

## BRAINTREE BOARD OF SELECTMEN

### MINUTES

November 20, 2006

Regular meeting of the Braintree Board of Selectmen, held on Monday, November 20, 2006, at 7:00 p.m. at Braintree Town Hall, in the Carl R. Johnson, Jr. Chambers, One JFK Memorial Drive, Braintree, Massachusetts

**IN ATTENDANCE:** Charles B. Ryan, Chairman; Joseph W. Hubbard, Vice Chairman; Darrin M. McAuliffe, Clerk; Charles Kokoros; Joseph Powers

**ALSO PRESENT:** Carolyn Murray, Town Counsel; Deborah Carlino, Recording Secretary; members of the press and public

Chairman Ryan opened the meeting at 7:00 p.m.; all members of the Board who were present answered to a roll call.

#### **ANNOUNCEMENTS:**

--There are several vacancies: Fair Housing Committee (several vacancies); Community Preservation Commission (1 vacancy); Contributory Retirement Board (1 vacancy).

-Annual Fall Leaf Pickup by Waste Management for six weeks as follows: October 10-14; October 23-27; November 6-10; November 20-25; November 27-December 1; December 4-8. Any questions call the Highway Dept. at 781-794-8950 or Waste Management at 1-800-262-5633.

-The Board received a memo from Steve Innis, Director of BCAM advising that he would be resigning from his position as of December 1, 2006. He took a position in Framingham. The Board thanked Mr. Innis for his hard work and wished him well.

-The Braintree Historical Society is holding a "Braintree Squares" (not Hollywood Squares). Please join them for a night of lighthearted fun with a heavy dose of history (national, state and local). Watch your favorite government and business leaders match wits with one another for a great cause. To be held on Friday, December 8, 2006, at 7:00 p.m. at the Braintree High School Auditorium. Tickets are \$10.00 with proceeds to benefit the Watson Library & Research Center. For more information contact the Braintree Historical Society at 781-848-1640 or 781-848-8074.

-the Braintree Board of Trade will hold their second annual holiday open house at the Braintree Town Hall Auditorium on Sunday, December 3, 2006, from 1:00 p.m. to 4:00 p.m.

Mr. McAuliffe advised that the Friends of Thayer Public Library are holding a raffle for a 2007 Toyota Corolla to be held on December 9, 2006, at 10:30 a.m. For more information call Jeff Kunz at 781-848-1489.

The Board held a pre-game rally for the Braintree High School Thanksgiving Day Game with members of the football team, cheerleading, dance team, girls soccer, girls volleyball in attendance. The Board welcomed: Frank Tricomi, Athletic Director; Football Capitan, Brady Benelli; Cheerleading Captains, Sarah Hale, Asia Barnes, Stephanie Shagr; Dance Team Captains, Tracy Spataro and Erica Peters; Girls Soccer Captains, Jackie Cooney and Jessie DeGraan. The Board wished the players good luck at the 76<sup>th</sup> annual Thanksgiving Game against Milton on Thursday at 10 a.m. at the Braintree High School.

**APPROVAL OF MINUTES:**

MOTION: by Mr. Hubbard to approve the minutes of November 6, 2006  
SECOND: by Mr. Powers  
UNANIMOUSLY VOTED

**NEW BUSINESS:**

**RE: PUBLIC HEARING: FY07 Tax Classification**

IN ATTENDANCE: Robert Cusack, Chairman of the Board of Assessors; Peter Moran; Dan Clifford; Marie George

MOTION: by Mr. Hubbard to open the public hearing  
SECOND: by Mr. McAuliffe  
UNANIMOUSLY VOTED

MOTION: by Mr. Kokoros that the Town not adopt a residential exemption as recommended by the Board of Assessors  
SECOND: by Mr. Hubbard

**DISCUSSION:**

Mr. Powers stated that he was not in favor of this motion at this time and feels that this matter should be tabled to the next meeting in order to allow residents to commend on same.

VOTE: 4:1 (against: Mr. Powers)

MOTION: by Mr. Kokoros that the Town not grant an open space discount as recommended by the Board of Assessors

SECOND: by Mr. Hubbard  
VOTE: 4:1 (against: Mr. Powers)

MOTION: by Mr. Kokoros that the Town continue with the small business exception (10% off commercial value) as recommended by the Board of Assessors

SECOND: by Mr. Hubbard  
VOTE: 4:1 (against: Mr. Powers)

MOTION: by Mr. Kokoros that the Town take no action on supplemental assessments as recommended by the Board of Assessors

SECOND: by Mr. Hubbard  
VOTE: 4:1 (against: Mr. Powers)

Mr. Cusack explained that the total taxable value of all classes of property in Braintree was \$5,568,213,625 in FY06 and \$5,605,124,805 in FY07. This represents a .66% increase in total value over the previous fiscal year. Residential property values have remained fairly stable over the past year and a limited increase proves this and although there appears to be a significant amount of residential condominiums currently being built; the value for these will not appear until FY08 based on the laws re: the timing of the recording of the Master Deeds etc.

Further, Commercial and Industrial property saw a decrease in value. The total value of Industrial and Commercial property declined from \$1,106,686,090 in FY06 to \$1,097,913,205 in FY07. This represents a decrease of .79% over the FY06 values.

If the Board continues the practice of shifting the residential burden for this fiscal year, at a shift of 182%, the rate for FY07 will be \$8.14 per thousand on residential property; \$18.93 on commercial and industrial; and \$18.87 on personal property. This would result in a tax bill on the average residential property (\$385,960. value) of \$3,141.71. Conversely, if the BOS were to vote to adopt a single rate for all classes of property, the rate for FY07 would be \$10.37 per thousand in property value. With an average residential property value of \$385,960. the average residential tax bill would be 44,002.41. The continuance of the 182% shift versus a single tax rate will save the average taxpayer \$860.70 in FY07.

MOTION: by Mr. Kokoros to set the tax shift to 182% as recommended by the Board of Assessors

SECOND: by Mr. Hubbard

VOTE: 3:2 (against: Mr. Powers; Mr. McAuliffe)

MOTION: by Mr. Hubbard to close the public hearing

SECOND: by Mr. McAuliffe

VOTE: 4:1 (against: Mr. Powers)

**RE: Request by the Braintree BiCentennial Time Capsule Society to hold a ceremony on Saturday, December 2, 2006**

IN ATTENDANCE: Patrick Leonard, Jr.

Mr. Leonard advised the Board that they would like to place a holiday wreath on the Washington Street side of the Braintree BiCentennial Time Capsule Cairn as we did last year. The wreath would be placed at approximately noon to 12:30 p.m. on Saturday, December 2, 2006. They have scheduled a reception at the Thayer Public Library from 11 a.m. to 1 p.m. on that date. The wreath will be removed around January 2 or 3<sup>rd</sup>, 2007.

MOTION: by Mr. Powers to approve this request

SECOND: by Mr. Hubbard

UNANIMOUSLY VOTED

**RE: Vote to approve a new Fire Dept. Entrance Exam**

IN ATTENDANCE: Gerald Kenny, Fire Chief

Chief Kenny advised the Board that the current hiring list expires next January. The current list has been in effect the past two years per the Town's hiring policy. He would request that the Board vote to approve a new fire dept. entrance exam. The list needs to be updated every two years.

Mr. Kokoros stated that there were some towns that required residency within the town in which they work. He would like to increase the points given to Braintree residents that take the exam from 5 points to 10 points, if we are legally able to do so.

MOTION: by Mr. Kokoros to increase the number of points given to Braintree resident from 5 to 10 points

SECOND: by Mr. McAuliffe

**DISCUSSION:**

Mr. Powers stated that he appreciates where his colleagues are going with this, however, he would hesitate attaching this action to the matter that is on the agenda this evening. He feels

that they should be two separate issues. The additional points is almost requiring Braintree residency. He will not be supporting this combined motion at this time, as he feels that more information and discussion is needed.

Mr. Hubbard suggested that the requirements of living a minimum of one year in Braintree prior to taking the exam be increased to two years. If someone is living in a town for more than two years or so, they are most likely staying and setting up roots within town.

MOTION: by Mr. Powers that if the Board is taking action on both of these matters this evening, that this matter be tabled in order to review the perimeters of the policy and hold further discussion

SECOND: by Mr. Hubbard

DISCUSSION:

Mr. Hubbard asked if the perimeters needed to be voted on this evening or if they could wait to the next meeting.

Ms. Murray advised that in order for this exam to be advertised by the Personnel Dept. the applicants need to know the perimeters in order to decide as to whether or not they want to take the exam.

VOTE: 2:3 (against: Mr. Kokoros; Mr. McAuliffe; Mr. Ryan)

AMENDMENT No. 1:

MOTION: by Mr. Kokoros to start the exam process and to award Braintree residents who take the exam an additional 5 points thereby totaling 10 points to all Braintree residents

SECOND: by Mr. McAuliffe

AMENDMENT No. 2:

MOTION: by Mr. Hubbard to require that the residents live in Braintree at least two years prior to taking the exam

SECOND: by Mr. Kokoros

VOTE: 4:1 (against: Mr. Powers)

MAIN MOTION:

VOTE: 4:1 (against: Mr. Powers)

**RE: Reappointments of the following Board Members:**

1. **Paul Walsh – Commercial Traffic Review Committee**
2. **George Morse – Commercial Traffic Review Committee**

MOTION: by Mr. McAuliffe to reappoint Paul Walsh and George Morse to the Commercial Traffic Review Committee

SECOND: by Mr. Hubbard

UNANIMOUSLY VOTED

The Board wanted to thank these gentlemen for their commitment and hard work on this Committee; and it was suggested that this Committee be invited to a future meeting for an update to the BOS.

**RE: Vote to award bid for Highway Dept. 4x4 pickup truck**

The Board received a memo advising that there were three bidders for an F150 4x4 pickup truck (Superintendent Vehicle) which were opened on November 13, 2006 at the Highway Dept. The three bidders were: Herb Chambers (\$30,984.); Good Brothers (\$28,798.; bidder did not meet all bid specification requirements); D.J. Quirk Ford (\$29,147.). Further, with respect to the remaining two vehicles (Foreman Vehicles), we expect to have specifications in order and to schedule opening approximately within the next two weeks.

MOTION: by Mr. Kokoros to award the contract to D.J. Quirk in the amount of \$29,147 for the F150 4x4 pickup truck

SECOND: by Mr. Hubbard  
UNANIMOUSLY VOTED

**RE: Request from Water/Sewer for Approval of Change Order – Mass Mailers Inc.**

The Board received a memo asking for approval of the Change Order No. 1 in the amount of \$2410. for Mass Mailers, Inc. This vendor came on board early to assist in the programming set up of our flat file to our mailing vendor in order to expedite the transition from our old contracted vendor to our new vendor. These set up charge were not included in the original contract.

MOTION: by Mr. Kokoros to approve Change Order No. 1 in the amount of \$2410

SECOND: by Mr. Hubbard  
UNANIMOUSLY VOTED

**RE: Request from the Memorial Mall Restoration Committee for approval of contract amendment for Carol R. Johnson Assoc. Inc. (revised contract area)**

Mr. Powers advised that this was tabled at the last meeting as there were a few questions re: same. Also questions and concerns have been addressed and the contract is ready for approval.

MOTION: by Mr. Powers to approve the contract amendment for Carol R. Johnson Assoc. Inc. in the amount of \$11,000

SECOND: by Mr. Hubbard  
UNANIMOUSLY VOTED

**OTHER BUSINESS:**

**RE: Traditional Half Day Closing**

MOTION: by Mr. Kokoros to close Town Hall on Friday, December 22, 2006 at 12:00 p.m.

SECOND: by Mr. McAuliffe

VOTE: 4:1 (against: Mr. Hubbard "Scrooge")

**RE: Executive Session**

MOTION: by Mr. Kokoros to go into Executive Session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the government's bargaining or litigating position. Also, to conduct strategy sessions in preparation for negotiations with non-union personnel; to actually conduct collective bargaining and contract negotiations with non-union personnel. Also, to consider the purchase, exchange, taking, lease or value of real property if such discussion may have a detrimental effect on the negotiating posting of the governmental body.

SECOND: by Mr. Hubbard

ROLL CALL VOTE: 5:0 (Mr. Hubbard; Mr. Kokoros; Mr. Powers; Mr. McAuliffe; Mr. Ryan)

MOTION: by Mr. Kokoros to come out of Executive Session to adjourn

SECOND: by Mr. Powers

ROLL CALL VOTE: 5:0 (Mr. Hubbard; Mr. Kokoros; Mr. Powers; Mr. McAuliffe; Mr. Ryan)

It was unanimously voted to adjourn the meeting at 9:30 p.m.

Respectfully submitted,  
Deborah Carlino  
Recording Secretary