

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

6/4/2025 - Minutes

I. Pledge Of Allegiance

1. PLEDGE OF ALLEGIANCE

Vice-President Simmons called the meeting to order at 6:30 P.M. and lead the Committee and the audience in the pledge of allegiance.

Members Present:

John Simmons

Craig Cameron

Pat St. Pierre

Dan Donovan

John Donohue

Kathleen Prescott

Members Absent:

John Costello

Staff Present:

Town Manager Michael Borg

Assistant Town Manager Antonio Morabito

Town Council Clerk, Kerrin Billinghoff

Assistant Assessor Cheryl Smith

DPW Director Mark Hollowell

Residents:

Laura Wagner

Invited Guests Present:

None at this time.

Documents Reviewed:

- Finance Sub-Committee Minutes of May 15, 2025
- Measure 2025-090- Vote to approve funding for Stormwater Asset Management Grant Project in the amount of \$250,000- Asset Management Planning
- Measure 2025-091- Vote to establish Signatory Authorization for Stormwater Asset Management Plan Grant (\$250,000.00 project, \$150,000 grant) as Public Works Director Mark Hollowell and Town Manager Michael Borg. Both will be designated as signatories for Applications for Financial Assistance State Revolving Fund - Asset Management Planning.
- Measure 2025-092- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Police Patrol Officers' Association, MCOP Local 550
- Measure 2025-093- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Police Dispatchers' Association Massachusetts Coalition of Police Local 436
- Measure 2025-094- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Professional Police Officers Association
- Measure 2025-054 - Acceptance of M.G.L. c. 59, § 50: Affordable Housing Property Tax Exemption Guidelines for Municipalities in Massachusetts, including acceptance, criteria, and application procedures

II. Approval Of Minutes

- a. Approval of Finance Sub-Committee Minutes of May 15, 2025

Approval of Minutes of Finance Sub-Committee Minutes of May 15, 2025.

Councilor Donovan made a motion to approve the Minutes May 15, 2025.

Councilor St. Pierre seconded the motion.

Motion carried 6-0.

III. Resident And Community Comment

None at this time.

IV. Old Business

1. Updated FY26 Annual Budget

Director Mark Hollowell explained why the Annual Budget needed to be updated. Mr. Hollowell said that the change was due to the Sewer/WWTF and the increase needed to fund this account. The DPW went out to bid for Sludge Hauling and only received one bidder. This bid came in at \$500,000.00 than originally anticipated, as the previous bidder was not allowed to bid because they are based out of RI and is no longer able to service any other states. Mr. Hollowell explained that he is working on a solution to this problem and looking to an engineering solution of turning the sludge into cakes to make the hauling less expensive. Dry sludge will be cheaper to haul because it is lighter. Mr. Hollowell is looking for a future solution.

- a. Measure 2025-054 – Acceptance of M.G.L. c. 59, § 50: Affordable Housing Property Tax Exemption Guidelines for Municipalities in Massachusetts, including acceptance, criteria, and application procedures

Measure 2025-054 – Acceptance of M.G.L. c. 59, § 50: Affordable Housing Property Tax Exemption Guidelines for Municipalities in Massachusetts, including acceptance, criteria, and application procedures

SUMMARY

- The exemption was created by St. 2023 c. 50, signed into law on October 4, 2023.
- It applies to residential unit owners renting to income-qualifying persons at affordable rates.
- Municipalities must vote to accept the exemption, with the first available fiscal year being 2025.
- Acceptance can be revoked after three years, also by vote.
- The exemption applies only to class one residential units, with no domicile requirement unless locally specified.

SCOPE OF ABATEMENT

- Exemption amount is locally determined, not exceeding the tax due based on assessed value.
- Residential unit owners must rent to income-qualifying persons at rates set by the municipality.
- Occupants' income must not exceed 200% of area median income, as defined by HUD.
- Units must be rented annually to qualifying persons for the entire fiscal year.

APPLICATIONS TO ASSESSORS

- Applicants must submit STF 50 annually to local assessors, including signed leases and proof of income.

- Applications are due by the first actual tax bill's due date.
- Abatements granted will be charged against the overlay account, impacting annual overlay needs.

Town Manager Borg requested that this measure be indefinitely postponed.

Councilor Donovan made a motion to indefinitely postpone Measure 2025-054 - **Acceptance of M.G.L. c. 59, § 50: Affordable Housing Property Tax Exemption Guidelines for Municipalities in Massachusetts**, including acceptance, criteria, and application procedures.

Councilor St. Pierre seconded the motion.

Motion carried 6-0.

V. New Business

- a. Measure 2025-090- Vote to approve funding for Stormwater Asset Management Grant Project in the amount of \$250,000- Asset Management Planning

Measure 2025-090- Vote to approve funding for Stormwater Asset Management Grant Project in the amount of \$250,000- Asset Management Planning

Purpose and Justification:

This request is to use \$250,000 from borrowed funds, specifically 10 Mile (Ten Mile) River Improvements 6/4/2018 ATM Art. 6C #9 \$250,000 authorized - GL account 31422282 584000, to fund the Stormwater Asset Management Grant Project. \$150,000.00 will be reimbursed by the Grant Program. This grant program will update the Town's stormwater system mapping including delineation of catchment areas and develop inspection and reporting tools for field tablets. This work is part of the Town's NPDES MS4 Permit requirements.

DPW Director Mark Hollowell was in attendance to explain this request and answer any questions that the Committee may have had. Mr. Hollowell reported that this grant program will update the entire GIS System and will give the DPW tools to do inspections and address issues that they encounter. This system will provide better long term maintenance and will help the Town move forward. Mr. Hollowell explained that the \$250,000.00 was previously approved funds, and the Town will be reimbursed \$100,000.00. Mr. Hollowell explained that he is taking advantage of these grants, and will

be reimbursed as they move along. Once the grant closes out, they can then apply for a new grant.

There was discussion between Committee Member Craig Cameron and Mr. Hollowell.

Councilor Donovan made a motion to refer Measure 2025-090- Vote to approve funding for Stormwater Asset Management Grant Project in the amount of \$250,000- Asset Management Planning back to the Full Town Council with a positive recommendation.

Councilor St. Pierre seconded the motion.

Motion carried 6-0.

- b. Measure 2025-091- Vote to establish Signatory Authorization for Stormwater Asset Management Plan Grant (\$250,000.00 project, \$150,000 grant) as Public Works Director Mark Hollowell and Town Manager Michael Borg. Both will be designated as signatories for Applications for Financial Assistance State Revolving Fund - Asset Management Planning.

Measure 2025-091 - Vote to establish Signatory Authorization for Stormwater Asset Management Plan Grant (\$250,000.00 project, \$150,000 grant) as Public Works Director Mark Hollowell and Town Manager Michael Borg. Both will be designated as signatories for Applications for Financial Assistance State Revolving Fund - Asset Management Planning.

Purpose and Justification:

As part of the \$150,000.00 Stormwater Asset Management Plan Grant received by the Department of Public Works (DPW) from the Department of Environmental Protection (DEP) the Town is required to designate an authorized representative for the execution of contracts and documents.

Therefore, I request that myself, Town Manager Michael Borg and DPW Director Mark Hollowell both be named as authorized representatives and designated as signatories for Applications for Financial Assistance - **Asset Management Planning**

DPW Director Mark Hollowell was in attendance to explain this request and answer any

questions that the Committee may have had.

Councilor Donovan made a motion to refer Measure 2025-091 - Vote to establish Signatory Authorization for Stormwater Asset Management Plan Grant (\$250,000.00 project, \$150,000 grant) as Public Works Director Mark Hollowell and Town Manager Michael Borg. Both will be designated as signatories for Applications for Financial Assistance State Revolving Fund - Asset Management Planning back to the Full Town Council with a favorable recommendation.

Councilor St. Pierre seconded the motion.

Motion carried 6-0.

- c. Measure 2025-092- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Police Patrol Officers' Association, MCOP Local 550

Measure 2025-092- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Police Patrol Officers' Association, MCOP Local 550

Purpose and Justification:

Approval of Funding for a One Year MOA between the Town & the North Attleborough Police Patrol Officers' Association, MCOP Local 550.

The Town of North Attleborough ("Town") and the North Attleborough Police Patrol Officers' Association ("Union"), collectively referred to as the "Parties" is subject to approval by the Town Council, ratification by the Union Membership, and funding at the next regularly scheduled Town Council Meeting.

The Parties agree to a One Year Memorandum of Agreement beginning July 1, 2025 - June 30, 2026 and agree to the following MOA attached hereto

Town Manager Borg reviewed the MOA with the Committee. Changes to the MOA included:

1. Cost of Living (COLA)
 - o Salaries will be increased by 2.5%
2. Sick Bank Leave
 - o A Sick Leave Bank will be created
 - o Sick Bank recipients will need to be approved by the Chief, Town Manager, and Union Representative.
3. Holiday Adjustment
 - o Add ½ day on Christmas Eve -Holiday

- o Add ½ day on New Years Eve- Holiday

Councilor Donovan made a motion to refer Measure 2025-092- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Police Patrol Officers' Association, MCOP Local 550 back to the Full Town Council with a favorable recommendation.

Councilor St. Pierre seconded the motion.

Motion carried 6-0.

- d. Measure 2025-093- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Police Dispatchers' Association Massachusetts Coalition of Police Local 436

Measure 2025-093- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Police Dispatchers' Association Massachusetts Coalition of Police Local 436

Purpose and Justification:

Approval of Funding of a One Year Memorandum of Agreement Between the Town & The North Attleborough Police Dispatchers' Association Massachusetts Coalition of Police Local 436.

The Memorandum of Agreement between the Town of North Attleborough ("Town") and the North Attleborough Police Dispatchers' Association, MCOP, Local 436 ("Union"), collectively referred to as the "Parties" is subject to approval by the Town Council, ratification by the Union Membership, and funding at the next regularly scheduled Town Council Meeting.

The Parties agree to a One Year Memorandum of Agreement beginning July 1, 2025 - June 30, 2026 and agree to the following MOA attached hereto.

Town Manager Borg reviewed the MOA with the Committee. Changes to the MOA included:

1. Wages (COLA)
 - o Salaries will be increased by 1.75%
2. Step Adjustment
 - o Will be modified
 - o Adjustment to Step F
3. New Step G Added
4. Holidays
 - o Add ½ day on Christmas Eve -Holiday
 - o Add ½ day on New Years Eve- Holiday
 - o Add Juneteenth
5. Holiday Vacation Sellback
 - o Can elect to sell back up to ten (10) unused holiday vacation days per fiscal year

6. Sick Leave Buyback
 - o The Town will implement a sick leave buyback policy upon retirement.
7. Bereavement
 - o Amended
 - o Now will include Cousins

Councilor Donovan made a motion to refer Measure 2025-093- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Police Dispatchers' Association Massachusetts Coalition of Police Local 436 back to the Full Town Council with a favorable recommendation.

Councilor Costello seconded the motion.

Motion carried 6-0.

- e. Measure 2025-094- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Professional Police Officers Association

Measure 2025-094 - Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Professional Police Officers Association

Purpose and Justification:

Approval of Funding for a One Year Memorandum of Agreement Between the Town & The North Attleborough Professional Police Officers Association.

The Memorandum of Agreement between the Town of North Attleborough ("Town") and the North Attleborough Professional Police Officers Association, ("Union"), collectively referred to as the "Parties" is subject to approval by the Town Council, ratification by the Union Membership, and funding at the next regularly scheduled Town Council Meeting.

The Parties agree to a One Year Memorandum of Agreement beginning July 1, 2025 - June 30, 2026 and agree to the following MOA attached hereto.

Town Manager Borg reviewed the MOA with the Committee. Changes to the MOA included:

1. Cost of Living (COLA)
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2. Sick Bank Leave
 - o A Sick Leave Bank will be created
 - o Sick Bank recipients will need to be approved by the Chief, Town Manager, and Union Representative.
3. Holiday Adjustment
 - o Add ½ day on Christmas Eve -Holiday
 - o Add ½ day on New Years Eve- Holiday

Councilor Donovan made a motion to refer Measure 2025-094- Approval of Funding for the First Year of a Memorandum of Agreement Between the Town & The North Attleborough Professional Police Officers Association back to the Full Town Council with a positive recommendation.

Councilor St. Pierre seconded the motion.

Motion carried 6-0.

VI. Adjournment

Councilor Donovan made a motion to adjourn.

John Donohue seconded the motion.

Motion carried 6-0.

Meeting adjourned at 7:20PM.

DRAFT