

Justin Paré, President
John Simmons, Vice President
John Costello
Daniel Donovan
Mark Gould, Jr.



Darius Gregory
Andrew Shanahan
Andrea Slobogan
Patricia St. Pierre

Town of North Attleborough

TOWN COUNCIL

43 South Washington Street, North Attleborough, MA 02760

Phone: (508) 699-0100

2/24/2025 - Minutes

I. Pledge Of Allegiance

PLEDGE OF ALLEGIANCE

President Pare' called the meeting to order at 7:00P.M. and lead the Town Council and the audience in the pledge of allegiance.

Town Council Members Present:

Justin Pare'

John Simmons

Darius Gregory

Andrea Slobogan

Mark Gould

Dan Donovan

John Costello

Pat St. Pierre

Members Absent:

Andrew Shanahan

Staff Present:

Town Manager Michael Borg

Assistant Town Manager Antonio Morabito

Clerk of the Council Kerrin Billinghoff

Treasurer/Tax Collector Chris Sweet

Town Planner Gil Hilario

Dr. John Antonucci Superintendent Schools

Residents:

John Donohue Chair of the Charter Review Committee

Laura Wagner Member of the Charter Review Committee

John Noble of Reservoir Street

Deb DeDatorio Resident

Guests Present:

Brad Dore of Dore & Whittier- MSBA HS Building Project

Larry Tilton of Tilton & Associates

Documents Reviewed:

- Town Council Meeting Minutes of February 10, 2025
- **Measure 2025-048**- Approval to abandon and record new drainage easements at the Westwood Estates subdivision as requested by the Planning Board
- **Measure 2025-050**- Authorization to Repurpose \$50,000.00 from remaining funds from Completed Capital Improvement Projects to fund Public Relations Support from North TV
- **Measure 2025-051**- Authorization for the Town of North Attleborough to hold a special election on June 3, 2025 for the purpose of seeking voter approval of a debt exclusion to fund the construction of a new North Attleborough High School
- **Measure 2025-052**- Approve Ballot Question Language for the North Attleborough High School Building Project Debt Exclusion
- Town Council Power Point from Dore & Whittier- Site Review
- Westwood Estates Easement Locations Handout

II. Approval Of Minutes

- a. Approval of Town Council Minutes of February 10, 2025

Approval of Town Council Minutes of February 10, 2025

Vice President Simmons made a motion to approve the Town Council Minutes of February

10, 2025.

Councilor Donovan seconded the motion.

Motion carried 8-0.

III. Town Councilor Community Updates

1. President Pare' congratulated the NAHS Girls Basketball Team for Winning in the Playoffs 49-18. Good Luck to the NAHS Boys who are playing now at the High School.

2. Councilor Slobogan congratulated the Tri-County Wrestling Team who went to the States and took first place. Also, congratulations to the Tri-County Girls Wrestling Team who took second place in the States.

3. Councilor Gould expressed his disappointment about the Town Retiree's coming off of the BCBS and switching to AETNA. Additionally Councilor Gould expressed support for the Town Employees and Retirees knowing they value Blue Cross & Blue Shield.

Town Manager Borg explained that only the Retirees over the age of 65 and on Medicare would be switching to AETNA as their supplemental plan, 316 retired employees will be affected. The split will remain at 75%-25% and they will not need to change doctors. If you are retired and under the age of 65, you will remain on BCBS. BCBS increased by 21% and would be \$495 per employee, AETNA will be \$419 per employee. The increase is not sustainable, and we didn't want to change the 75%-25% split between employees and the Town. We didn't want to increase the employees' contribution and wanted it to remain at 25%.

IV. Resident And Community Comment

Residents John Noble and Deb DeDatorio addressed the Town Council. They expressed their concerns about the Town's Retirees Health Insurance changes.

V. Town Manager's Report

Councilor Gould had questions about the Town Employees Insurance Plan.

Town Manager Borg explained that we have gone out to bid with an RFP and four bids came in. We will review and a decision will be made in the next few weeks.

Vice-President Simmons stated for clarification that the policies and coverages would remain the same, but the carrier may be different.

Councilor Costello asked for an update of the Downtown Revitalization Plan and where the Town is in this process.

Town Manager Borg explained that new lampposts have just been installed, we are waiting for the new banners to be printed and then they will be put up, and we are looking at the designs for a new municipal parking lot.

a. CIP Projects Update

1. CIP PROJECTS Update was reviewed by the Town Manager.

VI. Confirmations

- a. None at this time

VII. Sub-Committee Reports

- a. Finance
- b. Economic Growth & Sustainability
- c. By-Law
- d. Rules
- e. MSBA - School Building Committee

1. **MSBA- School Building Committee**

- o **MSBA Process Review and Proposed School Design**

Brad Dore of Dore & Wittier was in attendance and addressed the Town Council and the Community. He presented the "Town Council Presentation - Site Review -February 24, 2025" to the Town Council and the Community.

Mr. Dormer reviewed the following from his power point:

- Alternative Site Investigation Analysis - Thirteen Alternatives Considered

1. Assessment Factors
2. Town-Owned/MSBA Reimbursement
3. Size
4. Use Classification
5. Location
6. Utility Infrastructure
7. PE/Athletic Fields
8. Topography
9. Wetlands
- 10Soils
- 11Ability to leverage existing infrastructure
 - o Geotechnical Report/Site Investigation Completed 5/4/24

12Nine (9) ground borings were conducted

13Limited fill and/or unsuitable material encountered in buildable areas

14Soil able to support shallow spread footing foundation design and stormwater infiltration

- 15 Groundwater encountered between eight (8) and nineteen (19) feet
- 16 Additional geotechnical investigations to be conducted during detailed design
- 17 Limited ledge and boulder outcrops

There was discussion amongst Mr. Dore and the Town Council regarding the project and the presentation. Questions and discussions included:

- Using Town owned land is the best choice for the new location
- The depth of the borings
 1. 20-22 feet
 - o Drainage is required
 - o Dealing with Stormwater is a must
 - o Parking was reviewed
 2. There will be a little more than 700 spaces, which is more than is currently available
 3. 550 spots allocated for High School
 4. 150 spots located at the Middle School

f. School Committee Representative

Nothing to report at this time.

g. Communication, Public Participation & Engagement

Nothing to report at this time.

h. Local Emergency Planning

Nothing to report at this time.

i. Audit Review Committee

Nothing to report at this time.

VIII. Old Business

- a. None at this time

IX. New Business

- a. Measure 2025-048- Approval to abandon and record new drainage easements at the Westwood Estates subdivision as requested by the Planning Board

Measure 2025-048- Approval to abandon and record new drainage easements at the Westwood Estates subdivision as requested by the Planning Board

Westwood Estates is a 138-lot subdivision approved in 1999. Drainage easements were recorded shortly after the project approval. Later and during construction, modifications were made, and these drainage easements were not built or moved. As a result, existing drainage easements that were recorded at the Bristol County Registry of Deeds need to be abandoned and new ones recorded. There are a total of nine abandonments and five new drainage easements.

With this measure are two documents to do this: 1. "A set of the revised released documents" is the abandonment of the existing drainage easements and 2. "A set of the revised grant of easement documents" is the new drainage easements being granted to the Town of North Attleborough. The Planning Board approved by vote of 3-0-1 on November 7, 2024.

Town Council needs two votes to execute these documents: 1. a vote to abandon and release the drainage easements and 2. a vote to accept drainage easements at Westwood Estates. After Town Council action, these documents will be recorded at the registry.

Larry Tilton of Tilton & Associates was in attendance to address the Town Council and explain this request. Mr. Tilton is representing the Developer. Mr. Tilton explained that all of the lots in Westwood Estates have been sold and there is only one lot remaining in the sub-division.

- Project began in 1997
- Project accepted in 1999
- 2003 Amended the easements and drainage- This was approved
- 2025- Project completed out and some easements need to be eliminated, and some easements need to be taken back
- Refer to handout for locations of easements

1. 5 Easements in red are new easements and are to be granted to the Town- Town Take the Red.

2. 12 Easements in green need to be released by the Town and given back to the landowners- Town Give Back the Green

- At this time, some of the streets in the sub-division are accepted by the Town and therefore plowed by the Town
- The Developer plows the roads that have not yet been accepted
- Again, this project is built out

There was discussion amongst the Town Council and Mr. Tilton regarding this request.

Town Planner Gil Hilario was in attendance to answer any questions and provide clarification on this request. Mr. Hilario stated that this had been approved at the November 2025 Meeting and the vote was 3-0-1, with one absent and one recused themselves.

Vice-President Simmons made a motion to approve Measure 2025-048- Approval to abandon and record new drainage easements at the Westwood Estates subdivision as requested by the Planning Board.

Councilor Gregory seconded the motion.

Motion carried 8-0.

- b. Measure 2025-050-Authorization to Repurpose \$50,000.00 from remaining funds from Completed Capital Improvement Projects to fund Public Relations Support from North TV

Measure 2025-050-Authorization to Repurpose \$50,000.00 from remaining funds from Completed Capital Improvement Projects to fund Public Relations Support from North TV

Purpose:

To see if the Town Council will approve the repurposing of \$50,000.00 from the following **Articles to retain North TV as a public relations support firm. This request is a** repurposing of existing remaining funds from Completed Capital Improvement Projects, and requires no additional funding from the budget.

30220447 587007 - Shift Command Vehicle - Amount in account is \$6,218.29 - using \$6,108.30

30650332 585100 - Big Red Bus Replacement - Amount in account is \$25,311.28 - using \$25,311.28

30650400 587000 - Pickup Truck - Amount in account is \$12,848.90 - using \$12,848.90

30650417 548008 - Red Bus Accessories - Amount in account is \$5,731.52 - using \$5,731.52

Justification:

1. Crisis Management: In times of crisis, such as natural disasters, public health emergencies, or other critical situations, North TV will help manage communications, ensuring accurate and timely information dissemination to the public and media.

2. Community Engagement and Awareness: North TV will assist in creating and executing campaigns to inform and engage the community about municipal projects, policies, and initiatives. This can include public health campaigns, environmental initiatives, new policy implementations, or information regarding potential debt exclusion votes.

3. Reputation Management: North TV will help manage the municipality's reputation by highlighting positive initiatives, managing negative publicity, and shaping public perception.

4. Event Promotion and Management: For Town-sponsored events like parades, commemorations, or public meetings, North TV will help with promotion, and engagement in the community.

5. Strategic Communication: North TV will assist the Town in the development of a strategic communication plan in order to communicate effectively with our constituents. This includes identifying key messages, target audiences, and the most effective channels for communication.

6. Social Media Content Management: In the digital age, maintaining an active and positive presence on social media is crucial. North TV will assist in managing social media accounts, creating content, and engaging with the community online.

7. Branding and Image Building: North TV will develop and promote a positive and attractive image of the Town.

8. Change Communication: When implementing new policies or undergoing organizational changes, effective communication is key to ensuring public understanding and support. North TV will assist in the planning and executing of our communication strategies.

Vice-President Simmons made a motion to refer Measure 2025-050- Authorization to Repurpose \$50,000.00 from remaining funds from Completed Capital Improvement Projects to fund Public Relations Support from North TV to the Finance Sub-Committee for further review and discussion.

Councilor Costello seconded the motion.

Motion carried 8-0.

- c. Measure 2025-051 -To authorize the Town of North Attleborough to hold a special election on June 3, 2025 for the purpose of seeking voter approval of a debt exclusion to fund the construction of a new North Attleborough High School.

Measure 2025-051 -Authorization for the Town of North Attleborough to hold a special election on June 3, 2025 for the purpose of seeking voter approval of a debt exclusion to

fund the construction of a new North Attleborough High School

Purpose & Justification:

The purpose of this measure is to formally authorize a special election to allow voters to decide on June 3, 2025 whether to exclude the debt service for the construction of a **new North Attleborough High School from the limits of Proposition 2 ½**. This exclusion is necessary to secure the funding required for the project without impacting the Town's operating budget. Given the aging condition of the current high school and the need for modern educational facilities that meet current safety, accessibility, and instructional standards, this project represents a significant investment in the future of North Attleborough's students and community. Holding a special election ensures that voters have the opportunity to directly decide on this financial commitment in a timely manner.

Town Manager Borg explained that this language for this measure was crafted with the Town Attorney. There will be a Special Election on June 3, 2025.

Vice-President Simmons made a motion to approve Measure 2025-051- To authorize the Town of North Attleborough to hold a special election on June 3, 2025 for the purpose of seeking voter approval of a debt exclusion to fund the construction of a new North Attleborough High School.

Councilor Donovan seconded the motion.

Motion carried 8-0.

- d. Measure 2025-052-Approve Ballot Question Language for the North Attleborough High School Building Project Debt Exclusion

Measure 2025-052- Approve Ballot Question Language for the North Attleborough High School Building Project Debt Exclusion

Vice-President Simmons made a motion to approve Measure 2025-052- Approve Ballot Question Language for the North Attleborough High School Building Project Debt Exclusion.

The following was read into the record as part of the Measure:

"The Town Council must vote to place the debt exclusion question on the June 3, 2025 ballot.

- * A 2/3 majority vote of the Town Council is required.
- * Approval of the specific ballot question language, specifying the debt exclusion (North Attleborough High School Building Project) is required.

Ballot Question proposed language:

"Shall the Town of North Attleborough be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued to fund the construction of the North Attleborough High School Building Project?" "

Councilor Donovan seconded the motion.

Councilor Gould made a motion to make an amendment to the measure "At the time of the ballot printing the best estimation of the know cost shall be printed in the introduction of the question."

Vice President seconded the motion so that there could be further discussion on this measure and allow the Town Council to ask questions and deliberate.

There was discussion amongst the Town Councilors:

- Vice-President Simmons stated that that language in MA DOR the amount it is not allowed to be included because this is a Debt-Exclusion.
- This is the way that we need to move forward. As it is laid out by DOR, MA General Law, and MSBA. This takes a lot of these questions out of our hands as it lays out the process for us.

- We will be sure that everyone will be well informed of the cost of this project before the election.
- Everyone that is going to vote should go to the poles informed and know the cost.
- We are not skirting the issue of the cost. It will be in the Newspaper and on social media. The amount will be out there. Residents are encouraged to find out all of the information before they vote.

- Councilor Donovan stated that MA General Law Chapter 59- Section 21C Sub Section K- states the exact language that has to be on the ballot, and it doesn't allow the dollar amount.
- President Pare' stated that the solidified number will not be in place until May 2025. So, we would not have time to get this dollar amount on the ballot.
- Town Manager Borg stated that we will not know the actual cost until after the bonding innovative. The interest rate on the bond will not be in place. We will get the construction cost and then the interest rate on the bond to give us the total cost.
- Treasurer Chris Sweet confirmed that this is correct.
- Councilor Gould wanted to put this in the introduction language of the ballot question.
- April 10, 2025 would be the latest that this question can be edited.
- Councilor Gregory doesn't want to mislead the public, so not putting the amount of the project on the ballot question doesn't make sense.

Motion was 1-7. Motion did not carry.

Roll Call Vote was taken for the original measure has written and read into the record by Vice-President Simmons:

Roll Call Vote Was Taken:

Council Costello	Yes
Councilor Gould	Yes
Councilor Gregory	Yes
Councilor Donovan	Yes
Vice-President Simmons	Yes
President Pare'	Yes
Councilor Slobogan	Yes
Councilor St. Pierre	Yes

Motion carried. 8-0 UNANIMOUS

X. Adjournment

Vice-President Simmons made a motion to adjourn the meeting.

Councilor Donovan seconded the motion.

Motion carried 8-0.

Meeting adjourned at 8:10PM.