

**Norwell Board of Selectmen  
Open Meeting Minutes  
8/23/17**

1-44-1000000  
2017 OCT 23 PM 1:29

**Open Session**

The meeting was called to order by Chair Jason Brown at 7:30pm.

*Motion; made by Alison Demong, seconded by Peter Smellie, to approve the agenda as written.  
Unanimously voted*

Note: This meeting is being recorded but not broadcast as the Osborn room's video equipment is being updated.

**Citizen Comments** None

**BOS Comments** None

Mr. Brown reminded all that traffic issues in the Town will be discussed at the BOS meeting on Wednesday, September 6<sup>th</sup>. An update on the Complete Streets program will be forthcoming.

**Town Administrator's Report**

Mr. Morin reported that the Town is trying to remove the wasp nests on Jacobs Island. Signage has been put up and a Code Red phoned to all residents. Please be careful.

**Public Hearing – RPAA License Transfer from Shields General Store to Norwell Package, Inc.**

*Motion; made by Alison Demong, seconded by Peter Smellie, to open the public hearing for a License Transfer as noted above at 7:35pm. Unanimously voted*

Mr. Smellie read the notice of public hearing for the board.

Applicant Martin Block, 28 Village Lane, Scituate MA, was present to give an overview of his plan to make Shields General Store into a package store. He is now the owner of the entire building. Ms. Demong asked about this impending change from a store that currently sells some groceries, ice cream and all alcohol products to a liquor store. Per Mr. Block, this will probably happen but not immediately. Questions were asked and answered about the future of the store space. Mr. McBride urged Mr. Block to consider a broader range of products than just liquor sales, which Mr. Shields said he would do and never did. Mr. McBride also expressed the hope that Mr. Block will become a better community member than Mr. Shields and help to improve the business district. No departments had any concerns about this business transfer.

*Motion; made by Alison Demong, seconded by Peter Smellie, to approve a transfer of the license for a retail package goods store to sell all alcohol from Shield's Liquors and General Store to Norwell Package, Inc., and to issue a CV license to Norwell Package, Inc., both licenses expiring 12/31/17. Unanimously voted*

*Motion; made by Alison Demong, seconded by Peter Smellie, to close the public hearing at 7:47pm. Unanimously voted*

**Athletic Fields Committee Applicant**

Martin Adams, 9 Highfield Lane, introduced himself and gave reasons for applying to the committee. His four children play a variety of sports in Norwell, which has given him good insight and an interest in joining this committee.

*Motion; made by Alison Demong, seconded by Peter Smellie, to appoint Martin Adams to the unexpired term for the seat vacated by Gerald Kehoe on the Athletic Fields Committee, expiring 6/30/19. Unanimously voted*

### **Library Funding**

Peter Morin gave a brief overview of probable options for funding a new library. The grant award amount is \$6,380,764. Total projected cost of the new library would be \$15,901,910. \$9M+ would be bonded and financed over a 20-year period. He also highlighted contributing factors which might impact the debt structure.

Principal and interest exceed what could be accommodated under the levy, so funding would have to be through debt exclusion override.

All discussed the cost of repairing the existing library vs. building a new one. In order to fund the construction of a new library, the average cost to a homeowner with a median priced home of \$600K would be \$175-225 in 2021 (the peak year) and gradually decline over the 20 year duration of the bond. This would be in addition to the cost of the Town's current excluded debt, which is declining each year. Mr. Brown noted that this number represents single project cost figures and does not include any other debt considerations.

The use of \$300K in Reserves in high impact years is being considered and could reduce the average household real estate tax bill by about \$50 per taxpayer for 1-2 years. The Town would want to avoid using more of the Reserves as the funds would have to be replenished in order to maintain the Town's high bond rating (AAA). All discussed various methods to reduce the debt impact through fundraising or use of the Pote Trust. Ms. Allen hopes that financing plans for other future building projects will be assessed before Town Meeting so that residents will know whether there is the potential for other debt exclusion overrides in the future.

Discussion ensued about how to prioritize the project list and identify those with the greatest need. Mr. Brown and the board discussed options for library project spending; repairs to the old building vs. bonding for a new building. Mr. McBride would like someone to go through this exercise so there is a fair and balanced comparison for residents to refer to when considering how to vote. The Library Project Committee will provide a comparison analysis to assist in the decision process. Questions were asked and answered about debt retirement in the near future, both under the levy and in debt exclusion. Next steps are to answer questions about the project alternatives. Mr. Morin will be reviewing these issues.

All discussed setting a date for the Special Town Meeting (STM) in early December. The answer to the state about accepting the grant is due 1/12/18. The STM meeting date will be Monday, 12/4/17, with the election date of Saturday, 12/9/17. Mr. Morin will confirm these dates with the Town Clerk.

### **Change of Manager for Not Your Average Joe's (NYAJ)**

Amy Wilson, new manager for NYAJ in Norwell, introduced herself and summarized her background for the board. No departments had any issues with this change of manager. She is highly qualified and TIPS certified.

*Motion; made by Alison Demong, seconded by Peter Smellie, to approve the change of manager for NYAJ. Unanimously voted*

Mr. Brown asked the board to table the resignation of Don Mauch from the Bylaw Review Committee. Mr. Brown will follow up on this issue with the Chair of this committee.

### **Vote to authorize submission of data to MIIA for a health insurance quote**

Mr. Morin explained that a formal vote of the BOS is required to submit the Town's data for a quote.

*Motion; made by Alison Demong, seconded by Peter Smellie, to authorize Mr. Morin to submit the data to MIIA for analysis in order to obtain a quote. Unanimously voted*

### **Town Administrator Review**

Mr. Brown gave a summary of the review points for Mr. Morin's performance. Mr. Morin thanked the BOS for their support and assistance, as well as volunteer board members and department heads for this year of progress. He listed the financial accomplishments of the FY17 budget; noting that the Town had Free Cash of \$936K as operational surplus, none coming from the schools. Better Warrant Articles preparation and timely issue resolution, along with a better sound system, made for successful Special and Annual Town Meetings this year. The Town secured Community Compact funding to assist with future capital planning. Other areas of progress include enhanced Town financial information for the public through the relationship with ClearGov and a CAFR award for financial reporting. People GIS is soon to be implemented, which will provide the ability to do online permitting. Animal Control is now consolidated with the towns of Hull and Cohasset. Collective bargaining negotiations with Town unions and various personal contracts were completed. Mr. Morin listed additional accomplishments in employee staffing and training, procurement contracts for Town projects, work with the Highway Surveyor, grant awards and new commercial revenue for the Town.

Mr. Morin invited questions and comments from the board, and stated that he is looking forward to continuing his employment with the Town.

Mr. Brown asked for comments from the board. All agreed that it has been a pleasure to work with Mr. Morin. All appreciate Mr. Morin's "hands on" approach to management and ability to be a good listener who can provide simple solutions. Mr. Brown stated that it has been a very productive year. Not having a second in command puts pressure on time management, as well as dealing with a five-member board instead of three. Mr. Brown is hoping that the technology soon to be implemented will help with some of these issues.

Ms. Allen said she was impressed with all that Mr. Morin has accomplished, especially the many contract negotiations. All agreed that he does many things very well, and gave examples using the health insurance cost issues and communications with the unions. The board opined that task management technology will provide further assistance for a very busy office, and would like to empower Mr. Morin to say no to the BOS when necessary. All congratulated him on a job well done and thanked him for his hard work.

### **BOS FY18 Goals, cont'd.**

The board edited the goals and will vote to approve them at the next meeting.

### **Future Meeting Agenda Items**

- 9/6 - Update Committee List vacancies  
Approval of FY18 BOS Goals
- 9/13 – set STM date, invite Town Clerk  
Announce CPC application due date – 10/16/17

### **Adjournment**

*Motion; made by Alison Demong, seconded by Peter Smellie to adjourn at 9:33pm.  
Unanimously voted*

  
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Jason Brown, Chair