

SELECT BOARD OPEN SESSION MINUTES OF WEDNESDAY, DECEMBER 7, 2022

In attendance: Chairman Daniel Lee, Vice Chair Pamela Campanella, Associate William Watkins, Town Administrator Gregory Hanley. Absent: Clerk Lindsay Vayda, Associate David Reilly.

1. Call to Order – Chairman Daniel Lee called the meeting to order in the Noel C. King Meeting Room and via Zoom.
2. Approval of Minutes – MOTION to approve the Open Session Minutes of Wednesday, November 16, 2022 by William Watkins, 2nd by Pamela Campanella. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.
3. Open Space Committee Appointment – Patricia Greely of 214 Weymouth Street applied to serve on the Open Space Committee. The Board had no questions for Ms. Greely. MOTION to appoint Patricia Greely to the Open Space Committee by William Watkins, 2nd by Pamela Campanella. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.
4. DPW Laborer Hire – Town Administrator Gregory Hanley stated that DPW Superintendent Keith Nastasia was unable to make it tonight but he re-posted the job and is recommending to hire Mr. Baxter as a Laborer (grade 1, step 3) with a rate of pay \$25.52/hour.

MOTION to accept the recommendation of Superintendent Keith Nastasia to hire Jesse Baxter as a Laborer in the Department of Public Works by William Watkins, 2nd by Daniel Lee. Roll Call Vote: 2-1. Watkins voting yes, Campanella voting no, and Lee voting yes.

Vice Chair Campanella said that she didn't feel comfortable taking in someone at a step 3 without a license. Mr. Hanley said that this is an experience factor and that this individual has been working in the private sector for 10 years where licensure is not required. Chairman Lee said he's taking the recommendation of the Superintendent who they placed trust in.

5. BOH Part-Time Employment Contract – BOH Chair Katie Goldrick addressed the Board about hiring former BOH Agent Abbey Myers who just took a job in another municipality on a part-time, temporary basis until a full-time replacement is hired. Vice Chair Campanella asked if the position has been posted. Chair Goldrick said it has been posted for 2-3 weeks and they have not received many applications.

Town Administrator Hanley recommended that they come back to this item as it was time to open the Tax Classification hearing.

6. Public Hearing – 7:15pm – Tax Classification – William Watkins read the legal notice that was printed in the Patriot Ledger on Friday, December 2, 2022:

LEGAL NOTICE TO ALLOCATE THE LOCAL PROPERTY TAX LEVY

Notice is hereby given that the Holbrook Select Board will hold a public hearing under Chapter 40, Section 56. The hearing will be held on Wednesday, December 7, 2022 at 7:15 p.m. at the Holbrook Town Hall, 3R Select Board Noel C. King Meeting Room, 50 North Franklin St., Holbrook, MA. The purpose of the meeting is to provide an open forum for the discussion of Local Property Tax Rate policy. The Board of Assessors will provide information and data relevant to making a logical determination of a final tax rate. The Department of Revenue will provide the Assessors with the minimum residential factor that can legally be used in establishing a tax rate for each classification of property. – Holbrook Select Board

MOTION to open the Fiscal Year 2023 Tax Classification Hearing by William Watkins, 2nd by Pamela Campanella. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.

Principal Assessor Patrick Harring addressed the Board and thanked the various departments and individuals for their contributions. He provided the Board with an overview of the process and how changing the factors would impact the residential and commercial tax bases. Assessor Harring answered questions from the Board throughout the presentation. He stated that the Board of Assessors did not make a recommendation as in years past.

There was a conversation about the budget process and collections. There was also a conversation about how to increase the commercial and industrial base in Town and the use of an overlay district.

MOTION to classify the Town of Holbrook under the Classification Act at a Factor of 1.75 for Fiscal Year 2023 by Pamela Campanella, 2nd by William Watkins. Roll Call Vote: 2-1. Watkins voting no, Campanella voting yes, and Lee voting yes.

Patrick Harring explained both the residential exemption and the small commercial exemption.

MOTION to NOT adopt the Residential Exemption or the Small Commercial Exemption for Fiscal Year 2023 by William Watkins, 2nd by Pamela Campanella. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.

MOTION to close the Tax Classification Hearing by William Watkins, 2nd by Pamela Campanella. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.

Chairman Lee thanked Assessor Patrick Harring and his team for their work on this matter.

7. BOH Part-Time Employment Contract – The Board returned to this agenda item. Chairman Lee said that Chair Goldrick was having technical difficulties so BOH Member Allyson Pinkhover will take over. Vice Chair Campanella asked where the job was posted. Allyson said the job has been posted to MMA and the Town's website. Town Administrator Hanley said that in order for Ms. Myers to work in another municipality and work here, they need to define the scope of services in a contract.

MOTION to authorize the Board of Health to negotiate a contract with Abbey Myers as a part-time health agent at \$37.74 hr. with no benefits, up to 20 hours per week until a full-time replacement is hired, by Pamela Campanella, 2nd by William Watkins. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.

8. License Renewals – MOTION to approve the following (Class II Auto) license renewals for 2023 pending all obligations have been met: Eagle Auto Sale, LLC - 57 Plymouth Street, Friends Automotive - 399 North Franklin Street, North Franklin Street Auto, LLC - 350 & 376 North Franklin St., O'Brien Car Care, Inc. - 472 South Franklin Street, Pine Hill Service Station, Inc. - 776 South Franklin Street, Regal Motors - 383 Union Street, Revitalize Auto Reconditioning, Inc. - 236 Plymouth Street, RK Auto Sales - 210 Union Street, T and D Classic Cars, Inc. - 782 Plymouth Street, Union Service Center - 78 Union Street, Weymouth Street Auto Sales - 6 Weymouth Street, by William Watkins, 2nd by Pamela Campanella. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.

MOTION to approve the following (Class III Auto) license renewals for 2023 pending all obligations have been met: Holbrook Auto Body - 200 South Street, by William Watkins, 2nd by Pamela Campanella. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.

MOTION to approve the following (Common Victualler) license renewals for 2023 pending all obligations have been met: Brookville House of Pizza - 777 South Franklin Street, Burger King (#5488) - 769 South Franklin Street, Corner Pizza - 2 South Franklin Street, Dunkin Donuts - 57 South Franklin Street, Dunkin Donuts - 30 Union Street, Holbrook Pizza Company, Inc. dba Domino's - 2 Norfolk Road, Marylou's News, Inc. - 251 Centre Street, Pizzings - 134 South Franklin Street, Sara's Pizza Palace - 424 North Franklin Street, Stanney's of Holbrook, Inc. - 300 Union Street, by William Watkins, 2nd by Pamela Campanella. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.

Vice Chair Campanella asked for some of the paperwork to be updated on a few of the applications.

9. Town Administrator's Report –
- Thanks to the organizers of the Festival of Lights & Holiday Stroll
 - Special Town Meeting votes that have impacted Town operations
 - Tasked Facilities Director Bill Hall to do an energy audit

- Plymouth County bulk purchasing program for fuel
- Department Head Meeting – potential summer schedule at Town Hall
- Training Program offered by the DOR
- Call for Special Town Meeting – Teamsters Local 653

Vice Chair Campanella asked about third-party electricity options and reduction in Town Hall hours. William Watkins asked about the Plymouth County bulk purchasing program and the process.

There was a conversation about being more proactive and bringing things to the Select Board for authorization first. Town Administrator Greg Hanley said that we are in crisis management and this was intended to be an update. The Board will need to make decisions at the December 21st meeting.

Christopher Eddington asked for clarification on Article 3 at the Special Town Meeting. There was a conversation about why the Teamsters Collective Bargaining Agreement was not a stand-alone article on the Special Town Meeting Warrant and who was responsible for this.

10. Special Town Meeting – Town Administrator Greg Hanley said the Board will need to vote to authorize a Special Town Meeting but they can't have one until cash is certified. He also explained the grievance that was filed by the Teamsters Local 653.
11. Other Business Not Reasonably Anticipated – Town Administrator Greg Hanley announced that trash fees have been in deficit due to escalation. He recommended that the Board vote to increase the rate by \$30 which would bring the total rate to \$310 to keep pace with the contracted obligation.

There was a lengthy discussion on this matter specifically about management in DPW and whether or not Republic notified the Town of the increases.

TA Hanley recommended that the Board vote to increase rates tonight to get it on this year's recap. The Board agreed that they could not make an informed decision as this issue was just brought to their attention tonight.

MOTION to table this matter by William Watkins, 2nd by Pamela Campanella. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.

12. Citizens Forum' –

- Patricia Greeley: Question about the Joint Water Board Meeting and intermediary PFAS mitigation
- Treasurer/Collector Tiffany Sheehan: Followed up on collections conversation
- Chief Luke McFadden: PSA to check your smoke detectors & carbon monoxide detectors
- Chairman Lee: Holbrook Resident Mike Ohan, Jr. upcoming fight at Madison Square Garden

13. Adjourn – MOTION to adjourn by Pamela Campanella, 2nd by William Watkins. Roll Call Vote: 3-0. Watkins voting yes, Campanella voting yes, and Lee voting yes.