunity for more public use of the building. He recommends removing the town offices and using the building for community fun. Willard feels strongly the right thing to do is remove town offices from the building.

Wendell Willard, 218 Still River Road, said moving town offices to leased space is the best idea he has heard in years. He is interested in the town saving money where it can so he and others can afford to continue to live in Harvard. He believes this will make the building a better asset.

Peter Warren, 52 Lancaster County Road, historically has supported the renovation of town hall keeping town offices in the building. He admits after hearing the idea of moving offices to commercial space on Ayer Road he has begun to give it more thought. He pointed out it has only been in recent generations the building has been used for town offices. Warren would support town offices being in a very visible location on Ayer Road. He commented on two new positions recently created requiring more space before the town hall project has even begun. Warren said maybe school administration offices can be incorporated. He also spoke about the future with regards to Devens. What if we do take back Devens? Where would we put additional employees? He conveyed the importance of thinking about the future as it relates to the cost of doing business. He supports the Selectmen's current track and encourages them to obtain numbers on leasing space so they can make the best decision for the town.

Pam Marston, Historical Commission member, said as much as she respects those who spoke before her she disagrees with them. She said the commission wants the building to remain the seat of town government. They have sent a letter to the Selectmen and the Harvard Press affirming this. She said many residents feel the same way.

Paul Richards, 63 Westcott Road, presented the Selectmen with a citizen's petition requesting the BOS return to the original Town Hall planning and design process, as stipulated in warrant article 18 of the Annual Town Meeting on April 28, 2012 where the voters approved the sum of \$3,970,000 to renovate Town hall. We ask that you appoint qualified individuals to the Town Hall Building Committee, charging the committee to thoroughly investigate the options available to the town, staying within the article 18 budget amount. We ask that the building committee hold at least 3 public forums to inform the voters, and to get their input. After the public forums, we ask that the building committee present 4 different schematic designs for BOS approval.

He said many registered voters are unhappy with recent decisions which do not result in the best value for the town. He urged the Selectmen to return to the original article voters approved and appoint qualified individuals to the building committee. He hopes the petition signed by 276 registered voters sends a clear message that a large segment of voters do not appreciate the dictatorial path chosen. They want the project handled by appointed qualified people. Richards said any other move will jeopardize this project and future projects to come. He believes we can act together to improve the outcome. He strongly urged the

board to suspend work on option 1B and appoint a qualified building committee and bring the community back into the process.

TOWN ADMINISTRATOR REPORT

Bragan said he was notified by the Moderator that associate members Bruce Nickerson and Don Ludwig will be appointed to the positions vacated by Bob Thurston and Alan Frazer. Bragan announced the Finance Committee now has two vacant associate member positions.

Bragan confirmed special counsel has been chosen to assist with cable contract negotiations. On a Ricci/Blair motion, the board voted unanimously to authorize the Town Administrator to engage William Solomon to work on cable television renewal.

BOND ANTICIPATION NOTE

On a Wallace/Ricci motion, the board voted unanimously to sign bond anticipation note for .15% for items read aloud.

The \$2,587,000 BAN is comprised of:

- \$ 185,000 Town Buildings (TH & HH) schematic design;
- \$1,000,000 Town Hall
- \$ 500,000 Littleton County Road
- \$ 125,000 Sewer Connections
- \$ 175,000 Sewer Connections
- \$ 157,000 Pond Rd. Parking
- \$ 340,000 Water Project
- \$ 105,000 Forestry Fire Truck

EAGLE SCOUT PROCLAMATIONS & ACKNOWLEDGEMENT LETTER

Stu Sklar recognized Edward R. Talanian and Andrew McNeil Moore as Eagle Scout recipients. On a Wallace/Ricci motion, the board voted unanimously to sign and send proclamations. They tasked Executive Assistant Julie Doucet with drafting a letter of acknowledgement for the scout's time capsule.

NET METERTING AGREEMENT

Energy Advisory Committee member Jim Elkind and John Shortsleeve from Baystate Consultants (energy procurement consultant) were present. Elkind confirmed Town Counsel Mark Lanza reviewed the final agreement. He asked if the board was satisfied with answers to the questions they had after the June 3rd meeting when the agreement was first presented. He was able to provide a better understanding on why the seller does not have many obligations. Elkind reaffirmed the Energy Committee's recommendation to endorse the agreement stating the potential savings are worth the risk. Leo Blair understands why the Energy Advisory Committee has a keen interest in how savings are used but he does not support dedication of monies for a specific purpose. He wants to see them deposited into the general fund. On a Blair/Wallace motion, the board voted unanimously to sign the solar net metering agreement as presented tonight with no encumbrances.

TRANSFER OF PROPERTY TO PARK AND RECREATION

Stu Sklar asked the board members to think about transferring ownership of property Park and Recreation has authority over to them. They discussed reviewing the deeds to determine any restrictions.

TOWN HALL RENOVATION UPDATE

Tim Bragan reported the procurement document for lease of space is complete and being reviewed by the Finance Director. He expects it to hit the central register next week.

The board members agreed a building committee is necessary implement a process and deal with the day to day activities. Marie Sobalvarro suggested providing the architects with a written document outlining the direction the board wishes to take. This will allow a schedule to be drafted. Lucy Wallace expressed her interest in understanding what costs will be incurred for design changes to the interior. She understands the focus now is on the exterior and structural repair but before we spend any more money we need to understand the outcome of the following:

- difference in cost of doing interior detailed design drawings now with exterior drawings or doing at a later date
- see how public likes office space elsewhere
- could building become “towns house” used for community events and meetings

Blair and Bragan will draft a memo to the architects seeking specific responses. They will also invite them to attend the July 8th meeting. Bragan confirmed an Owners Project Manager (OPM) is not required if the construction costs are under \$1.5million.

Blair recognized not everyone is happy with option 1B but pointed out it achieves three important things:

1. Preserves the building; stops deterioration
2. Historically accurate restoration of building
3. Gives option to use building for more recent uses or historical uses within the budget allotted.

Bragan endorses the board appointing a building committee considering the Selectmen have discussed this project at almost all of their meetings since November 2013 and have held four public input sessions. He said the community center concept and leasing of office space are separate issues.. Any decision to lease office space would require a vote at Town Meeting. Ron Ricci and Blair will work on a draft charge for the committee to be approved at the July 8th meeting.

Marie Sobalvarro announced she will resign from the board effective Wednesday, June 18th. She has enjoyed serving the town tremendously and is hopeful she will be able to in the future. She thoughtfully spoke about the town hall renovation being near and dear to her heart. However, she is incredibly fixated on finances and asked the board to remember ‘time is money’. She encouraged the remaining board members to find humor in situations because it is always there.

The meeting was adjourned at 9:00pm.

Documents referenced:

ANNUAL APPOINTMENTS - FY15 committee/board/employees lists
Ambulance Roster dated 5.27.2014

EAGLE SCOUT – Boy Scout request letter dated 6.4.2014

NET METERTING AGREEMENT – dated 6.17.2014