

**BOARD OF SELECTMEN
REGULAR MEETING MINUTES
MONDAY
NOVEMBER 03, 2014**

Members Present: Antone C. Vieira Jr., Chairman
Richard M. Spirlet, Vice Chairman
Steven J. Ouellette
Craig J. Dutra
R. Michael Sullivan, Clerk

Also present: Timothy J. King, Town Administrator

Chairman Vieira called the Board of Selectmen meeting to order at 6:00 P.M. in the Westport Town Hall, 816 Main Road, Westport, MA with the reciting of the Pledge of Allegiance by all present.

At this time, Mr. Vieira called for a Moment of Silence for the passing of Boston's Mayor Tom Menino.

Public and Board Member Comment – None.

Acknowledgments & Recognitions

The Board presented Robert Barboza a Citation recognizing his retirement from many years of journalism.

Town Administrator Report

Police Station Roof Architect: Mr. King updated the Board regarding RFP's for an architect who has designed Police Stations. Mr. King also stated that he has spoken with Chief Pelletier and Jo Ann Bentley regarding the design she prepared for a new roof and addition to the Police Station; her services were stopped after a decision was made to only proceed with the drainage issues at the station. Informational only. No votes were taken.

Water: Mr. King stated the TTHM levels continue to be low and Ms. Correia, our Certified Water Operator has recommended suspending monthly flushing until spring. Mr. King also stated that Fall River will be replacing the 8" water meter behind Whites because the meter was not reading the flushing, resulting in no bills coming to the Town since August; Ms. Correia will be overseeing this project and disruption will be minimal. **Motion** made by Mr. Dutra to accept the recommendation of Linda Correia to suspend monthly flushing until the spring. Second by Mr. Ouellette. **The Board voted unanimously in favor.** Mr. King stated he would also be meeting with Ryan Trahan, EPG to start the process of identifying site(s) for a public water supply source in Westport; he will be meeting at 9:00 AM tomorrow for anyone interested in attending.

Route 88 Overlay Project: Mr. King referred to a letter forwarded from the Planning Board to the MADOT regarding the resurfacing of Route 88. Mr. Sullivan noted the bike path proposal was not included. Mr. King stated he would look into it. Mr. Vieira stated they should also look at drains and the pitch of the road; the State created major stormwater issues in the north end and they should be addressed now. Mr. King stated he will contact MADOT and share the Board's concerns. Mr. Spirlet stated that Mr. King should speak to a former employee who looked at all the drainage in that area, that person would be a good resource; she went to work for MA DOT. Informational only. No votes were taken.

Electricity Rates: Mr. King updated the Board regarding notification from Direct Energy that the Town's contract for providing electricity will be expiring at the end of December. Mr. Vieira stated the Town is committed to Borrego; a contract is out there, we will not need Direct Energy. Mr. Vieira referred Mr. King to speak with Tony Connors. Informational only. No votes were taken.

South Coast Rail Grant Award: Mr. King notified the Board that the Town has received a \$15,000 grant to conduct a build-out analysis which was requested by the Planning Board. Informational only. No votes were taken.

MS4: Mr. King stated the MS4 is the new general permit for stormwater discharges for small municipalities. He attended an informational session with Chris Capone and learned of the changes and the impact on Westport. There will be a number of new planning and testing requirements and it will mean the Town will need to increase its investment in addressing stormwater road drainage areas. Mr. Bill Burns, WRMC stated he met with the Director for MS4 and the area is basically the north side of Town; Andrew Sousa has taken the lead and is putting a spreadsheet together. Mr. Burns stated that he would like to see Chris Capone, ConCom Agent attending meetings of the WRMC because he is familiar with these mandates. Informational only. No votes were taken.

Middle School 319 Grant: Mr. King stated that Mr. Wayne Perry has proposed \$8,000. for completing the most recent quarterly report and the project closeout. Informational only. No votes were taken.

Affordable Housing Trust – RE: Noquochoke Village Pro-forma. TCB will be in attendance.

Present: Trust Members Elizabeth Collins and Brian Corey; Housing Specialist Leonardi Aray; and The Community Builders (TCB) Reps. Eliza Datta, John Frazier, John Economous.

Ms. Collins began by thanking Mr. Vieira and Mr. King for their attendance at the onsite in Chatham of a project similar to Noquochoke Village, along with other residents who attended. Ms. Collins stated they were here tonight to update the Board on Noquochoke Village and were seeking votes from the Board regarding Noquochoke Village for an extension of the closing date to June, 2016; a vote regarding the affordability mix; and a vote regarding the transfer of the property.

Extension of closing date to June, 2016: Ms. Datta explained what had happened with the first application for funding, which was not accepted; and in working with the Trust for the re-submission of a second application for the Spring of 2015, after meeting with DHCD to see what needed to be corrected. If the second application is deemed, it will go to a full application by April. Mr. Vieira stated he went on the site visit and was very impressed with the how the property worked and it's tenants; he was impressed with the renters and understands the need. Mr. Vieira stated he saw a list of 40 applicants and was surprised at the number of elderly who were interested. The Chatham project has been in existence for nine years with no big issues, maybe one of smoking or non-smoking but nothing major. Mr. King stated he recommended the Board's support of this proposal. Mr. Dutra stated it is important to keep in mind that Westport has a very diverse, economic background and there are people who need affordable housing to stay and there are lesser and lesser opportunities for the middle to low income to buy in Westport, which is why there is a need for rental housing and there is a need to be near the major facets of life such as public transportation, shopping and jobs. This is a great opportunity for Westport, especially with TCB being both the developer and manager because this project won't be flipped to property managers, like what happens with regular developers. TCB will develop the property, secure the financing, secure the tax credits, build the property and manage the property; they will be with us for the long haul. Mr. Dutra stated that TCB is a quality, non-profit organization and yes, they do need to make money and we can't afford to lose money but we don't need to make money from investors, we need to make money from our operations so we can run a quality organization. We believe that TCB will have a long-term, productive relationship with Westport such as they have in Chatham, Martha's Vineyard and other parts of the Cape. They have done work in communities better off than Westport and have proven to us, that they can develop properties that serve a mixed income population in communities that mirror the demographics and geography of communities like ours. Mr. Vieira stated one of the members had a concern for public safety but the Chief in Chatham said part of the screening process eliminates problems such as drugs, etc. and is monitored on a yearly basis, which leads to none of those types of things being allowed and he

attributed that these types of things don't happen due to the management that takes place. Mr. Vieira stated that low income folks considered are just married people or just married with a child and it is very difficult for them to purchase a home in Town so rental has to be an option for them, which is not available to them now. Mr. Vieira stated he did not want to refer to this as "project" but rather "development". Mr. Vieira stated that a lot of folks have moved away to Fall River and New Bedford because they could not afford to continue to live here and would love to move back to Westport; if rentals were available, they would jump at the chance. Mr. Vieira stated he agreed with Mr. Dutra, there is certainly a need; there is confidentiality involved but there are some lists available for the Board to see, in order to substantiate the need. Mr. Vieira stated there is more to cover but at this time, he would entertain a motion for extension of the closing date.

Motion made by Mr. Ouellette to move the extension of closing date to June, 2016. Second by Mr. Dutra. Discussion on the motion: Mr. Sullivan stated that his concerns are just part of his philosophy of these kinds of programs. Mr. Sullivan stated he has heard nothing but good things about TCB and is not trying to impugn the good work the Committee has done over a number of years on this trying to make this project happen but he has a philosophical problem with creating and designating residential housing as non-profit; it is a fairness thing with the rest of the residents in Town; we are talking about a PILOT program that generates \$22,000. in taxes on a \$14million project, which is a pretty good deal; he thinks we are underpaying the program and that is a problem; he does not think there is enough money in the system to really make a difference to move the needle with affordable housing. Mr. Sullivan stated what he thinks is that people are being shuffled around and they win the lottery to live in one of these projects; we can't afford to build one of these projects for everybody who needs it. Mr. Sullivan stated he would prefer the money be spent on projects that encourage home ownership getting people to move up the food chain within our economy. Mr. Sullivan stated this was his objection and will vote against the extension; he thinks this is one of those things that we don't know what our options are until one door closes and another opens; and until we revisit the whole thing, we won't know what our other options are; not to impugn the good work but I will vote against it feeling we have given it a chance and would like to move on to our next possibility. Mr. Dutra stated the Housing Partnership/Affordable Housing Trust have taken a multi-faceted approach to this, a few weeks ago, we actually subsidized the development and execution of the private sector purchase of a house using funds from the Trust; we need to subsidize private ownership, we need to teach people how to utilize resources available to them and to subsidize rentership. The State is targeting 10%, Westport is at 4% for affordable housing; our job is try to move that 4% to 10%. The purpose of this is to create more opportunities within the portfolio for housing; as for a PILOT, there are 2 or 3 for-profit developers in Town paying the same or less than what is being proposed by this non-profit developer; TCB is paying no less than for-profit developers; we used the figures from the Assessor's Office to set the PILOT. Mr. Vieira stated he understood the need for ownership but we also have to recognize the need for rentals and he heard, on the visit he took, that the turnover was more for elderly for maybe three or four years and then making the decision to go to assisted living or some other option, the other people probably have one or two children, hold two or three jobs and are trying to make ends meet and would like to stay in our community that they were a part of while growing up but the options are not available for them. Mr. Vieira stated it would be just as easy to give money to move into a \$250,000. house and move on but that does not fill the need of the folks just described in our community; and there a lot of them in our community, more that what he was willing to admit to; we don't have any way to fill the need to keep people here; without rentals, people can't stay in Town. These people will do it on their own, but they are just asking for help for a short period of time, maybe five years. These are folks that would like to raise their children in the community that they were a part of and without rentals they can't do that. Mr. Sullivan stated the State has a flawed program; there are 4-5 components that define affordable housing having to do with subsidized housing, so what we are really talking about is forcing

cities and towns to come up to a level of subsidized housing, when we really should be trying to encourage people to move up the ladder on their own. Mr. Sullivan asked if former residents received preference or do they have the same standing as someone from another community. Ms. Datta responded that the State allows up to 70% of the units going to local preference. Mr. Economou stated that typically, people who live in, work in or have children in school in Town or people who have been displaced in the last two years because they could not find affordable housing are considered locals, that is the standard; waivers can be given to be considered a local and the radius is usually 20-30 miles surrounding the property. Mr. Economou stated there are many components to the screening process and many checks such as credit, CORI, sexual predator and terrorists, and landlord checks, with the credit check being the applicant's least worry; it is not easy to get in and it takes quite a bit to get in the property. This process works and also, once in, the lease must be complied with to remain on the property; in speaking the Chatham Police Chief, we were less than 2% of all the police calls. Mr. Spirlet asked how many units were there. Ms. Collins stated 50 units. Mr. Spirlet asked how many bedrooms. Mr. Frazier stated approximately 100 bedrooms with units having 2 & 3 bedrooms; we have 20 one-bedroom, 30 two-bedrooms and 5 three-bedrooms. Mr. Spirlet stated he would like to see some of this purchase plus rentals, he understands that part; TCB runs a place in New Bedford and is doing an excellent job and TCB does have a great reputation; his concern is a single mom with one or two kids moves in there, she has impeccable references and will probably stay there a month or two but then a boyfriend moves in and she leaves; it becomes a nightmare to get them out because he has seen it; the girl is a front to get people in who deal drugs, how will you handle that. Mr. Economou stated it is difficult but we deal with it; we have lawyers, our maintenance staff is trained to look for things out of place and we are not shy about calling them in; the lease is pretty strict; we watch and so do the neighbors, who report anything not right. Mr. Economou noted that even with a 70% draw from people locally, those who do not make the first round are put back into the second pool for a second chance. Pam Costa, 1185 American Legion Highway asked how the development would effect the surrounding water supply, septic systems, etc. and what protection will be in place should something go awry. Mr. Frazier stated there is onsite water and onsite wastewater through septic fields, so there will be a zero nitrogen impact to the surrounding area. Mr. Vieira stated these details are still being worked on and that will be coming back to the Town. Mr. Vieira called for vote on the extension of the closing date to June, 2016. The Board voted 4 in favor, 1-opposed (Sullivan).

Affordable Mix: Mr. Aray stated the Trust and TCB has agreed to provide language to express the goals of the Town as including as many unrestricted units as possible, but to allow the 100% affordable, if it is not feasible financially to include some unrestricted units. We are still working on the language between TCB, the Trust and Town Counsel to be sure that there is some flexibility on the mix for up to 80-100% of the area median income. Mr. Spirlet stated there is a chance of at least 50 students going into our school system and at a minimum of \$10,000. per student, that is \$500,000. we are opening ourselves up to and this is a cost the Town is going to have to incur; we are only getting \$22,000. this is a tough call, he would like to see the elderly and handicap going in there; this is just some of his concern. Ms. Collins stated that with everything that this Town has tackled, we have never tackled housing in Westport. We should be doing something for the residents in this Town. Ms. Collins stated she has been involved in housing for 16 years; life long residents don't ever get a chance to stay in Town and we need to provide for them in whatever manner we can. Greenwood Terrace is for the elderly and we very rarely have vacancies until someone dies. Mr. Spirlet stated there is so many elderly in Westport who can't afford their homes, why don't we drop their homes to affordable so they can stay. Ms. Collins stated we have been trying to do that but it is hard to do and it all depends on how much the house is worth. Mr. Spirlet stated there are a lot of houses in the \$200,000. range. Ms. Collins stated she agreed, but it is a hard thing to do. Mr. Vieira stated he graduated from WHS and so did Mr. Ouellette and we are still here, our children graduated here and we were able to provide that

opportunity but others did not have that opportunity; we are talking about trying to provide an opportunity for a small amount of rentals and it is unfair to label low income with drugs; Mr. Vieira stated he has been on this Board too long to not know affluent people in our community who have a problem with drugs; people don't have to live in a housing area to have a problem with drugs, they can live in a house that is valued over \$1million and have a problem and as a community we have to deal with it; what we are not dealing with is providing an opportunity to reach out to helping people stay in our Town; it is unfair to not allow our graduates to stay in Town and our elderly who ant to stay; maybe we could use the extra 30% for elderly. Mr. Vieira asked the Board to stand on record to financially help these people and to reach out to them; let's not miss out on this opportunity. Ms. Datta stated that this program of mixed 1-3 bedrooms serves a broad mix of types; we have tried to balance the project so it is competitive and serves the community. Mr. Sullivan, Ecomonic Development Coordinator asked what is the percentage of low income vs market rate in your other facilities. Mr. Sullivan urged the Board of Selectmen to consider the original ratio; the State supports a mixed development. By having 50% low income, the Town should get credit of all the units in our inventory. Mr. Sullivan stated he would be very cautious to opening this up to a 100% low income because it will drastically change the Town. Mr. Sullivan stated it should stay at 60% which was presented at Town Meeting and if there is a problem, come back to the Board because you now have support. Mr. Sullivan stated he liked the village community concept and asked that the different aspects of this community are embraced when filing the application. Virginia Routhier stated she visited Chatham and they had 40 children in that complex, we are now talking about 40 children going into Westport schools and that is going to come out of Westport monies; the other problem she had was knowing that the sewerage and drainage in the area have not been finished. Mr. Dutra stated he was annoyed at the concept that we can't afford to educate kids in our schools and he is offended by that; we are sending a bad message about public education. If we want people to move into Town, then we have to pay. If we are giving preference to Westport residents by 70%, chances are they already have children in our schools; the odds are about 10 new students to Westport and that usually happens each semester. For our Town to be healthy, we need kids in schools being educated; the State wants as much as possible of this project to be affordable and we would like to see a mix as much as possible. In using CPA money to subsidize, we would have a better mix than what the State is pushing us to do; affordable is not just low income; it is low income, moderate to low income and working-class families; we are trying to have that spectrum. Mr. Burns stated he was not offended by Ms. Routhier's opinion, it is her opinion. Mr. Vieira stated he also was a little taken aback by the idea that low income was a status. Mr. Vieira stated he supported Mr. Dutra's summary of issues that he mentioned and where we are going with this. Mr. Sullivan stated Mr. Dutra made a good point that you start at the highest percentage with Westport people; we have to consider the impact on the school system, but the impact is mitigated severely, which is something he had not thought of. Back to the big picture, which we are not going to fix tonight, is these programs are designed around big cities and we are not a big city; we need to speak with our representatives to have a change in formula in order to fit small towns. Mr. Vieira stated this is a project to allow people to rent and stay in our community; we are directing AHT and TCB on this and maybe we can have some elderly in the mix along with children; so he asked the Board, are we going to provide an opportunity to people in our community.

Motion made by Mr. Dutra that we create a flexible criteria for affordability mix that takes into account the goal of the Affordable Housing Trust to include a broad range for proposed uses of Town resources to achieve that goal and which allows flexibility for TCB to present a competitive application for tax credits to the State. Second by Mr. Ouellette. Discussion on the motion: Mr. Ouellette questioned the range. Mr. Dutra responded the range will be no less than what we have proposed in the past. Mr. Spirlet questioned Town resources. Mr. Dutra responded CPA funds; it is an appropriate use and none of this project has used CPA funds the past two years. Mr. Vieira stated it is not only appropriate but

mandated and we have not done it yet. Ms. Datta stated they needed the flexibility for up to 100% and identification of the funds to get there. The Board voted unanimously in favor. **Motion** made by Mr. Dutra that the Board of Selectmen direct the Affordable Housing Trust/Housing Partnership to submit an application to the CPC to pursue funding from the CPA for subsidizing of up to 10% for an affordable mix for Noquochoke Village. Second by Mr. Ouellette.

Discussion on the motion: Mr. Sullivan stated we are talking about augmenting CPC funds but that two parties will object to less than 100%; it might not be profitable for TCB and the State will not accept unless it is 100% and that is why we failed and got the feedback because it had to be 100%. Ms. Datta stated the State did not give feedback that they would not support a mix of unrestricted units, the issue has to do with the State funds not going to those unrestricted units; they want a reasonably economic project and we need to provide a proforma that makes sense on the construction side and the management side. Mr. Spirlet question the 10%. Mr. Frazier stated it would be five units = \$165,000. The Board voted unanimously in favor.

Land Disposition: Mr. Vieira stated there is also a request for the transfer of land to the AHT but that would have to be done at Town Meeting, so is a warrant article being suggested. Mr. Vieira asked which property was being talked about, the Perry or Quinn property and why would we turn over the Quinn property to TCB if they are only building on the Perry property. Mr. Spirlet stated he would not support transferring the property; he would support using part of the property and any additional land that was needed on the property to put a septic or anything that was needed to make that facet work. Mr. Dutra stated the transfer would not be to TCB, but to AHT, who have standing to own property; AHT would own the property and after seeing the sight plan with septic system and all, then the AHT would decide what TCB needs; also, AHT will have to decide on whether to use the property for Open Space with the Land Trust as we talked about or do we use it for one or two lots for affordable house ownership that can be transferred. This allows the Town and the Trust to manage the property and negotiate with TCB. Mr. Spirlet stated right now, the Town owns all the land; what if AHT conveys the land to TCB. Mr. Vieira stated that when conveyed, it will not allow any further development. Mr. Dutra stated until the process is complete and all is done with the septic and Board of Health, we won't know if we need to go into the Quinn property; the Quinn property can't be used for anything due to hazardous issues and wetland issues but until further development we won't know how much of the Quinn property that TCB will need. Mr. Spirlet stated he agreed 100%. Mr. Dutra stated the AHT, a Town entity will still own the property, this will just help through the development phase and the financing; this way, we don't have to wait until Town Meeting; by putting the land with the AHT, it allows the flexibility to work with TCB on the development. Trust Member Brian Corey stated the process for the transfer of land will have to go to Town Meeting for approval; the AHT is a quasi public trust and we serve at the discretion of the Board; we are skipping a step so the AHT holds the land and are the administrators of the land for the Town, which will allow more flexibility than having to wait until Town Meeting; TCB can continue their work but the AHT will still hold the property and if things blow up for TCB, the AHT will still be the administrators of the land for the Board/Town. Mr. Sullivan stated he did not see a clear reason for transferring the property; he did not want to lose control over that property. Mr. Vieira stated there should be some kind of warrant article by January for the Board to review. Mr. Dutra stated he agreed that no motion was needed tonight; but we now have six months to reflect on this before Town Meeting and we have made our intentions known on this project; in the future, we will come in with a presentation of this project. Mr. Sullivan noted that the use of CPA funds needs to go to Town Meeting also. Ms. Datta stated TCB needs to know that (A) the agreement does cover both Quinn and Perry properties as the P&S was originally envisioned; we have readjusted our design so all of the project is on the Perry property and all of the Quinn can be used for Open Space, this works for TCB; we do need access through an easement to the other property for some of the wells on the Quinn property, (B) at Town Meeting we need the ability to close once we get

funding for it and transfer the land not subject to a Town Meeting date and we don't want to be subject to the uncertainties of Town Meeting. We need to know that when we put application in to the State, that there is a clear path even though there are a lot of contingencies such as funding and all permitting through the Town and a design that is acceptable; we need to be able to move forward. Mr. Dutra stated there will be more discussion but the timing of Town Meeting should not impact this. The Board thanked AHT and TCB for coming in.

Continued Public Hearing – RE: A petition request from Verizon New England, Inc. and NStar Electric Company proposing to install a new pole on Turtle Rock Lane to accommodate a new service.

Mr. Vieira stated a request for a continuance has been received from NStar due to some issues still needing to be worked out. **Motion** made by Mr. Ouellette to continue this matter to November 17, 2014 at 6:30 PM. Second by Mr. Sullivan. The Board voted unanimously in favor.

Gail Hartnett Rodrigues – RE: Discussion of street fog line striping; and request for Planning and Highway Department employees attendance at SRPEDD meeting.

Present: Gail Hartnett-Rodrigues and Brendan Buckless-Westport Bike Works, Highway Surveyor Chris Gonsalves & Andrew Sousa. Ms. Hartnett-Rodrigues stated she was requesting consideration of “Share the Road” or a bike path area when the streets are being line striped by considering allowing 3 ft. for bikes and pedestrians and 11 ft. for cars providing the road is wide enough to do so due to the fact that the roads have been resurfaced. The Town of Dartmouth is willing to let Westport use their signage so the areas can be marked as long as they are returned after use. This is for Hix Bridge by the Fire Department and Old County Road near the High School. Ms. Hartnett-Rodrigues stated that 35 ft. roads can have two 11 ft. lanes and two 6 ft. bike lanes according to MADOT. Also, Ms. Hartnett-Rodrigues requested that sweeping is done from Old County Road to Fisher Road due to a lot of sand and approving a design for “Shared Roads” since striping has not been done. Ms. Hartnett-Rodrigues requested a mandate that someone from Planning and Highway, along with the Town Administrator attend a SRPEDD Planning Workshop on November 14, 2014 at Middleboro Town Hall from 8:30 AM to 1:00 PM. Mr. Dutra noted that this would be an extension of what already exists in Dartmouth to the Head. Mr. Sullivan stated he appreciated the passion but the roads are paid for with tax dollars from gasoline tax of motorists; it seems that what you are asking is somewhat encroaching. Mr. Buckless stated what they are asking for is improved signage; the cyclist community would appreciate any consideration. Ms. Hartnett-Rodrigues stated this would cover all the way to the point from the High School. Mr. Gonsalves stated that due to the Point being historic, the painting stops at the Church; the fog lines are continuous. Mr. Buckless stated if there is a cost, there could be fund raising. Mr. King stated the contractor will measure from the centerline out; some places may be 5 or 7 or 2 ft. wide; once the contractor measures, we can see where signage can go. Mr. Dutra stated that Main Road is the most important. Mr. Sullivan asked if any paved section of Main Road was less than 35 ft. down to the Point. Mr. Gonsalves stated it varies. Mr. King stated we don't know. Mr. Vieira stated that at least with the fogline, we will have something to work with. Mr. Gonsalves stated the bid was 12 ft. from the centerline. Mr. Sunderland reminded everyone that road layouts should have been recorded for Town roads, which will give you what you have to work with; travel lanes should be considered first and foot traffic secondly. **Motion** by Mr. Dutra that a written proposal come in from the group, a cost estimate and a written recommendation be submitted by the Highway Surveyor and the Safety Officer to the next meeting. Second by Mr. Ouellette. No formal vote was taken.

R. Michael Sullivan – RE: MOU for Beach Avenue turn-around.

This item was rescheduled to December 1st.

Timothy King, Town Administrator – RE: Proposal for Municipal Department Reorganization.

Mr. King stated there are too many municipal operations without appropriate supervision and accountability. The fragmentation of authority means that employees, nor their supervisors have sufficient oversight or have their performance reviewed. In addition, employees cannot be utilized across departments because of departmental independence and specific contract terms within Union contracts. This has an effect on efficiencies, so Mr. King stated he was proposing a reorganization by creating three divisions: Finance, Public Works and Planning with each division having a director. Mr. King stated that further investigation will be done regarding Information Technologies and Public Access Television; the Veterans Agent will be reassigned to the COA due to commonality. Mr. King then referred to the organizational charts he created. He stated there are too many people for the Town Administrator to properly supervise and evaluate. This creates inefficiencies and a lack of cooperation; the reorganization proposal creates opportunities. Mr. Dutra stated that Mr. King has done this early in his tenure; a lot of these ideas are not new to us and are reflected in the Barrow's Report and the Auditor's Report; the creation of a DPW was part of the Barrow's Report and the Government Restructuring Committee. Mr. Dutra noted that Westport is not a business friendly place. Mr. Ouellette stated he agreed with the Financial and DPW end of the proposal but had concerns over the Planning/Conservation. Mr. Sullivan questioned the re-organization and who would be answerable to the Town Administrator; Mr. King stated presently there are 24 people and it will be down to just 7 contacts that will report directly. Mr. Spirlet stated he was in favor of this proposal; the auditor and DOR reports keep saying all the same; everything on these charts are where they should be; it is great plan, we should give it a shot. Mr. Vieira noted that the public safety, library and COA pieces were missing; this proposal is for an efficient government, better supervision and performance evaluations. Mr. Vieira asked that a new revised chart be submitted at the next meeting containing the suggestions made tonight. Mr. Charles Baron stated this proposal was music to his ears; this has been discussed at various times in regards to the Financial aspect; the Barrow's and Auditor's reports all mention a strong Town Administrator and this step shows that; he fully supported this concept. Mr. John Miller stated he appreciated the Financial Organization; what we need is to take the risk out of the person going into the Treasurer position and he liked the integrated system; this is what has been needed in this Town for a long time. Mr. Bill Burns stated he appreciated Mr. Ouellette's concern regarding Conservation; most departments are running well in Town; he has always been treated with respect; as for the Planning Board and Board of Health, they are elected members with agents reporting to them, he would air on the side of caution with Mr. Ouellette; he was not in favor of this re-organization. Mr. King stated this re-organization will keep departments working together under one supervision and may create some flexibility in those areas. Mr. Vieira asked if evaluations were being looked at. Mr. King stated no one is being evaluated; he would be spread too thin to do that. Mr. Vieira stated we need a better plan for that. Mr. Sunderland questioned whether putting the Town Planner in charge of the DPW would be spreading him too thin. Discussion ensued. Mr. Dutra stated there have been incidents in departments where the Town Administrator could have saved us money; Finance is obvious but a DPW and others could use their resources more efficiently. Mr. Vieira stated what drives Mr. King is that the Transfer Station came to us to let us know they would be running out of funds; we have people retiring and illnesses, etc. now is the time to look at reorganizing our responsibilities; just look at the Cemetery Department, they dig graves and cut grass but this is an opportunity to use those employees elsewhere. Mr. Sunderland asked how many other people have been consulted on this; especially with the affected parties. Mr. Vieira stated we have gone back over a year dealing with this; Mr. King has spoken with many people affected by this and we are trying to build a consensus. Ms. Elaine Ostroff stated there is no culture of performance evaluations in this Town; it will be great to have. Mr. King stated that 24 performance evaluations would be impossible; with Division Heads, 6-7 would be reporting to him and

this would give critical information for performance evaluations; also, it would render pay for performance. Mr. Vieira stated we are late as a Town in getting into this but we are here. Ms. Ostroff offered that perhaps this would bring more professional expertise. Mr. Robert Alves, American Legion Hwy. stated his concern was going from 24 to 7; is there an increase in pay and do department heads lose their elected powers. Mr. King stated you can't tell an elected official what to do; as for the Finance it would be a coordinator and sometimes, it will be the same position only with additional responsibilities. Mr. Vieira stated we need to look at the divisions and the impact; if additional funding is needed, the answer will be no. Mr. Dutra stated this is a mutli-step process. Mr. Sullivan asked if there was only three divisions. Mr. King stated yes at this time. Mr. Vieira stated there are more divisions that need to be put together. Mr. Sullivan stated there are two advantages: better efficiencies and savings, which comes from fewer people; mainly we have three divisions and the DPW is almost integrated. Mr. Vieira stated this is premature and Mr. King needs to come back with a proposal. Mr. Spirlet stated he agreed with Mr. Sullivan regarding the DPW, we are basically doing this already. Mr. Sullivan stated that integration should drive the changes and all departments need to work off the same system, then it will be natural to cross-train people and to be able to present a common face to the people. Mr. Vieira suggested holding off on meeting and allowing the Town Administrator to speak with the people who are affected; we need to build this step-by-step. **Motion** made by Mr. Dutra to authorize the Town Administrator to further develop this proposal, to develop financial recommendations, to identify any legal impediments and to identify and research elected officials for clarifications on those positions. Second by Mr. Sullivan. The Board voted 4 in favor, 1-opposed (Ouellette).

Action Items

1. **Motion** made by Mr. Spirlet to support the request of the City of New Bedford for the banning of the sale of synthetic drugs; this matter will be sent to the Police Chief and Board of Health and letters will be sent to our State Rep and Senator. Second by Mr. Dutra. The Board voted unanimously in favor.
2. **Motion** made by Mr. Spirlet to post on the Town's Website, the salaries for Town and School Employees with the addition of footnote "also includes, privately paid details" under Other Earnings. Second by Mr. Sullivan. The Board voted 4 in favor, 1-opposed (Ouellette).
3. Mr. Spirlet stated he has received complaints regarding the use of Libre from both the Town Hall and the Town Hall Annex. Mr. Spirlet stated that he can't even open email attachments from the BOS office; Town Meeting gave us the money to upgrade and money was put aside to get the software; we need to go back to Microsoft; Libre is okay if you work on Mac's but the Town does not work on Mac's. Mr. Spirlet asked that Mr. King look into this and come back to the Board with a proposal.
4. **Motion** made by Mr. Ouellette to accept two donations to the Council on Aging: \$50.00 from Doreen Sorel and \$100.00 from Kathleen Santos, to be used towards Transportation; and to send letters of thanks. Second by Mr. Spirlet. The Board voted unanimously in favor.
5. **Motion** made by Mr. Ouellette to approve and accept the conditions of the MADOT Local Curve Location Safety Program for signage. Second by Mr. Dutra. The Board voted unanimously in favor. Mr. Vieira there are other curves in Town and intersections that need to be addressed also.

Appointments

1. **Motion** made by Mr. Sullivan to appoint Marcia Liggin to the Open Space Planning Committee. Second by Mr. Dutra. The Board voted unanimously in favor.
2. **Motion** made by Mr. Dutra to appoint Colleen B. Kearney to the Westport Cultural Council. Second by Mr. Sullivan. The Board voted unanimously in favor.

Minutes

Motion made by Mr. Dutra to approve with amendments the Regular Meeting Minutes of October 20, 2014. Second by Mr. Ouellette. The Board voted unanimously in favor.

Amendments: page 1: delete "Restoration" and insert "Dredge" - page 2: #2-delete "the introduction of setting" and insert "the TA's request for the COA to set up" #3-insert "new" and "Elliot Drabble" insert "representing the students" delete "he does a great job addressing the issues" and insert "made a very nice presentation at this his first meeting"; page 5-#4 insert "COD as it is an advisory board and only" and delete "this, especially"

Selectmen Liaison Committee Reports

1. Mr. Sullivan stated he attended a meeting of the Budget Advisory Group (BAG) where it was mostly a discussion of facts and figures; there is some confusion however, in the sense of the Planning Board of our direction as a Board and the Town's direction regarding use of buildings (Middle School); on a future agenda, we need to have a discussion about how we are strategically looking at this and maybe getting an outside consultant in on this.
2. Mr. Ouellette stated he attended a SRPEDD Meeting and one topic of discussion was the gasoline question and the concern if it does not pass; some projects for the future; and the build-out on Rte. 177.

Question and Answer Period – None.

Board Members Suggestions for Future Agenda Discussion / Action – None.

Topics not reasonably anticipated forty-eight (48) hours in advance of the meeting – None.

Other Business

1. Mr. Spirlet reminded everyone of the State Election on Tuesday, polls are open from 7AM to 8PM.
2. Mr. Ouellette stated that if anyone wanted to help out with the Tree Decorating, call the Selectmen's Office and Ms. Pelland will have notify Mr. Ouellette get in touch.

Executive Session – 9:45 PM

Motion made by Mr. Dutra to enter into Executive Session pursuant to Massachusetts General Laws Chapter 30A, Section 21 to discuss strategy with respect to Collective Bargaining and approval of Executive Session Minutes of 10-20-14. Second by Mr. Sullivan. The Board voted unanimously in favor. **Roll Call Vote:** Mr. Ouellette-aye. Mr. Spirlet-aye. Mr. Dutra-aye. Mr. Sullivan-aye. Mr. Vieira-aye. Mr. Vieira announced the Board would return to Open Session in order to adjourn.

Open Session – 10:05 PM

Adjournment.

Respectfully submitted,

Diane Pelland, Administrative Asst/Confidential Clerk
to the Board of Selectmen

APPROVED: _____
R. Michael Sullivan, Clerk