



Office of the Board of Selectmen
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Randall V. Becker, Chairman
Andrew Jolda, Vice-Chairman
Earl Gabor, Secretary
Lisa Kontoes
Thomas Klebart

**BOARD OF SELECTMEN
REGULAR SESSION MEETING MINUTES
Monday September 14, 2020 6:00 P.M.**

Selectmen's Meeting Room
Webster Town Hall, 350 Main Street, Webster, MA
via conference call in accordance with Governor Baker's
emergency "Order Suspending Certain Provisions of the
Open Meeting Law, G.L. c. 30A, §20"
6:00 p.m.

MEETING OPENING: At 6:04 p.m., Chairman Becker called the meeting to order in the Selectmen's Meeting Room, Webster Town Hall, 350 Main Street, Webster, MA. The following individuals were present: Chairman Becker, Selectman Andrew Jolda, Selectman Lisa Kontoes, Selectman Earl Gabor, Selectman Thomas Klebart (via Zoom Meeting), Javier Morales (via Zoom Meeting), Elaine Davies (via Zoom Meeting), Town Accountant Timothy Bell, Town Administrator Doug Willardson, and Executive Assistant Courtney Friedland. The Board stood and took the Pledge of Allegiance.

Chairman Becker stated on March 12, 2020, Governor Baker issued an Executive Order modifying certain requirements of the Open Meeting Law, to enable public bodies to carry out their responsibilities while adhering to public health recommendations regarding social distancing as fully stated on the agenda. As further explained on the agenda, the Executive Order relieves public bodies from the requirement in the Open Meeting Law that meetings be conducted in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body through adequate, alternative means.

Meeting Minutes

Motion by Selectman Kontoes, seconded by Selectman Gabor, to approve the meeting minutes of August 24, 2020. Call Vote: Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

ANN MARIE PEPERATO: RECONGITION OF WORK ON THE ADA COMMITTEE: Chairman Becker stated the Board of Selectmen requested Ann Marie Peperato to attend the meeting to express their appreciation for all of her hard work throughout the years. Selectman Jolda stated as the Selectmen's appointee to the ADA Committee he had the opportunity to work closely with Ms. Peperato. He stated she was a wealth of information and will be

greatly missed. Chairman Becker stated he had the opportunity to speak with the current Chairman of the Personal Advisory Board (PAB) where Ann Marie was also a member. As an aside, it was noted that they will greatly miss the amazing banana bread that was brought to the meetings. He said Ms. Peperato put in a great deal of time and hard work throughout the years and thanked her for her dedication to the town. Mr. Willardson stated it was a pleasure working with Ms. Peperato. Ms. Peperato stated she can't take credit for everything the ADA Committee has accomplished through the last couple of years but is proud of the work they did. She stated the ADA Committee worked hard and with help from town staff, the Town Administrator and the group were able to apply and receive grants. She said as technology is advancing she feels it is time to let someone else lead and bring new ideas to the ADA Committee. She stated she appreciated the Board's thoughts.

NATIONAL GRID – PUBLIC HEARING:

Motion by Selectman Jolda, seconded by Selectman Kontoes, to open the Public Hearing for National Grid regarding the relocation of 1 JO pole on Malden Drive. Relocating pole 2 Malden Drive approximately 7 feet from the existing pole 2 for new DG site. Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

Javiar Morales, National Grid Representative, explained the proposed pole relocation. He said this relocation would move the pole in front of the access road for the new solar farm. Chairman Becker stated one of the concerns that was expressed had to do with the solar project in which this topic would be out of the scope for discussion. There were no comments provided by the public.

Motion by Selectman Jolda, seconded by Selectman Kontoes, to close the Public Hearing for National Grid regarding the relocation of 1 JO pole on Malden Drive. Relocating pole 2 Malden Drive approximately 7 feet from the existing pole 2 for new DG site. Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

Motion by Selectman Jolda, seconded by Selectman Kontoes, to approve the petition from National Grid for the relocation of 1 JO pole on Malden Drive. Relocating pole 2 Malden Drive approximately 7 feet from the existing pole 2 for new DG site. Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

PROCLAMATION – NATIONAL ADULT DAY HEALTH WEEK: Selectman Jolda read the Proclamation into the record. He stated National Adult Day Health Week will be held the week of September 20th – September 26th. Chairman Becker stated now more than ever, with everything going on with COVID, we realize how important these day facilities are to the community. He said the town is lucky to have a great care facility like Accord.

REVIEW AND APPROVE THE ANNUAL TOWN MEETING WARRANT: Mr. Willardson stated he sent a copy of the draft warrant out on Friday. He said since then there have been a few minor changes and one additional citizen's petition.

Article 1-3: Prior year bills

Article 4: FY21 Operation Budget. Will fund some additional items such as the OPEB allocation.

Article 5: Prohibition of engine compression brakes. Chairman Becker stated if this was passed, signage would have to be put up around town. Mr. Willardson stated this is not location specific and that signage would be put up at the entrances of town and down Main Street. He said the Police Department would enforce with

discretion. Selectman Kontoes asked what the local impact of this passing would be. Mr. Willardson stated this would force trucks to slow down and not drive at higher speeds.

Article 6: Restrict chickens to ASFR zoning. Mr. Willardson stated the town has run into a problem recently with chickens in certain zoned areas. Selectman Kontoes asked how this was proposed. Mr. Willardson stated there recently have been situations where a large amount of chickens were located on very small lots. He said there has been problems with multi-family properties having large amount of chickens running around on small properties. He said there shouldn't be chickens in these small lots. He said currently residents are allowed to have six chickens. He said this has been a very hot topic. He said these proposed changes were made by the Development Team. Chairman Becker stated the language is the same but would confine it to a certain zone. Mr. Willardson stated he would recommend pulling the article and having the town enforce it better.

Article 7: Chairman Becker recused himself and Vice-Chairman directed the discussion. Marijuana retailers license. Mr. Willardson stated the town has been approached by a business who is interested in having a marijuana delivery business in Webster. He said the town would need to increase the license amount to grant this new business. He said this business is looking to go into the K-Mart Plaza and would not be allowed to have a retail storefront. He said there would be no signage.

Selectman Jolda called for a 5-minute recess.

Mr. Willardson stated the town would need a third license. He said they would load trucks in the morning from the Webster location and disperse in Massachusetts.

Article 8: Lease town owned property at 0 Ray Street. Mr. Willardson stated he was approached by a non-profit organization to lease the property at 0 Ray Street. He said they would like to redo the tennis courts to make it into a futsal field. He said they would invest \$50,000 into improvements. Selectman Gabor asked how long the lease would be for. Mr. Willardson stated the lease would be for 10 years since they are looking to borrow the money to fund the improvements. Chairman Becker stated the courts are in terrible shape. He said there are very large gaps throughout the court. He said it would be helpful to get additional from the proponent on the plans for the court.

Article 9: Transfer fund for the purchase of a Water Department Pick-up Truck.

Article 10: Borrow funds for water distribution infrastructure. Mr. Willardson stated they will have the cost estimate for Town Meeting. He said it would be roughly two million dollars. Mr. Bell stated to replace the mains it would take 50 years. He said they are trying to bridge the intermediate gap to fund inhouse. He said this way they wouldn't have to pay interest. Mr. Willardson stated he spoke with the Water Superintendent and it all depends when the debt falls off.

Article 11: Borrow funds for Town Hall roof improvements. Mr. Willardson stated the town received a small grant to help towards the replacement of the Town Hall roof. He said the projected total cost would be 600,000 to 650,000 to replace.

Article 12: Tax increment finance agreement with Goya Foods. Mr. Willardson stated Goya Foods is looking to expand and enter into a TIF Agreement. He stated they are looking to invest five million dollars into a new building. He stated Goya will not move forward without a TIF Agreement. He stated the article allows the Town to negotiate the proposed TIF Agreement.

Article 13: Citizen's Petition

Article 14: Citizen's Petition

Motion by Selectman Gabor, seconded by Selectman Kontoes, to recommend approval of Articles 1-5. Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

Motion by Selectman Gabor, seconded by Selectman Jolda to recommend not to approve Article 6. Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes. Article 6 will be removed form the Warrant.

Motion by Selectman Gabor, seconded by Selectman Klebart, to recommend approval of Article 7. Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – recused.

Motion by Selectman Gabor, seconded by Selectman Kontoes, to recommend approval of Articles 8-12. Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

Motion by Selectman Gabor, seconded by Selectman Jolda, to recommend refer to sponsor for Article 13. Call Vote: Selectman Klebart – recuse, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

Motion by Selectman Gabor, seconded by Selectman Kontoes, to recommend refer to sponsor for Article 14. Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

2020 PRESIDENTIAL PRIMARY WARRANT:

Motion by Selectman Jolda, seconded by Selectman Kotnoes, to approve the 2020 Presidential Primary warrant as read. Call Vote: Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

REVIEW AND AMEND PERSONNEL POLICIES: Mr. Willardson stated these polices have been in place for two years. He stated the Personnel Advisory Board is meeting with Department Heads within the next couple of months. Selectman Kontoes stated they might want to look into redefining what an essential employee is since COVID has given that a new definition. Ms. Davies stated the PAB has talked about adjustments that need to be made regarding the pandemic. Mr. Bell stated sometimes less is more. He said the town gets weekly updates from the State and Federal agencies with guidance on personnel issues.

TOWN ADMINISTRATOR'S REPORT:

ANNOUNCEMENTS:

- Trunk or Treat: 5:00 to 7:00 pm at the Memorial Beach on Oct 27th
- Halloween: 5:00 to 7:00 pm Oct 31st
- Offices closed on October 12th for Columbus Day
- Upcoming outdoor movie TBA

1. Public Health and Safety

- a. Fire: Received \$1.3 million in SAFR Grant for full-time staffing.
- b. Police:
 - i. Lateral transfer from Wilbraham started today.
 - ii. Opening the Word Peer Recovery Center speaker and open house September 30th at 6:00 pm
- c. BOH:

- i. Coronavirus—no cases in last two weeks.
- 2. Financially Responsible
 - a. Tax foreclosure sales have all closed but two. Remaining two are to be done this week.
 - b. Third revenue source for marijuana sales taxes, without the traffic.
 - c. Managing significant unemployment bills.
- 3. Economic Development
 - a. Interest in downtown somewhat returning.
 - b. GOYA TIF
 - c. Slum and blight redevelopment area expansion around corner on East Main.
 - d. Carol Cyr applied for COVID CARES money to assist local businesses. Funding to be announced soon.
 - e. Small business grant program through CMRPC expanded.
- 4. Maintain Infrastructure
 - a. The following projects are progressing on schedule:
 - i. Lake Parkway/Klebart Ave
 - ii. Memorial Beach
 - iii. Municipal lot behind Mapfre
 - iv. Ray Street athletic field bleachers
 - v. Eddy Street
 - vi. South Main (likely won't overlay this season)
 - vii. Town Hall roof
 - viii. High School Boiler
 - b. Received \$100,000 grant for design of bridge on Sutton Road.
 - c. Lake gates not flowing.
- 5. Effective Delivery of Services/Operations
 - a. Reinvigorating our nuisance property and economic development taskforces.
 - i. 124 High Street
 - ii. 136 Chase Ave
 - b. State-mandated water conservation measures still in place. No sprinklers during day-time hours.
 - c. Personnel Advisory Board reorganized with new membership.
 - d. Successful primary election—over 2,500 voters. November election may be an all-time high
- 6. Transparent, Open and Friendly government
 - a. Early voting starting Saturday October 17th through October 30th
 - b. Voting deadlines:
 - i. Register to Vote: Saturday, October 24, 2020
 - ii. Vote by Mail: Application Deadline: Wednesday, October 28, 2020

**Motion by Selectman Jolda, seconded by Selectman Kontoes, to approve the Town Administrator's Report.
 Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes,
 and Selectman Becker – yes.**

ADJOURN: At 7:50 p.m.,

Motion by Selectman Gabor, seconded by Selectman Jolda, to adjourn regular session.

Call Vote: Call Vote: Selectman Klebart – yes, Selectman Gabor – yes, Selectman Kontoes - yes, Selectman Jolda – yes, and Selectman Becker – yes.

Respectfully Submitted,

Courtney. Friedland, Executive Secretary to the Board of Selectmen

Next Meeting: October 19, 2020, 5:00 p.m. at Second Floor Meeting Room, Bartlett High School, 52 Lake Parkway, Webster, MA 01570