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August 21, 2012

Present was James C. Lehan, Robert J. Garrity, Scott Bugbee, Jack Hathaway, Town Administrator and Marian Harrington, Executive Assistant.

Jim Lehan opened the meeting at 2:00 p.m. The meeting was held in Room 124, Town Hall. The meeting was audio taped.

The Board discussed the Hackney Policy. Rob said Scott Bragdon is no longer concerned about the number of taxies we have. He said we thought liability was an issue, but after talking with Town Counsel, Scott Bragdon said he is not concerned about liability. He is not asking us to go back to two taxies.

Rob feels we shouldn't restrict the number and suggests we should go back to 8 or 10. We already have 6 or 8 applications lined up.

Rob moved to amend the taxi policy striking the number 4 and inserting the number 10. Scott Bugbee seconded, and Jim opened it for discussion.

Scott Bugbee said 10 is still a limit. Jim favors keeping it to 4. Any license the Town issues bears some degree of responsibility. Jim said this is the only time that he has been on the Board that more than one taxi has been recommended. He said that 10 is a substantial increase. He said he would be more than happy to visit it next year. A license is a privilege, not a right. Jim is not in favor. Rob said that the ability to make a living is not a privilege. Problems are with the short run. You lose your license if you don't do a short run. Jim feels going from 1 to 10 without knowing how it will impact us is an issue. Rob disagreed. Jim and Scott are for a lower number.

The Board then considered the fee for the license. With the policy recently voted by the Board, we increased the fee from \$5 to \$100.

Rob moved to amend the policy by striking \$100 and putting in place \$500. Scott Bugbee seconded. Scott was curious why it was changed from \$100 to \$500. Rob said it will weed out the people who are really interested in doing this. Norwood is at its limit with taxies, and our two Taxi owners are servicing Norwood. Jim suggested a friendly amendment changing the \$500 to \$375. It was **so voted.**

FOX RUN DEVELOPMENT

Present was Doug Gardner from Pioneer Consulting, and Bob McGhee, DPW Director.

Municipal Affordable Housing Trust members present were Mark Henney, Sandra Smith, Bill Crump and Susan Jacobson, Admin. Asst.

There was discussion around the domestic service. The Fire pump is \$500,000. There was a question of need to put it underground. Walter is making the case that it needs to be underground and will be difficult to maintain in the future. We are saying it doesn't need to be underground. \$300,000 in capital costs – can go to Wrentham and get the water pressure.

Jim said Walt said he is building the affordable homes. If we let him go to Wrentham for water, he is proposing to build the two homes now at Gumps.

Doug has done a financial analysis for what impact these homes not being hooked up would be. Doug projected out revenue and costs; and how much revenue the 48 homes would generate over the next 20 years.

Rob argued that we aren't getting \$1.4 million. There are costs we aren't considering. There are variables. Jim said he is right, and the wild card is capital improvement. This will be with us whether we do this, or not. It will still exist.

Jim said the \$144,000 hook up fee that we give up is huge. In the next five years, we are giving up \$100,000. There is profit. The more people we add on as water takers, creates profit.

Jim said we are postponing the walk of the conservation trails at 3 p.m. because the immediate abutter cannot attend. We will reschedule.

Walt Mahla was present at 2:30 p.m. Also attending were Scott Dittrich and John Weddleton. Mark Comeau from Pulte Homes was also present.

Jim Lehan said they wanted to revisit the issue of the pumping station, and other options.

Jim introduced Doug Gardner, the Water Department Rate Consultant.

Walt said that plans show an inground station, and he does not agree to do an above ground station. Bob McGhee said just because DEP approved it, doesn't mean that is what we have to do. Walt said that Butch Vito signed off on everything, knew it was an inground system, and approved that. Jack said at that time, we had about a 50% water loss and we have changed things since that. Bob McGhee said he did not get a chance to review it after the DEP approved it.

Walt said inground is \$100K, aboveground is \$300K, he said \$75,000. That is his deal. Jim said the Board of Selectmen gets to make the call on fire protection.

The second option would have been to put an interconnect on the Wrentham line. It could be turned on automatically by the Wrentham dispatcher. Bob McGhee said they press a button. It comes with Norfolk booster station and we supply water. The third option is that Wrentham supplies everything.

Planning Board approved Norfolk system with underground. Nothing was conditioned about fire protection. Walt has a letter that says there is adequate fire protection. Bob said there was a disagreement with the Fire Chief. We need to figure out what works.

Walt does not feel he has been treated fairly and said he tried to comply. Jim said there is a specific timeframe to get the homes done. There is a difference between build and renovate. Walt said that anything he uses for funds, he borrows. He does not have a lot of funds available for use.

Jim asked what is going on with Gumps. Walt asked why you asked. Jim said they should be framed by now and they aren't. Walt said he will get lumber from Pulte. Walt said he doesn't understand why an affordable house needs 16 recessed lights. When he left the meeting the other

night, we had a deal. He got a phone call the next day and the deal was off. You should have called me back that evening, not the next day.

Jim said they were not cognizant of the revenue consideration by it being a Norfolk source, as opposed to giving it up to Wrentham. The loss of revenue is a consideration. They did not have the figures at that time, but now they have it. What is a reasonable compensation back to Norfolk for giving it up. Jim said we looked at the hook up fee alone. \$144,000. That is pure capital loss to the town. The projected revenue to the Town and that is several hundred thousand of profit loss. Jim said they looked at that vs the trade of Wrentham, and it doesn't make sense to the Town. It seems to make more sense to go forward.

Walt said pumping stations and generators can fail, and talked about other issues. You would rather take the risk that in fire protection to effectively fight a fire, as opposed to Wrentham always being able to effectively fighting a fire. Jim said that is not a fair statement. Walt said then why does the pumping station have to have fire protection.

Jim said are we on time, other than delaying lumber. Walt said he is going to change contractors. Jim said again? Walt said for the record that it is a possibility that he is changing contractors – not definite. TNT Construction is building the houses and may be good reason to stop building the houses.

Scott said we do not have this today? Walt said we should – inground or above ground is a huge cost. He wants the complete conversation about booster stations right here, right now. He feels these issues are very linked. Jim said he doesn't think this Board is in a position to discuss this today. Bob said you do, if you are informed. You need to hear it from the consultant. You would want an above ground system and fire protection. If you go with inground, Walt feels if he is building it, he needs to hire the people. Bob disagrees because he will be the one maintaining it.

Rob said we have to live with this. And we have to live with Wrentham who will give 48 of our homes fire protection. We have to worry about what they will do to our streets, etc. We have other streets fed by other towns. Walt said a booster station does not have to be built. They are headaches. If you can build something without a booster station, you are better off. Rob said, we are the last guys getting a check. You have to build the station and go, and Wrentham will have to deal with the problems like illegal sprinkler systems.

Jack said when the Fire Chief looked at the problem, elevations were lowest. Jack said we should have a joint meeting with Planning Board and have our consultants there, and if there is a flaw, we can discuss it.

Bob McGhee said he would suggest if we weren't with Wrentham supplying water, could we get that water back in the Intermunicipal Agreement. Maybe 10 years out. Walt said he would see no reason why. Bob said work out the numbers. We lose \$144,000 connection fees, and we just need to arrive at that number.

Bob said Steve should look at the numbers. He has full faith in Environmental Partners that they're figures are pretty good. Steve said substantially large generator, and discussed confined space. Pre-cast building shown here, contingency doesn't seem out of whack.

Jim said we are getting into areas that they do not have expertise on and cannot make decisions.

Walt asked if Wrentham is still on the table. Jim said yes, but the understanding is not fair to the town. It seems fair to you but not us. We need a fair return for the benefit of the town. We do not have a fair deal.

Bob said get approved that we can take the water back, and we would put in the pump station. Put in the interconnect. It is arrived at thru methodology. Walt said that if you say \$150,000 and I can put in a booster station for \$100,000, then that's what I'll do.

Mark Comeau, Pulte Homes. You will be taking care of a whole section of town – 200-300 homes, not just 48. You could set up this agreement with a sunset clause to take back the water. You could end up with a pump station that will service these towns, but will service over 200 homes. It's a more realistic scenario. Bob said he doesn't know what will happen.

Bob said when this was proposed, we were losing water by 50%. But now it has turned around. Walt said keep in mind that the \$75,000 proposal is still on the table, if you want to go back to that. Bob asked where he came up with that. Walt said a low end estimate of what the water station will cost.

Walt would like to resolve this today. Rob asked about how much to build 475' of road. Walt said he is not a road building company. Jim said the issue is off the table.

Rob said he said a lot Tuesday night, and stands by what he said. Doesn't like being beholden to Wrentham and make sure we are doing the right thing. Rob thinks the \$75,000 consideration saves him a great deal of money. He is perfectly fine with a cash consideration.

Scott said he doesn't feel beholden to Wrentham, but doesn't know if that is the correct number.

Bob still comes back to the design of the pump station. Works into the money factor. How can you come into our town and tell us what you are going to do to us. Walt said he didn't. Butch agreed with this and was fine with it. They had all kinds of meetings with Butch, and isn't dictating what he is going to do. No shenanigans going on here. Very complex situation. Bob thinks we need to explore this more. People who were at the meetings with Butch are telling him different.

Bob said he is saving him tons of money. Walt said he has no relationship with Bella, knows nothing about them. He said Bob is saving Bella money, not him, and they are not passing the savings on to him. Bob said that he had to correct the developers for work done wrong.

Steve said Bob brought up the revenue component at a meeting. He said that if a pump station wears down in 8 years, it is the town's responsibility. Jim said he thought it was insured. Mark Comeau said it runs out after warranty ends. It will be a liability to the town.

Jack said the different numbers bother him.

John Weddleton said the pumping station was done and signed as part of this action. All infrastructures in this town need to be approved by the town engineers, DPW and Planning Board. Throwing these things all over the place and it makes no sense.

Rob asked Bob if we have any other subdivisions with water pumping station other than the one here. Bob said no, this will be something new to us.

Jim said we cannot make a decision here today. He is struggling with the fact that we do not have the expertise to make a decision. He also heard many different numbers. Jim said months ago he said \$250,000 for a completely turn key, totally fabricated totally done pumping station. One way he looked at it. Built off site by someone else. He concluded after a lot of advice, not most cost effective way to do this. Jim would prefer personally not to see us have a booster station. If we let Wrentham do the work, we lose \$144,000 in capital, and that is huge.

Rob doesn't want a pumping station and feels like we gave away the store. We could convene in 2 weeks and get numbers on aboveground and underground. We need to come up with a happy medium, and come up with a number that makes everyone happy.

Steve would assist Walt anyway he can. Jim would like an estimate of above ground. Walt said without fire protection. Jim said we would like both ways. Walt said this is a bone of contention for him. Walt would like an in ground system without fire protection. Jim said if our people tell us that this is not an acceptable component to the town, then we will not go that route.

Rob said we need to find out what the permit is. If this is already signed off in the permitting process, then we need to go there. Walt said he believes he has an agreement without fire protection.

Mark Comeau said he has a letter from the Fire Chief waiving any fire protection. Steve was looking for the letter. Jim said a good point, because we are not a permitting board.

Jim said to leave building three homes this year and two next year and \$75,000 consideration. If you get rid of the \$75,000 and Wrentham water, then he would do all five homes now. \$25,000 and all five homes now is how we left it.

Rob said we made a couple of rash decisions. He doesn't want to make more.

Jim said deal with town inground pumping station in place. Nothing changes, unless we change it. So that is in place.

Rob asked why the Planning Board isn't looking at the modification to Wrentham? Planning Board needs to be at the meeting.

John said this would be a major modification, and public hearing. It's a deeded requirement. You meet with the Selectmen first, and then to Planning Board for the change to be made and recorded. The Planning Board is the approval, not Butch Vito.

At 3:55 p.m., being no further business, Scott Bugbee moved to adjourn the meeting. Rob Garrity seconded, and it was **so voted**.

This is a true and accurate report of the Special Meeting of August 21, 2012.

Scott Bugbee, Clerk

