

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

4/1/2024 - Minutes

I. Pledge Of Allegiance

PLEDGE OF ALLEGIANCE

Vice-President Simmons called the meeting to order at 7:00 P.M. and lead the Committee and the audience in the pledge of allegiance.

Members Present:

John Simmons
Craig Cameron
John Costello
Dan Donovan
Pat St. Pierre
Kathleen Prescott

Members Absent:

Chris Shamp

Staff Present:

Town Manager Michael Borg
Assistant Town Manager Antonio Morabito
Clerk of the Council Kerrin Billinghoff
Treasurer/Tax Collector Chris Sweet
Fire Chief Chris Coleman

Public Facilities Director Tim Chouinard

Schools Public Facilities Director Ernie Sandland

Residents:

John Donohue

John Casey

Invited Guests Present:

Rick Dunning of NAJF

Michelle Trimbach of NAJF

Joe Lurie of NAJF

Documents Reviewed:

- Finance Sub-Committee Meeting Minutes of March 20, 2024
- Measure 2024-082-Repurpose \$1.1 MM of the HS Athletic Complex Borrowing for the Amvet Roof Project
- Measure 2024-077- Authorization to re-purpose \$30,000.00, previously authorized from FY24 Free Cash for the Hazard Mitigation Plan Review, for the Fire Station Feasibility Study CIP Project
- Measure 2024-078-Authorization to begin the negotiation process with the current owners of the Webster Mill Property
- Measure 2024-079-Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31.
- Measure 2024-085- Approval of \$44,000.00 to be funded by NEU ARPA Funds in support of the Public/Private Partnership with North Attleborough Junior Football to **replace the scoreboard at Community Field.**
- Discussion of Stipends for Board, Committee, and Commission Members worksheet

II. Approval Of Minutes

- a. Minutes of March 20, 2024

Approval of Finance Sub-Committee Minutes of March 20, 2024

Councilor Donovan made a motion to approve the Finance Sub-Committee Meeting Minutes of March 20, 2024.

Councilor Costello seconded the motion.

Motion carried 6-0.

III. Resident And Community Comment

None at this time.

IV. Old Business

None at this time.

V. New Business

- a. Measure 2024-082-Repurpose \$1.1 mm of the HS Athletic Complex Borrowing for the Amvet Roof Project

Measure 2024-082-Repurpose \$1.1 MM of the HS Athletic Complex Borrowing for the Amvet Roof Project

That the Town appropriates the amount of One Million One Hundred Thousand Dollars (\$1,100,000) for the purpose of paying the costs of the AMVET Blvd. School Roof Replacement project, including without limitation all associated Americans with Disability Act (ADA) compliance work, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1) or pursuant to any other enabling authority, and to issue bonds and notes therefore; that the Town Manager is authorized to accept and expend any state or federal grants that are or may become available for this project under the provisions of the Town By-Laws where applicable; and that the Town Manager is authorized to expend all funds available for the project and to take any other action necessary to carry out the project.

Public Facilities Director Tim Chouinard and Schools Public Facilities Director Ernie Sandland were both in attendance to answer questions the Committee may have had. Discussions included:

- Five competitive bids were received for this project.
- Cost estimates were way off.
- Huge difference in the original price, \$1.1million over budget.
- 50% over budget is a huge difference.
- \$600,000.00 line item for disposal of roof materials.
- Amvet needs a new roof, everyone is in agreement.
- Need to pay for 100 dumpsters for the debris of the current roof.
- SOP on how to bid these projects will be put into place so this will never happen again.

Councilor Donovan made a motion to refer Measure 2024-082-Repurpose \$1.1 MM of the HS Athletic Complex Borrowing for the Amvet Roof Project back to the Full Town Council with a favorable recommendation.

Councilor Costello seconded the motion.

Motion carried 6-0.

- b. Measure 2024-077- Authorization to re-purpose \$30,000.00, previously authorized from FY24 Free Cash for the Hazard Mitigation Plan Review, for the Fire Station Feasibility Study CIP Project

Measure 2024-077- Authorization to re-purpose \$30,000.00, previously authorized from FY24 Free Cash for the Hazard Mitigation Plan Review, for the Fire Station Feasibility Study CIP Project

Purpose:

The purpose of this measure is to reallocate the previously approved \$30,000 in funding, initially designated for the review and update of the Town of North Attleborough's Hazard Mitigation Plan. This plan, crucial for identifying potential hazards impacting the town, mandates an update every five years. Due to a fortunate development, the state of Massachusetts has included our town in the 2025 cohort for state-funded updates to this plan, thereby freeing up the initially allocated funds for alternative urgent needs.

Justification:

The newfound availability of the \$30,000 presents an opportunity to address two unforeseen expenses that have arisen within the scope of the fire station feasibility project, specifically, the requirements for wetlands delineation and a comprehensive site survey. During the initial proposal phase of the feasibility study, it was incorrectly assumed that a current site survey of the property was available. By redirecting the funds initially intended for the Hazard Mitigation Plan update—now covered by the state—to these unexpected but essential expenses, the Town Council ensures that the fire station feasibility project progresses without delay, ultimately supporting the town's safety and infrastructure development goals.

Chief Coleman was in attendance to answer any questions the Committee may have had. Discussions included:

- This would complete the feasibility study.
- Would resume after the NAHS MSBA was completed.
- Not asking for new funding, just repurposing already existing funds.
- Last two parts of study to be completed:
 1. Wetlands Delineation
 2. Site Survey

- Shelf life of Feasibility Study is about 5 years.
- Original price for this survey was \$125,000.00. It was short \$30,000.00
- Doran and Whittier had originally thought that these two requirements were already done in the past by the Town, but they had not been completed.

Councilor Donovan made a motion to refer Measure 2024-077- Authorization to re-purpose \$30,000.00, previously authorized from FY24 Free Cash for the Hazard Mitigation Plan Review, for the Fire Station Feasibility Study CIP Project with a favorable recommendation.

Councilor Costello seconded the motion.

Motion carried 6-0.

- c. Measure 2024-078-Authorization to begin the negotiation process with the current owners of the Webster Mill Property

Measure 2024-078-Authorization to begin the negotiation process with the current owners of the Webster Mill Property

Purpose:

The purpose of this measure is to authorize the initiation of negotiations and discussions with the current owners of the Webster Mill Property on Broadway, following its recent demolition due to safety concerns. The objective is to explore the potential procurement of this property by the Town of North Attleborough. This initiative seeks to resolve the current state of the property—now a blighted and demolished site—to address public safety and environmental concerns, while also considering the future development and use of the land to benefit the community. The Town aims to engage with the property's current owners and relevant state environmental agencies to outline a clear path forward for addressing remaining demolition debris, brownfield remediation, and the exploration of potential public uses for the property.

Justification:

Public Safety and Environmental Remediation: The property has been a blight on the community for over 40 years, presenting both safety hazards and environmental concerns. The recent demolition over safety issues underscores the urgent need for a comprehensive plan to address the remaining challenges, including debris removal and brownfield remediation. By taking proactive steps, the Town can ensure that these concerns are addressed promptly and effectively, mitigating any potential risks to public health and safety.

Economic and Community Development: Acquiring the Webster Mill Property presents an opportunity for the Town of North Attleborough to guide the redevelopment of the site in a manner that aligns with community needs and priorities. Whether the land is returned to the tax rolls through private development or utilized for public purposes, such as open space or a park, the redevelopment can stimulate economic growth, enhance community amenities, and contribute to the overall vitality of the area.

Community Engagement and Input: This measure emphasizes the importance of seeking public input in determining the future use of the property. By involving the community in the decision-making process, the Town can ensure that the redevelopment of the Webster Mill Property reflects the values, needs, and aspirations of North Attleborough residents. This inclusive approach fosters a sense of ownership and pride in the community's development projects.

There was discussion amongst the Town Manager and the Committee. Discussions included:

- Property has potential of getting back on the Tax Rolls.
- Current owners cannot sustain the property.
- Town is only willing to pay \$1.00 for the property.
- Property would be converted back to something for the Community.
- Owners are ready for discussions to begin negotiations.

Councilor Donovan made a motion to refer Measure 2024-078-Authorization to begin the negotiation process with the current owners of the Webster Mill Property back to the Full Town Council with a positive recommendation.

Councilor St. Pierre seconded the motion.

Motion carried 6-0.

- d. Measure 2024-079-Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31

Measure 2024-079-Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31.

Purpose:

The purpose of this measure is to secure an additional \$72,562.31 in funding for the completion of the demolition and subsequent environmental remediation of the Webster Mill building located on Broadway. This funding is essential to address the financial shortfall encountered after the initial \$40,000 allocated from the current operational budget was expended. The requested funds will be used to pay the remaining invoices associated with the emergency demolition work that has been successfully carried out according to state regulations and the Board of Survey's recommendations.

Justification:

The demolition of the Webster Mill building was completed in compliance with MGL Chapter 143 Section 14. This action was necessitated by the building's deteriorated condition and the risk it posed to public safety. The demolition process has been completed without any issues, with all debris properly covered to prevent the release of asbestos or other hazardous materials into the environment. Air quality tests post-demolition have shown negligible levels of asbestos, far below the limit of quantification, thereby confirming the effectiveness of the containment measures.

Additionally, the absence of pest infestation has been verified by a specialist, and the Department of Environmental Protection has expressed satisfaction with the demolition work conducted.

This measure represents a prudent investment in public safety and environmental protection, underscoring the Town Council's commitment to the well-being and prosperity of our community.

Webster Mill Demolition Project:

Item	\$/Unit	Units	Total
Demo Contractor	\$1,025.00	37	\$37,925.00
Snow Fence	\$155.00	2	\$310.00
Stakes	\$75.00	2	\$150.00
Police Detail	\$65.00	64	\$4,539.52 Actual
Fabric	\$225.20	22	\$5,657.79 Estimated
Pest Control	\$1,030.00	LS	\$1,030.00

Fencing	\$9,400.00	LS	\$9,400.00 Final
Fire Hose	\$350.00	1	\$350.00 Final
Verdantas	\$53,200.00	LS	\$53,200.00 Final in
			\$112,562.31 Total

There was discussion amongst the Town Manager and the Committee.

Councilor Donovan made a motion to refer Measure 2024-079-Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31 back to the Full Town Council with a positive recommendation.

Councilor St. Pierre seconded the motion.

Motion carried 6-0.

- e. Measure 2024-085- Approval of \$44,000.00 to be funded by NEU ARPA Funds in support of the Public/Private Partnership with North Attleborough Junior Football to replace the scoreboard at Community Field.

Measure 2024-085- Approval of \$44,000.00 to be funded by NEU ARPA Funds in support of the Public/Private Partnership with North Attleborough Junior Football to replace the scoreboard at Community Field.

Purpose:

The purpose of this measure is to secure \$44,000 in funding from the Town's American Rescue Plan Act (ARPA) Non-Entitlement Unit (NEU) allocation to replace the existing scoreboard at the Community Field. This initiative is a result of a collaborative effort between the Town Administration and North Attleborough Junior Football, embodying a Public-Private Partnership aimed at enhancing community recreational facilities. The new scoreboard will be a significant upgrade over the current installation, which is obsolete and inefficient, particularly in terms of visibility during sunny days.

Justification:

Enhanced Visibility and Utility: The current scoreboard at the Community Field is outdated and suffers from poor visibility, especially during sunny days, which significantly hampers the spectator experience.

Revenue Generation through Advertising: A feature of the new scoreboard is its small advertising space. This space can be used to generate revenue by allowing local

businesses to advertise during events. This not only opens a new revenue stream but also strengthens ties with local businesses by providing them with a platform to reach their audience directly.

Leveraging ARPA Funds for Community Benefit: The funding request leverages the town's allocation from the ARPA NEU, which is intended to support the community's recovery and development post-pandemic. By investing in community infrastructure, such as the scoreboard, the project directly contributes to enhancing public spaces and facilities. This aligns with the broader objectives of ARPA funds to foster resilient and inclusive communities.

Public-Private Partnership Model: The collaboration between the Town Administration and North Attleborough Junior Football serves as a model for public-private partnerships. By working together, both entities can achieve a common goal that benefits the community, demonstrating effective use of resources and community engagement.

Members of North Attleboro Junior Football were in attendance to address the Committee and answer any questions that the Committee may have had. Discussion items included:

- The current scoreboard is beyond its useful life.
- This will be a Public/Private Partnership between NAJF and the Town.
- NAJF will contribute \$20,000.00 to this scoreboard (monies allocated to the landscaping and maintaining of Community Field.)
- Parks & Recreation will take care of the landscaping on Community Field for NAJF for this year.
- **Next year, and every year after, NAJF will continue paying for the landscaping.**
- Current scoreboard is very difficult to operate, so they need to pay someone at each game to operate.
- ARPA Funds will need to be allocated by December 2024.
- New scoreboard will provide the Town with a small advertising space on the board.
- Supports Communities interest.
- Administration is in full support.
- Scoreboard should be installed by August 2024.
- Does this set a precedent for other sports leagues in Town?
- Town encourages organizations to come forward with their requests.
- Town would welcome any collaboration with organizations in Town.
- Councilor Prescott is voting no, she feels that the money would be better used elsewhere, especially Special Education.
- Changing lights on the Field instead of the scoreboard is not an option at this time, too costly.
- Approximately 250 families in Town participate in the NAJF Program.

Councilor Donovan made a motion to refer Measure 2024-085- Approval of \$44,000.00 to be funded by NEU ARPA Funds in support of the Public/Private Partnership with North Attleborough Junior Football to replace the scoreboard at Community Field back to the Full Town Council with a positive recommendation.

Councilor St. Pierre seconded the motion.

Motion carried 5-1.

f. Discussion of Stipends for Board, Committee, and Commission Members

Discussion of Stipends for Board, Committee, and Commission Members

There was discussion amongst the Town Manager, the Committee, and residents John Casey and John Donohue regarding Stipends for Board, Committee, and Commission Members. Discussions included:

- Stipends were taken away 10 years ago.
- Should they be reinstated?
- Why were they originally given?
- Who should get them?
- What are we trying to accomplish?
- We need to say "Thank you" to all that serve!
- A small token of gratitude would go along way.
- We need to show the members that they are appreciated.
- What is the best way to show appreciation?
 1. Monetary stipends
 2. Appreciation Dinner
 3. Property tax deductions
 4. Excise tax deductions

- Town Council would be excluded.
- Benchmarking with other Communities would be helpful.
- Conduct a survey on how members feel about stipends.
- How would it be determined which boards?
- How would it be determined how much?
- An independent approach may be the best way.

Craig Cameron made a motion to make a favorable recommendation to the Full Town Council to create an Ad-Hoc Committee to investigate the benefits of reinstating stipends.

Councilor Donovan seconded the motion.

Motion carried 5-1.

VI. Adjournment

Councilor Prescott made a motion to adjourn.

Councilor Donovan seconded the motion.

Motion carried 6-0.

Adjourned at 8:50 PM.