

BOARD OF SELECTMEN
SEPTEMBER 16, 2020
REGULAR SESSION

Members Present: Justin Sullivan, Chris Zorra, David Viera,
David Andrade, Adam Petronio

Town Administrator: Shawn E. Cadime

Chairman Sullivan called the meeting to order at 7 p.m. followed by the Pledge of Allegiance and moment of silence.

He announced, per Gov. Baker's order suspending certain provisions of the Open Meeting Law, M.G.L. Chapter 30A, Section 20, it is necessary to limit the number of attendees allowed to physically access the meeting to ten. Persons who want to attend a meeting are encouraged to pre-register to reserve a seat. Public comments and questions may also be submitted to the Board in advance of the meeting by completing the Google Form by noon on Monday prior to the meeting. The meeting is broadcast live via Seekonk Cable TV9.

In accordance with M.G.L. Chapter 30A, Section 20(f), any person recording the meeting must notify the Chairman.

BOARD AND COMMITTEE OPENINGS

Mr. Andrade announced that volunteers are needed on the Capital Improvement Committee (2 Board of Selectmen appointments), Commission on Disability (5-13 BOS), Conservation Commission (1 BOS), Economic Development (5 BOS), Energy Committee (1 BOS), Historical Commission (3 BOS), Parks & Recreation (1 BOS), Recycling Committee (3 BOS), Zoning Board of Appeals (2 Alternates).

COMMUNITY SPEAKS – None.

GENERAL BUSINESS

Proclamation for Fire Chief Michael Healy on the Occasion of His Retirement and 35 Years of Service to the Town

A motion was made by Mr. Andrade, seconded by Mr. Petronio, and it was unanimously

VOTED: To postpone.

Consider the Appointment of Carol-Ann Days to the Position of Assistant Town Administrator/Human Resources Director

Mr. Cadime advised the interview panel consisted of himself, Mrs. Testa, and Westport Town Administrator Timothy King. Seven of twenty applicants were interviewed.

There were two strong candidates. Mrs. Days being one of them. He recommended Mrs. Days, the only internal candidate. She has shown growth and development throughout her career in Seekonk. She is a natural leader. She would be a great fit to the office and an additional asset to the Town of Seekonk. She is very dedicated and a master and jack of all trades. She taught herself Zoom and has become the unofficial IT person for Seekonk. She attended HR boot camps and is going back to school for her MBA. Mrs. Days has proven herself in negotiations and as a leader. This position was always intended to develop and get somebody ready to become town administrator when the time comes.

Mr. Cadime stated it is an honor to recommend Carol Ann Days to the position of Assistant Town Administrator/HR Director.

A motion was made by Mr. Andrade, seconded by Mr. Viera, and it was unanimously

VOTED: To appoint Carol Ann Days as Assistant Town Administrator/Human Resources Director, effective this date (September 16, 2020).

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye. Mr. Petronio said he has concerns but believes in hiring from within.

In discussion prior to the vote, Mr. Viera said Mrs. Days was the go to person during virtual meetings. He firmly believes she is the person for the job.

Mr. Petronio acknowledged that they definitely want to develop talent from within. He asked Mrs. Days what she sees as the HR part.

Mrs. Days said need to focus more on on-boarding.

Mr. Petronio asked about evaluations.

She said she is going through the second round of HR 101. Evaluations were not covered. She is not a firm believer of evaluations. She felt the 360 evaluation could sometimes be detrimental.

Mr. Petronio said he would be interested in hearing more about feedback tools.

He asked what was the single most thing that led her to Human Resources and management.

Mrs. Days said there is not too much to focus on human resources. She needs to learn more in municipal financing.

Chairman Sullivan said he had an opportunity to work with Mrs. Days on search committees. He was impressed on how she managed the radio project for communications. Her organizational skills and ability to manager as head of communications are very important skills to have in this new role.

Mrs. Days expressed her appreciation. She promised she would not let them down.

As a result of Mrs. Days' appointment, Mr. Cadime requested authorization to post the position of Communications Director.

A motion was made by Mr. Andrade, seconded by Mr. Petronio, and it was unanimously

VOTED: To authorize the Town Administrator to post the position of Communications Director; posting internally and externally.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

Consider the Conditional Offer of Employment to Jeffrey Mello for the Position of Building Inspector

Mr. Cadime noted this position has been unfilled for about 2 to 3 years.

He recommended the appointment of Mr. Mello. He has a great background in residential. The interview committee comprised of Neil Abelson, Jim Aguiar, and Mr. Cadime. Mr. Mello would be required to get certified within 18 months of the appointment.

Mr. Andrade suggested Mr. Mello needs more experience in commercial.

Mr. Cadime said Mr. Aguiar has extensive commercial experience. Mr. Mello will be working with Mr. Aguiar and Mr. Abelson and they will help him.

Mr. Zorra said there is conflicting information. He has two different addresses.

Mr. Cadime said he is in the process of moving to Somerset.

Mr. Petronio asked if Mr. Abelson will move into the Commissioner position.

Mr. Cadime said there is no timeframe for that right not. The setup is working. Mr. Abelson needs more experience.

September 16, 2020

-4-

Mr. Petronio said he is looking at cost for 2.5 inspectors.

Mr. Cadime said Mr. Aguiar is only paid when he actually does an inspection.

A motion was made by Mr. Andrade, seconded by Mr. Viera, and it was unanimously

VOTED: To extend a conditional offer of employment to Jeffrey Mello as Building Inspector.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

Consider Accepting the Award of the Assistance to Firefighters Grant for \$7,380.95 towards Personal Protective Equipment

A motion was made by Mr. Andrade, seconded by Mr. Viera, and it was unanimously

VOTED: To accept the award of the Assistance to Firefighters Grant for \$7,380.95 towards Personal Protective Equipment.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

Vote to Approve the Application for the Brownfields Redevelopment Grant and Vote to Authorize the Town Administrator to Sign the Application

Town Planner John Aubin stated this concerns the 36 Maple Avenue Attleboro Dyeworks site. It is an application to Mass. Development. The Grant is \$250,000.

A motion was made by Mr. Andrade, seconded by Mr. Viera, and it was unanimously

VOTED: To approve the application for the Brownfields Redevelopment Grant and authorize the Town Administrator to sign it.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

Continued Discussion Regarding the Request for a Right-of-Way Opening Permit while under a Moratorium for Ryan DuVally and Moonlight Realty, LLC, to install a New Water Main for the Proposed Subdivision known as “Berson Estates” to be located off Pine Street, Map 28, Lot 20

Mr. DuVally said he had conversations with Mr. Bernardo and Water District members and also exchange of numerous e-mails. Mr. Bernardo immediately said it couldn't be done.

Mr. Andrade said there is a way to get it done. That road is not full pavement. It is chip seal. He asked if Mr. DuVally would agree to trench that road and do full traditional repair and chip seal 50 ft. in each direction of the trench. There would still be a membrane that would protect the base below.

To Mr. Andrade's point, DPW Supt. David Cabral suggested overfill grates and let settle for three months. He would like to see certain section of that road mill and overlay 100 ft. on each side.

There was further discussion.

Mr. Andrade clarified that Mr. DuVally would be putting the base back and chip sealing the roadway.

Mr. DuVally said there is natural gas in that roadway.

A motion was made by Mr. Viera, seconded by Mr. Andrade, and it was unanimously

VOTED: To approve the request for a right-of-way opening permit while under a moratorium for Ryan DuVally and Moonlight Realty, LLC to install a new water main for the proposed subdivision known as "Berson Estates" to be located off Pine Street, Map 28, Lot 20 with developer putting 100 ft. overlay and 150 ft. chip seal and a bond.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

Consider the Community Host Agreement for Flying Goose for a Marijuana Manufacturing and Transportation Business to be located at 1853 Fall River Avenue

Mr. Peter Kasabian and an associate were in attendance.

Mr. Cadime advised that KP Law had several questions with regard to the Community Host Agreement. The list is as follows: attorneys' fees, additional annual payments, other site and use specific provisions which may be negotiated, design review and limitation on size and appearance of structures, lighting, electricity – renewable energy minimum requirements, odor, waste, and water usage, inspection of facilities, hours of operation, traffic control measures, timeline for opening (sunset provision), payments for cost of police officers to engage in Drug Recognition Expert training programs, payments for cost of Advanced Roadside Impairment Driving Enforcement training programs for local police officers.

Mr. Andrade did not want to impose anything different than what was done for the previous facility.

September 16, 2020

-6-

Mr. Zorra said he didn't feel comfortable dealing with some of these items.

Mr. Viera suggested that the owners might want to run a water line from Route 6 to the building in the back. The Fire Department would probably recommend a fire alarm system.

Mr. Petronio said public safety is one of the biggest concerns here. It might be a good idea to highlight the items important to the town and make sure that language is included.

Chairman Sullivan noted the Police and Fire Chiefs made recommendations for security on the other facility.

Mr. Cadime noted the payments for police officers should be included in order to train officers to deal with conditions that might come up.

Mr. Andrade felt the sunset provision should definitely be included.

Chairman Sullivan suggested matching this agreement with the previous one to make sure they are similar.

He said payments for police officers have to be consistent with the prior agreement

Mr. Kasabian noted the facility has to be inspected by the state before it can open.

Accept the Letter of Resignation from Nancy Biggs from the Position of Kennel Worker

A motion was made by Mr. Andrade, seconded by Mr. Viera, and it was unanimously

VOTED: To accept the resignation from Nancy Biggs as kennel worker with regret.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

A motion was made by Mr. Viera, seconded by Mr. Petronio, and it was unanimously

VOTED: To rescind the motion to accept the resignation of Nancy Biggs.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan.

Ms. Biggs will cover until another person is hired.

Consider Accepting Various Donations to the Animal Shelter Gift Account Totaling the Amount of \$1,001.00

A motion was made by Mr. Andrade, seconded by Mr. Petronio, and it was unanimously

VOTED: To accept the various donations to the Animal Shelter Gift Account totaling \$1,001.00.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

Consider Accepting the Regular Session Minutes of August 19, 2020

A motion was made Mr. Viera, seconded by Mr. Petronio, and it was unanimously

VOTED: To approve the Regular Session minutes of August 19, 2020.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

COMMUNITY SPEAKS – None.

OTHER BUSINESS – None.

TOWN ADMINISTRATOR'S REPORT

Mr. Cadime advised the Department of Revenue, Bureau of Local Services, certified free cash in the amount of \$2,456,178 and Enterprise Fund in the amount of \$456,054.

There were several meetings with regard to final details with the Executime system. It is scheduled to begin on October 1 with 8-10 weeks build out which includes training of employees. Should be able to go live at the end of December, early January 2021.

BOARD OF SELECTMEN LIAISON REPORTS AND COMMENTS

Bristol County Advisory Board – Nothing to report.

Aitken School Expansion Building Committee Report

Mr. Zorra said what happened with the closing of school last week had no reflection on the building committee. The ventilators were ordered but were delayed because of COVID in South Carolina. The interior is all set. Grass is down in front of the building and new windows will be installed in the addition. Contrary to comments on Facebook, the project is still ahead of schedule.

540 Arcade Avenue Building Committee Report

Mr. Viera advised the committee met and awarded the contract to the only bidder on the hazardous material mitigation.

Veterans' Council

Mr. Viera advised the Council will meet with the Veteran's Agent at 7 p.m. on September 24th to discuss Veterans Day festivities, if any. Any person who wants to attend should make a reservation since only ten people are allowed.

EXECUTIVE SESSION

At 8:30 p.m. Mr. Andrade motioned, seconded by Mr. Viera, to go into Executive Session

- A. To consider the purchase, exchange, lease or value of real property pursuant to M.G.L. Chapter 30A, Section 21(a)(6) as having the discussion in open session would be detrimental to the negotiating position of the town (472 Taunton Avenue);
- B. To consider the purchase, exchange, lease or value of real property pursuant to M.G.L. Chapter 30A, Section 21(a)(6) as having the discussion in open session would be detrimental to the negotiating position of the town (320 Fall River Avenue);
- C. To conduct strategy sessions with respect to negotiations with United Steelworkers of America Clerical Unit Local 9517-10 per M.G.L. Chapter 30A, Section 21(a)(3) as having the discussion in open session would be detrimental to the litigation or bargaining position of the town;
- D. To conduct strategy session with respect to negotiations with United Steelworkers of America Supervisors Unit Local 9517-09 per M.G.L Chapter 30A, Section 21(a)(3) as having the discussion in open session would be detrimental to the litigation or bargaining position of the town;
- E. To conduct strategy sessions with respect to negotiations with the Police Chief, per M.G.L. Chapter 30A, Section 21(a)(2) as having the discussion in open session would be detrimental to the litigation or bargaining position of the town; not to return to open session.

September 16, 2020

-9-

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye;
Chairman Sullivan – Aye.

Respectfully submitted,

David Viera, Clerk

Prepared by:

Patricia Gamer, Secretary

Items Distributed at the September 16, 2020 Board of Selectmen Meeting

Resume for Carol Ann Days – Position of Assistant Town Administrator/HR Director

Resume and application for Jeffrey Mello – Position of Building Inspector

U. S. Department of Homeland Security – FEMA – Assistance to Firefighters Grant Program -
\$7,750

Documents for Brownfields Redevelopment Grant Application

Ryan DuVally – Request for right-of-way opening for Bersen Estates

Documentation and Host Agreement for Flying Goose – Manufacturing and Transportation
business at 1853 Fall River Avenue

Nancy Biggs – Resignation as Kennel Worker

ACO Andrea Russo – Donations totaling \$1,001.00