

Place: Hybrid Meeting held at Chenery Hall, Medfield Town House and via Zoom
The Board of Selectmen will attend in person and members of the public may attend in person. In addition, members of the public who wish may participate via Zoom.

Call to Order

At 7:00 pm, Chair Marcucci called the meeting to order.

We want to take a moment of appreciation for our Troops serving around the globe in defense of our country

Present: Michael Marcucci, Gustave Murby; Town Administrator, Kristine Trierweiler; Assistant Town Administrator, Nicholas Milano. **Absent:** None. **Staff Present:** Maurice Goulet, Gary Pelletier. **Participating Remotely:** Selectmen - Osler Peterson, Town Counsel, Mark Cerel. **Guests:** Christine Cosby, Eversource; Erik Kelley, Environmental Partners; Energy Committee: Fred Davis, Andrew Jarrell.

Announcements

Disclosure of video recording.

We want to take a moment of appreciation for our Troops serving around the globe in defense of our country.

Executive Session at the conclusion of the regular meeting:

- Vote to enter Executive Session for the purpose of discussing the purchase, exchange, lease or value of real property
- Vote to enter Executive Session for the purpose of conducting strategy sessions in preparation for negotiations with nonunion personnel (Fire Chief)

The Open Session will not resume at the conclusion of the Executive Session.

Appointments

1. Eversource to request the approval of licenses for a pole and transformer for electric service at the new Medfield Water Treatment Plant

Mr. Marcucci recused himself since one of the parties requesting a license is Verizon N.E.

Maurice Goulet of the Department of Public Works (DPW) explained they need a new pole transformer with electrical capability for the new treatment plant behind Wheelock School to connect both wells 3 and 4 together.

Mr. Kelley explained there is currently electric service to both stations which are independent service drops to each well 3 and 4 respectively. The new water treatment plant is going to become the source of power to the two wells. They will run primary service to the water treatment plant which needs a larger transformer and its own service drop. They will run underground power to both wells. Eventually, the existing overhead services to the two stations will have to be decommissioned. They will both be powered off the same standby generator at the water plant. Everything will be one main service to all the assets at the well field and will be underground for more reliable service.

MOTION: Mr. Peterson moved to approve of license for Eversource for a pole and transformer for electric service at the new Medfield Water Treatment Plant as shown in the materials circulated prior to the meeting. Seconded by Mr. Murby.

Vote: All in favor (Selectmen: Murby, aye; Peterson, aye). None opposed.

Roll Call Vote: 2-0-0

2. Gary Pelletier, Building Commissioner, to discuss plumbing permit and inspection fees
a. Vote to increase plumbing fees

Mr. Pelletier presented to Selectmen a modest increase in permit fees that would cover the cost of inspection fees which is not the case currently.

MOTION: Mr. Murby moved to approve the proposed changes to the plumbing and gas permit fees as submitted in the memo from the Building Inspector. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

3. Members of the Medfield Energy Committee to discuss the Town Garage Solar project
a. Potential vote to approve a contract with Solar Design Associates for engineering services for Town Garage solar

Fred Davis asked Selectmen to move ahead with the contract with Solar Design Associates to finish the design and move through oversight of the construction of the solar project at the Town garage. They have already completed Phase I of the work. The contract needing approval is to compensate them a total of \$45,150 for Phases II, III, and IV. He said they have in hand a META grant for \$12,500 that would offset the \$45,150. These costs are for design only.

Mr. Davis and Andrew Jarrell answered questions from Selectmen.

Selectmen discussed with Counsel Cerel the arbitration terms of the Town contract versus the Solar Design contract. The Town contract will take precedence.

Mr. Marcucci asked why we aren't including the design as part of the PPA. The Town is the landlord renting the roof space for the solar array. Why wouldn't we let the PPA provider do

the design they want, set it up, build, and the manage the solar array? The Town wouldn't do anything other than negotiate a lease.

Mr. Marcucci's concern is he does not see the need for a professional designer to design this in advance. The Town is leasing space for a commodified product for which we may need professional assistance to evaluate the specifications. It will get done faster if we go to market with an RFP proposal for design, build, construction, manage, proposal as opposed to taking whatever time would be spent to design this, then say, here is the design for the next step. If you design the array in advance, you're limiting yourself to those companies that like the design. A custom design will add to the cost. The way to do more of these projects is to limit the amount of work the Town has to do on the project. There are reputable companies who are experts in this area. Mr. Marcucci's concern is if we design this, then we own the design. He doesn't know any PPA provider that would bid on this and then assume responsibility for problems with the design. The Town would be on the hook. He suggested the way to do all of these projects is by favoring the PPA. We will try to outsource as much as we can. This is a municipality. We are not in the business of overseeing and managing solar projects.

Mr. Davis explained why timing is so important at this stage. We received the interconnection service agreement with Eversource, and once that happens, a clock starts. The project must be completed within 12 months by December 31, 2022.

Mr. Marcucci suggested the Board has not received an answer why the "Solar Design" approach is better, other than the sense we're going to get a better product.

When the Energy Committee returns to the Selectmen meeting, the Board should be provided an example of a PPA provider who, in an agreement, is willing to indemnify a town municipality for a design defect which the town had designed a solar array for itself. For instance, if there is a fire in the building that is caused by a design defect and solar array that was designed by Solar Design Associates, we need to see that PPA providers are really on the hook for that design defect.

Selectmen agreed they would like the Energy Committee to provide a more definitive explanation of why "Solar Design" is the best option.

Nicholas Milano explained reasons why he prefers a contract with "Solect" rather than the proposal with "Solar Design Associates". He proposed there are three available options:

- Sign a deal with "Solect". We negotiate the price for the kilowatt hours with them directly.
- Put out an RFP saying, we have a roof. Design a solar system. Clarify that we will evaluate proposals on technical merit as well as price. Work with the solar consultant to develop technical criteria so we have a clear evaluation. Select the best technical proposal with the best price.
- We design the solar system, put it out on the street, but we take the lowest kilowatt hour price.

Ms. Trierweiler asked how do we know if "Solar Design" would design something in the future that "Solect" may already have designed the exact same thing? We're spending \$45,000 not knowing that the existing one we have which doesn't cost anything would result in the exact same design.

Mr. Marcucci said if the Energy Committee had offered "Solect" to the Board of Selectmen as an alternative choice, they would have agreed on "Solect" because that arrangement addresses all the concerns expressed about any future responsibility for design flaws.

Selectmen decided to postpone a decision until they could hear from Penni Connor of the solar working group of the Medfield Energy Committee.

Discussion Items (Potential Votes)

4. FY2023 Budget Review

Ms. Trierweiler shared a slide presentation of FY2023 Town Department Budget Requests

- Expenditures outlook
- FY23 Town Department Requests for personnel
- FY23 Town Department Summary
 - Showed a budget increase of 4.1% or \$499,470, assuming 2% COLA and merit for non-union
 - Does not include Police/Fire collective bargaining contracts
- ARPA Funding
- State Aid Update
 - 1.18% overall increase of to Medfield
 - 1.15% increase to Chapter 70 Education Aid (statewide increase 8.8%)
 - 2.7% increase to Unrestricted General Government Aid
- FY23 Budget Next Steps

5. Update from the Town Administrator regarding American Rescue Plan Act federal funds and discussion of Norfolk County's determinations on eligible uses of the funds

Ms. Trierweiler said the Town disagrees with the County on how we can use ARPA funding. The Town is not allowed to spend it on any debt service. They will only allow us \$261,000 of revenue replacement through ARPA funding. They are saying the County is limited to \$10,000,000 revenue loss. They are going to divide up what each city and town could do based on population. We are still working with the County and with the Delegation. They said we can have all of our money minus 2% or 3% they are charging us for management of the funds. We are allowed to spend the remainder of our money, but we have to spend it on the other eligible categories that are in the final rule. We need flexibility to spend it the way the Town wants to spend it. We will continue to do that analysis until we can present the Selectmen with the ARPA spending plan.

6. SEB Housing request for Board of Selectmen approval of a 5% rental increase for current tenants and Property Specific Maximum Rents for vacant units at Medfield Meadows and Hillside Village

Ms. Trierweiler spoke with Department of Housing and Community Development (DHCD). They said the Board of Selectmen are within their right not to agree to a rental increase of our property.

Selectmen discussed whether to continue to freeze the rents as it seems this is not an opportune time to do so since many renters remain at a disadvantage. DHCD will introduce new income limits in April and there is a possibility rents may change then anyway.

MOTION: Mr. Murby moved to reject the request for rental increase as requested at Medfield Meadows development and Hillside Village. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

Action Items

7. Vote to appoint Officer Robert Araujo as a new police officer for the Town of Medfield

MOTION: Mr. Murby moved to appoint Officer Robert Araujo as a new police officer for the Town of Medfield. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

8. Vote to approve a contract with Woodard & Curran for SCADA Upgrade Services

Mr. Goulet stated the SCADA upgrade is part of our capital projects that was voted on at Town Meeting last year. We are looking to upgrade our water and sewer services to SCADA. SCADA stands for supervisory control and data acquisition. Water and sewer services are critical to the Town. We monitor the SCADA system and receive alarms when anything goes wrong with a facility, our pumping stations, storage tanks, wastewater treatment plant, sewer lift stations. We are looking to upgrade the equipment that goes along with the software and hardware already installed.

MOTION: Mr. Murby moved to approve the contract with Woodard and Curran for SCADA upgrade services in the amount of \$300,000. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

9. Vote to approve a contract with CAI Technologies for tax map maintenance services for Calendar Year 2021 data

Ms. Trierweiler informed Selectmen this is an annual contract which they saw last year for maintenance of the Assessor's GIS.

MOTION: Mr. Murby moved to approve the contract with CAI Technologies for tax map maintenance services for Calendar Year 2021 data with the provision that the contractor standard of care paragraph be amended to indicate that they shall perform to the standard of care called out of that contract. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

Citizen Comment - There were none.

Consent Agenda

10. Kristen Williams requests approval for the 7th Annual Hunter's Run 5K to be held on April 2, 2022

MOTION: Mr. Murby moved to approve the request for the 7th Annual Hunter's Run 5K to be held on April 2, 2022. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

Meeting Minutes - There were none.

Town Administrator Updates

Scott McDermott, Town Moderator, is seeking members for the School Building Bylaw Review Committee. You can email him through our website if interested.

Marion Bonoldi, Town Clerk, reminds everyone that nomination papers are due on February 7.

Selectmen are invited to Representative Garlick's annual report to the community on Tuesday.

Thank you to the Medfield Energy Committee for their TomCap presentation last night. We can expect their draft report in February and then they'll open the comment period.

Next Meeting Dates

February 8, 2022 (State Representative Denise Garlick's Annual Report to the Community)

February 15, 2022

March 1, 2022

Selectmen Reports

Mr. Marcucci spoke with Jessica Riley about doing a workshop with the School Committee on the school building. We will look to schedule something after February school vacation, the week of February 28th.

He attended the TomCap meeting last night.

He has a collective bargaining session scheduled for this coming Friday. His goal is to get the agreements done before he leaves his office with the Board of Selectmen.

Mr. Murby would like to have a public hearing to discuss the reconceived school project on a date of the Board of Selectmen meeting in March after the workshop.

Mr. Peterson attended two meetings of the Massachusetts Municipal Association. It was inspiring to listen to the speakers. We heard from Governor Baker and Lieutenant Governor Polito. We heard from both Senator Warren and Senator Markey.

He also attended the Massachusetts Selectmen's Association annual meeting last Saturday.

He attended the TOMCAP forum about the climate action plan. He was very impressed with the final “sausage making” product that the Energy Committee came up with, and hopes they will put it on YouTube so people can click on the Town web site to see this very thoughtful presentation.

He attended the MCAP Medfield Cares About Protection meeting run by three students who are clearly very talented who talked about the prevention issues they see in Town. It was fascinating.

He attended a Medfield Foundation meeting. They are working on an event for May.

Mr. Murby attended the TomCap meeting last night. He thought the six priorities they had were good. They were getting a lot of questions about various environmental actions that they could be taking which tells him that the Energy Committee's focus on education is well placed.

The Community Choice Aggregation Committee has not met, but Bill Massaro is keeping the entire subcommittee busy answering questions, so thanks for the interest and email traffic.

Informational - There was no new information.

Executive Session

Chair Marcucci declared the Selectmen go into Executive Session for the purposes of discussing the purchase, exchange, lease or value of real property, and to conduct contract negotiations with non-union personnel to wit, the Fire Chief, and having these discussions and conducting these negotiations in public would be detrimental to the Town.

The Open Session will not resume at the conclusion of the Executive Session.

MOTION: Mr. Murby moved the Medfield Board of Selectmen go into Executive Session for the purposes of considering the purchase, exchange, lease or value of real property, and to discuss strategy with respect to non-union personnel, to wit, the Fire Chief, if an open meeting may have a detrimental effect on the bargaining position, the public body, and the Chair so declares, as he has, and if an open meeting may have a detrimental effect on the negotiating position to the public body and the Chair so declares, which he has. Seconded by Mr. Peterson.

Vote: All in favor (Selectmen: Murby, aye; Marcucci, aye; Peterson, aye). None opposed.

Roll Call Vote: 3-0-0

Respectfully submitted,

Dale Michaud
Recording Clerk

Meeting Materials

Documents and Exhibits

- Eversource Energy Transformer License
- Eversource Energy Pole License
- Town of Medfield Inspection Department Plumbing & Gas Permit Fees
- Contract between the Town of Medfield and Solar Design Associates, Inc to provide consulting engineering services in the design and engineering of a 200kWac roof-mounted solar electric system on the DPW Facility
- Contract between the Town of Medfield and Woodard & Curran, Inc. for Professional Services for SCADA Water and Wastewater Upgrades Phase 1
- Contract between the Town of Medfield and Cartographic Associates, Inc to perform tax map maintenance services
- Proposal for the 7th Annual Hunter's Run 5K and 1 mile fun run April 3, 2022
- Proposal for Kingsbury Classic 5K

The packet with meeting materials for this meeting is available at this link:

<https://www.town.medfield.net/DocumentCenter/View/5664/BOS-Meeting-Packet-February-1-2022?bidId=>