



MINUTES

BOARD OF SELECTMEN

IN BOARD OF SELECTMEN TUESDAY, JUNE 10, 2014 6th FLOOR HEARING ROOM

Present: Chairman Kenneth Goldstein, Selectman Nancy Daly,
Selectman Betsy DeWitt, Selectman Neil Wishinsky,
Selectman Benjamin J. Franco

PROPOSED EXECUTIVE SESSION/LITIGATION

Town Counsel Joslin Murphy will appear to discuss strategies relative to pending litigation.

EXECUTIVE SESSION

In Open Session- the Chair must state the purpose for Executive Session, stating all subjects that may be revealed without compromising the purpose for which the Executive Session was called.

The Chair then stated the reason(s) for the Executive Session: (SEE THE REASONS CHECKED)

1. ____ To discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual. The individual to be discussed in such executive session shall be notified in writing by the public body at least 48 hours prior to the proposed executive session; provided, however, that notification may be waived upon written agreement of the parties.
2. ____ To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel;
3. X To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares;
4. ____ To discuss the deployment of security personnel or devices, or strategies with respect thereto;
5. ____ To investigate charges of criminal misconduct or to consider the filing of criminal complaints;
6. ____ To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body;

7. ____ To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements;
8. ____ To consider or interview applicants for employment or appointment by a preliminary screening committee if the chair declares that an open meeting will have a detrimental effect in obtaining qualified applicants; provided, however, that this clause shall not apply to any meeting, including meetings of a preliminary screening committee, to consider and interview applicants who have passed a prior preliminary screening;
9. ____ To meet or confer with a mediator, as defined in section 23C of chapter 233, with respect to any litigation or decision on any public business within its jurisdiction involving another party, group or entity, provided that:
10. ____ To discuss trade secrets or confidential, competitively-sensitive or other proprietary information that has been provided under the following circumstances:

The Board of Selectmen, during a properly constituted and noticed meeting:

VOTED:	to go into Executive Session
<u>Roll Call Vote:</u>	Voting in the Affirmative:
	Goldstein
	Daly
	DeWitt
	Wishinsky
	Franco
	Voting in the Negative:

The Board of Selectmen (WILL) RECONVENE in Open Meeting after the Executive Session.

[SELECTMEN ANNOUNCEMENTS/UPDATES](#)

Chairman DeWitt gave the following announcements: The re-dedication of the Billy Ward Playground will be held on Saturday June 14th; there is an open house event scheduled next Wednesday June 18th at the Main Library from 3pm-5pm honoring retiring Library Director Chuck Flaherty and NETA has secured the Brookline Bank site at the corner of Washington and Rt 9 has the location for their Marijuana Dispensary. There is no timetable for the opening, they will just be getting the building ready for use.

Selectman Franco attended the Devotion School third grade event “What does JFK mean to you”. He also attended the Annual Brookline Neighborhood Association meeting.

Selectman Daly attended the Coolidge Corner Arts Festival, it was an excellent event. She also spoke at a Senior Social Hour that was started by Robert Winiker.

Selectman Goldstein want to recognize this year’s recipients of the Rotary Leadership Award: Paul Epstein and Murray Liverman

PUBLIC COMMENT

Public Comment period for citizens who requested to speak to the Board regarding
Town issues not on the Calendar.

Public Comment Guidelines, adopted by the Board in May 2007, and amended May 14, 2013, are that (1) up to 15 minutes at the beginning of each meeting may be open to the public for public comment. (2) Each speaker is limited to 3 minutes for comment. (3) Each speaker may comment once every four meetings on a different topic. (4) Members of the Board will not comment or respond, unless there is a question of clarification. (5) Speakers must notify the Selectmen's Office (617)730-2211 by Friday to sign up for the next Tuesday's meeting so that we can schedule time.

MINUTES

Question of approving the minutes of June 2, 2014.

On motion it was (4-1) Wishinsky abstained

VOTED: to approved the minutes of June 2, 2014 as amended.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt and Franco

PROPRIETARY EQUIPMENT – OLD LINCOLN

The Board considered the question of approving the procurement of proprietary equipment in connection with the Old Lincoln School as follows:

Door Hardware/Equipment
LCN, Von Duprin, Schlage

Energy Management Systems
Johnson Controls

Fire Alarm
Notifer

Director of Buildings Charlie Simmons advised the Board that procurement of proprietary equipment is more efficient, and helps in making sure that the equipment works with the existing system and is consistent with past practice.

On motion, it was (5-0)

Voted: to approve the procurement of proprietary equipment in connection with the Old Lincoln School as follows:

Door Hardware/Equipment
LCN, Von Duprin, Schlage

Energy Management Systems

Johnson Controls
Fire Alarm
Notifier

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

PROPRIETARY EQUIPMENT – LAWRENCE SCHOOL

The Board considered the question of approving the procurement of proprietary equipment in connection with the Lawrence School as follows:

Door Hardware/Equipment
LCN, Von Duprin, Schlage

Energy Management Systems
Johnson Controls
Fire Alarm
Notifier

On motion, it was (5-0)

VOTED: to approve the procurement of proprietary equipment in connection with the Lawrence School as follows:

Door Hardware/Equipment
LCN, Von Duprin, Schlage

Energy Management Systems
Johnson Controls

Fire Alarm
Notifier

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

TAPA

The Board considered the question of adopting a Transportation Access Plan Agreement (TAPA) Annual Permit Fee in the amount of \$3,000.

Building Commissioner Dan Bennet stated that this will be an Annual Permit Fee under the zoning bylaw as a result of the approval of the Brookline Place Project. The Annual fee is in conjunction with the one-time building permit fee which adequately

covers the administrative costs of monitoring and enforcing parking plans.

Chairman Goldstein asked if there were other present locations that this would apply to. Commissioner Bennett was not sure at this time, but they are checking into it.

Chairman DeWitt asked if this was a fee for the landlord or individual. Commissioner Bennet stated that it starts out as a special permit, and could be incorporated into the overall permit for the property.

Selectman Wishinsky stated that the MOA has some very involved requirements, and asked if the \$3,000 fee is enough. Commissioner Bennett stated that he believed it was, but it could always be revisited if it is not enough.

On motion, it was (5-0)

Voted: to approve the adoption of a Transportation Access Plan Agreement (TAPA) Annual Permit Fee in the amount of \$3,000.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

CONTRACT

[The Board considered the question of approving and executing a Contract in the amount of \\$467,000.00 with Patriot Restoration, Inc. of Marlboro in connection with the Town Hall Garages Repairs Phase 4.](#)

[The Board considered the question of approving and executing a Contract in the amount of \\$568,660.00 with WES Construction Corp, of Halifax in connection with the Structural Improvements to Fire Station 7.](#)

Project Administrator Tony Guigli stated that this contract was in connection with Structural Improvements at Fire Station 7 which is in Washington Square. If approved, work is expected to begin in a couple of weeks and will take approximately 90 days to complete.

Fire Superintendent Robbie Ward was present and informed that Board that this work would require that Fire Station 7 be closed until work is finished. The Fire Department has made the appropriate accommodation for this closure.

On motion, it was (5-0)

Voted: to approve and execute a Contract in the amount of \$568,660.00 with WES Construction Corp, of Halifax in connection with the Structural Improvements to Fire Station 7.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

CHANGE ORDERS

The Board considered the question of approving the following Change Orders in connection with Fire Stations #1 and #4 Life Safety Improvement Projects:

Change Order #2

Systems Electrical Services \$ 5,597.55

Change Order #3

Systems Electrical Services \$13,390.98

Project Administrator Town Guigli advised the Board that Change Order #2 in the amount of \$5,597.55 is for accessible walkway changes and new drain receptor at Fire Stations #1 and #4.

Change Order # 3 in the amount of \$13,390.98 is also in connection with Fire Stations #1 and #4 Life Safety Improvement Projects, and is due to unknown circumstances in the third floor and second floor ceilings.

Selectmen Goldstein asked what the problem was in the ceiling. Mr. Guigli stated that there was another plaster ceiling there that they were not aware of.

On motion, it was

Voted: to approve the following Change Orders in connection with Fire Stations #1 and #4 Life Safety Improvement Projects:

Change Order #2

Systems Electrical Services \$ 5,597.55

Change Order #3

Systems Electrical Services \$13,390.98

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

GRANT

Question of accepting a grant in the amount of \$12,000 from the Brookline Community Foundation to fund summer camp scholarships through Brookline Recreation.

- Assistant Recreation Director Melissa Battite was present and stated that this is an Annual Grant from the Brookline Foundation, and it helps to subsidizes summer camp scholarships for those in need.

On motion, it was (5-0)

Voted: to approve the acceptance of a grant in the amount of \$12,000 from the Brookline Community Foundation to fund summer camp scholarships through Brookline Recreation.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

REVOCABLE LICENSE AGREEMENT/BEAVER COUNTRY DAY SCHOOL

The Board considered the question of approving and executing a Revocable License Agreements between the Beaver Country Day School, the Park and Recreation Commission and the Town of Brookline.

Director of Finance Stephen Cirillo stated that the Agreement is for the use of fields at Soule Recreation Center, the Baker School (tennis court) and Golf Course by Beaver Country Day, and the Town in turn will have the use of the facilities at Beaver Country Day School. This is a ten (10) year Agreement, however either party can opt out with a 1 year written notice. He feels very comfortable with this Agreement. He noted that a funding schedule has been devised for payments over a 25 year period in the hopes that after the ten (10) year Agreement another ten (10) year Agreement will be agreed upon. And then a five (5) year Agreement. Revocable License Agreements cannot go longer than 25 years. The Agreement will be effective starting July 1, 2014. The dollar amount associated with the Agreement range from an FY2015 payment of \$24,959.00 to an FY2039 payment of \$45,144.

Chairman Goldstein confirmed that the Town would be getting access to Beaver Country Day School facilities.

Selectman Daly noted that the last time this came up she object to it, but this current Agreement is better than the last one which was tied together with the PILOT.

Selectman DeWitt asked where the revenues would go. Mr. Cirillo responded that they would go into the Recreation Revolving fund and the Golf Course Revolving Fund.

On motion, it was (5-0)

Voted to approve and execute a Revocable License Agreements between the Beaver Country Day School, the Park and Recreation Commission and the Town of Brookline.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

TEMPORARY LIQUOR LICENSE

[The Board considered the question of granting a temporary All Kinds of Alcoholic Beverages License to Pine Manor College in connection with the following events:](#)

[June 21, 2014](#)

[6:00pm -10:30pm](#)

[Wedding](#)

[June 28, 2014](#)

[6:00pm - 10:30pm](#)

[Wedding](#)

On motion, it was (5-0)

Voted: to grant a temporary All Kinds of Alcoholic Beverages License to Pine Manor College in connection with the following events:

June 21, 2014

6:00pm -10:30pm

Wedding

June 28, 2014

6:00pm - 10:30pm

Wedding

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

FARMER-WINERY LICENSE

[The Board considered the question of granting a temporary Farmer-Winery License to sell Wine for off-premises consumption to Carr's Ciderhouse of Hadley, MA in connection with the Farmers Market to be held at the Coolidge Corner, Centre Street Parking Lot from June 19, 2014 to October 30, 2014 from 1:30 p.m. to dusk.](#)

Nicole Blum of Carr's Ciderhouse was present. She noted that they work at a lot of Farmers Markets, and have four or five wines for sale, and offer wine tastings.

Nancy Daly asked if the person distributing the tasting samples is TIP Certified. Ms. Blum said she is the one who will be doing it, and she is TIP Certified. Selectman Daly noted that there are a lot of students in the area and the Town takes underage drinking very seriously and hopes that she is diligent about checking for id's. Ms. Blum replied that they are very conscientious when distributing their wine.

On motion it was (5-0)

Voted: to grant a temporary Farmer-Winery License to sell Wine for off-premises consumption to Carr's Ciderhouse of Hadley, MA in connection with the Farmers Market to be held at the Coolidge Corner, Centre Street Parking Lot from June 19, 2014 to October 30, 2014 from 1:30 p.m. to dusk .

BOARD'S SUMMER SCHEULE

[Question of setting the Board's Summer meeting schedule.](#)

On motion, it was

Voted: to approve the following Summer meeting schedule for the Board.

July 1 st	Off
July 8 th	Meeting
July 15 th	Off
July 22 nd	Meeting
August 5 th	Off
August 12 th	Meeting
August 19 th	Off
August 26 th	(If necessary)
Sept 2 nd	Off
Sept 9 th	Meeting

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

PROCLAMATION

[Question of adopting a Proclamation proclaiming October 19-25, 2014 as Brookline Sister City Week.](#)

Richard Segan of the Sister City Committee was present along with several other Committee members. Mr. Segan noted that this year marks the 27th Anniversary of the Brookline Quezalguaque Sister City Project (BQSCP). This Proclamation fairly reflects many of the accomplishments that the Committee has made over the years.

Mr. Segan noted that epidemic kidney disease that is plaguing Quezalguaque is very sad. He is proud, however, that the Town of Brookline has been involved in the research to find the cause of this problem. In 2012, when the Mayor visited Brookline, a Health Forum was held appealing for help to do more. The efforts continue to find

the cause. Six graduate students along with Dr. Peter Moyer and Dr. Cornelia van der Ziel recently went to Quezalguaque.

Selectman Daly noted that one of the fundraising efforts that have been ongoing is the purchase of an ambulance for the Sister City. She acknowledged the generosity of the Brookline Rotary and Fallon Ambulance. She advised that they are still a few thousand dollars short of their goal. The hope is that by October they would have the funds to purchase a used ambulance, which is really an SUV outfitted as an ambulance. Due to the rough terrain they would not be able to have a regular ambulance. She noted that in some instances it could take up to half an hour for an ambulance to reach its patient.

Dr. van der Ziel commented on her recent visit to Quezalguaque. She stated that at the present time the ambulance is working, but she is not sure how long it will continue to be in working condition. There is no hospital in the City, only Health Clinics, and as noted sometimes it takes a half an hour to get to the patient.

On motion it was,

Voted to adopt a Proclamation proclaiming October 19-25, 2014 as Brookline Sister City Week. (attached)

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

MARTIN LUTHER KING COMMITTEE

The following candidates for appointment to the Martin Luther King Committee will appear for interview:

John Malcolm Cawthorne

Bobbie Knable

Mr. Cawthorne has been a resident of Brookline since 1973 and attended the Brookline School System. His fifth child just graduated from the High School. He teaches History at the High School and feels a strong connection to the town and would like to make a concerted effort to be involved and give back to the Town that has been very good to him and his family.

He noted that he has MC'd the Martin Luther King Celebration for the last 4 years and has been on the MLK Committee for the past 2 years. He considers it a great honor to be part of the Celebration and the planning of it.

Selectman Daly noted that Mr. Cawthorne was a valued member of the Selectmen's

Committee on Diversity.

Selectman DeWitt noted that Mr. Cawthorne has done a fabulous job MCing the MLK Celebration. With his history and experience he is an important anchor.

Ms. Knable has lived in Brookline since 1966 in Precinct 11, and she has been a Town Meeting Member since retiring in 2000, and is a member of the Advisory Committee. She has served on the MLK Committee for the past three (3) years.

Chairman Goldstein stated that Ms. Knable was one of the main supporters of having more events throughout the year recognizing Martin Luther King's impact on history. He asked Ms. Knable what programs she would like to see going forward.

Ms Knable responded that it is very important to have a basis. There are not a lot of complex issues, and would like to see opportunities to work on what is happening now, not just what has happened.

Selectmen DeWitt noted that she has great respect for Ms. Knable and her many talents which include music. She would like to see a better job done in integrating the principles into the school system and strengthening awareness of racism and stereotyping.

Ms. Knable noted that it is important to know the history and change it. She said individuals are responsible for that as well as groups. They need to look at one another without being limited by their background, and it is important to teach others to understand different experiences. She stated that public schools have a big role to play in this.

[BUILDING DEPARTMENT - PERSONNEL](#)

[The Board considered the question of authorizing the filling of two \(2\) HVAC Maintenance Tradesman positions \(MN-05\) in the Building Department.](#)

- Director of Building Charlie Simmons stated that these positions used to be contracted out, but now it is more economically feasible to have in-house tradesman to do the work of maintaining HVAC Equipment.

Chairman Goldstein noted that these positions were part of the budget process and directed Mr. Simmons to work with the Human Resources Director to seek a diverse group of candidates.

On motion, it was, (5-0)

Voted: to authorize the filling of two (2) HVAC Maintenance Tradesman positions (MN-05) in the Building Department.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

PLANNING & COMMUNITY DEVELOPMENT - PERSONNEL

The Board considered the question of authorizing the filling of the Zoning Coordinator (C-09) position in the Planning and Community Development Department Regulatory Planning Division.

Planning and Community Development Director Alison Steinfeld stated that this is a new position that will provide administrative and professional staff support to the ZBA. It will help coordinate ZBA and Planning Board schedules and provide support to the Chief Building Inspector.

Chairman Goldstein noted that this was part of the budget process and directed Ms. Steinfeld to work with the Human Resources Director to seek a diverse group of candidates as possible.

On motion, it was, (5-0)

Voted: to authorize the filling of the Zoning Coordinator (C-09) position in the Planning and Community Development Department Regulatory Planning Division.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

FINANCE - PERSONNEL

Question of authorizing the filling of a vacancy in the position of Senior Audit Clerk (G-6) in the Finance Department - Comptrollers Division.

Comptroller Michael DiPietro was present. He advised that Board that there is a vacancy in the position of Senior Audit Clerk due to a retirement that will occur at the end of June. This position is responsible for the auditing of accounts payable invoices for both the Town and School.

Chairman Goldstein directed Mr. DiPietro to work with the Human Resources Director to seek a diverse group of candidates.

On motion, it was (5-0)

Voted: to authorize the filling of a vacancy in the position of Senior Audit Clerk (G-6) in the Finance Department - Comptrollers Division

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

POSTPONED - TOWN CLERK - PERSONNEL

Question of authorizing the filling of a part-time Senior Clerk Typist (C-6) in the Town Clerk's Department.

RECREATION PERSONNEL

Question of authorizing the filling of a vacancy in the position of Lead Teacher-Soule Recreation (GN-4) in the Recreation Department.

Director of Park and Recreation Lisa Paradis was present. She stated that this position is to fill a vacancy in the position of Lead Teacher at the Soule Recreation Center. This is a school year position. She is looking to hire someone by August 1st and noted that this position is funded through the revolving fund.

Chairman Goldstein noted that it seems that this position is filled a lot. Mr. Paradis noted that there is a high turnover in this position.

Chairman Goldstein directed Ms. Paradis to work with the Human Resources Director to seek a diverse candidate pool.

On motion, it was

Voted: to authorize the filling of a vacancy in the position of Lead Teacher-Soule Recreation (GN-4) in the Recreation Department.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

PUBLIC WORKS - PERSONNEL

The Board considered the question of authorizing the filling of the following vacancies within the Public Works Department.

- (1) Assistant Civil Engineer (EN-4)
- (2) Water Pipelayer/Laborer (LN-2)

Public Works Commissioner Andy Pappastergion was present. He noted that the Assistant Civil Engineering position vacancy is due to a resignation. The duties include supervising the design, inspection and administration of construction projects; conducting engineering investigations for sewer, drain and water distribution systems and provide supervision to other engineering personnel.

The (2) Water Pipelayer/laborer positions are due to promotions within the department

and duties include repair, maintenance and preventative maintenance of water mains, service pipes and hydrants.

Chairman Goldstein directed Commission Pappastergion to work with the Human Resources Director in seeking a diverse candidate pool.

On motion, it was (5-0)

Voted: to authorize the filling of the following vacancies within the Public Works Department.

- (1) Assistant Civil Engineer (EN-4)
- (2) Water Pipelayer/Laborer (LN-2)

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

SOLID WASTE CONTRACT

Question of awarding and executing Contract No. PW/15-01 "Containers, Curbside Collection and Disposal of Solid Waste" in the amount of \$479,276.00 with Casella Waste Management of Massachusetts, Inc. of Peabody.

Public Works Commissioner Andy Pappastergion noted that three (3) bids were received for the load, haul and disposal of solid waste, including a commercial host fee rebate for the use of the transfer station. He noted that he is only moving forward with the disposal of solid waste contract at this time. He reviewed the bids as follows:

On January 29, 2014 proposals for "Containers, Curbside Collection and Disposal of Solid Waste", Contract No. PW/15-01, were publicly opened and read. Three bids were received for the load, haul and disposal of solid waste, including a commercial host fee rebate for the use of the transfer station:

	Disposal	Commercial Host Fee
Casella Waste Management of Massachusetts, Inc.	\$69.00 per ton	(\$132,000.00) per year
Whitney Trucking, Inc.	\$78.00 per ton	(\$4.80) per ton
Recycling Solutions LLC	\$85.00 per ton	(\$120,000.00) per year

After several negotiating sessions, the contractors provided revised proposals as follows:

Disposal	Commercial Host Fee
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Whitney Trucking, Inc.	\$67.90 per ton	(\$5.20) per ton
Casella Waste Management of Massachusetts, Inc.	\$68.00 per ton	(\$140,000.00) per year
Recycling Solutions LLC	\$68.00 per ton	(\$140,000.00) per year

With 9,107 estimated annual tons of Town generated solid waste for disposal and 26,000 annual tons of remaining capacity at the transfer station for commercial waste, the total negotiated costs for the revised proposals are as follows:

Casella Waste Management of Massachusetts, Inc.	\$479,276.00
Recycling Solutions LLC	\$479,276.00
Whitney Trucking, Inc.	\$483,165.30

Casella Waste Management of Massachusetts, Inc. was able to further revise their bid by offering to accept the Town's street sweepings and catch basic charge. This would allow the Town to save an additional \$26,000 per year on those disposal costs under a separate contract.

In order to receive bids that were as unrestrictive as possible, the bid specifications included the definition of "disposal site" as including but not limited to sanitation; landfills, transfer stations, incinerators and waste processing centers that are licensed, permitted or approved to receive waste by all governmental bodies and agencies having jurisdiction. It should be noted that Casella operates a state licensed and certified sanitary landfill in Southbridge, Ma that includes a "gas to energy" plant that utilizes methane gas for the generation of electricity for 2000 homes.

Recycling Solutions operates the Dedham transfer station that sends waste to both "waste to energy" plants (incinerators) and landfills. When comparing greenhouse gas emissions from both types of facilities, it is clear that emissions from landfills are substantially lower than incinerators. For example, the CO₂ emissions from the Semass incinerator average 329 kg per ton of waste processed compared to 59 kg per ton of waste at the Southbridge landfill. Because Casella is basically a recycling processor, waste deposited at the landfill is further separated to remove plastics and metals before landfilling. Incinerators tend to leave plastics in the waste stream to increase BTU values of the plant for energy conversion.

At the close of the negotiating sessions, the final cost of both options was identical with the exception of the additional bonus offered by Casella for disposal of street and catch basin cleanings. It must be noted that during the bid process and subsequent cost negotiating sessions, the Town's evaluating team strongly favored the Casella bid for the following reasons:

- Casella offered the lowest prices immediately as part of the bidding process prior to negotiating
- Casella had an excellent history of service to the Town as the recycling processor facility prior to the current Waste Management contract
- Casella's disposal facility was highly acclaimed by the Massachusetts Department of Environmental Protection who recently increased the permit limits from 300,000 tons to 405,000 tons per year
- Casella offered the additional savings by providing disposal of street sweepings and catch basin debris at no cost saving the Town an additional \$26,000 annually
- The environmental benefit of incineration was offset by the substantial reduction in greenhouse gas emissions at the landfill.

For these reasons, the Department of Public Works recommends that this contract be awarded to Casella Waste Management of Massachusetts, Inc. of Peabody, MA, in the amount of \$479,276,000.

John Dempsey Chair of the Solid Waste Advisory Committee was present. The Board had a memo from the Committee stating that a "landfill option" is an environmental step backwards for our community. Mr. Dempsey stated that SWAC did not have a meeting to discuss the Contract, negotiations are private and they are not privy to a lot of information. He stated that after meeting and discussing the contracts with Commissioner Pappastergion, it is his opinion, and he is fairly certain that the other members of the Solid Waste Advisory Committee would agree that due to the state of the facility that Casella Waste Management has, that this contract should be awarded as recommended by the Commissioner.

Selectman Franco stated that he thought that a law had recently been passed regarding the disposal of organic waste; and asked how this affects the Town.

Commissioner Pappastergion stated that the State did pass a law regarding organic waste that goes into effect on October 1st. He advised that the schools have already dealt with this and that Municipal solid waste is not required to separate it at this point, but it is coming, and we will have to deal with it within the next few years.

Chairman Goldstein thanked Commissioner Pappastergion and Mr. Dempsey for their work on this issue.

On motion, it was (5-0)

Vote: to award and execute Contract No. PW/15-01 "Containers, Curbside Collection and Disposal of Solid Waste" in the amount of \$479,276.00 with Casella Waste Management of Massachusetts, Inc. of Peabody.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

WATER AND SEWER RATES

Question of approving Water and Sewer Rates for FY2015.

Water and Sewer Director Fred Russell reviewed the proposed Water and Sewer Rates for 2015 as follows:

As the final part of the fiscal year 2015 budget process, the Department of Public Works has examined the rate structures for water, sewer and fire service charges to provide for full cost recovery of the Water and Sewer Enterprise. The rate setting process is based on the projected FY2015 budget expenditures, including MWRA wholesale assessments, and the estimated water consumption and sewer use.

As part of the FY2012 rate setting process, the Board approved a new rate structure that established a base charge and a two-step increasing block rate for water and sewer charges and a fire service charge for providing fire protection using sprinkler systems connected to the distribution system. Using the model developed for the new rate structure, the Department is able to program the proposed budget expenditures and forecast water use to determine the most effective rates going forward.

As you are aware with an enterprise fund, revenues must match expenditures. In order to maintain viable water and sewer reserves, a modest rate increase is proposed for Block 1 and Block 2 of both water and sewer with no increase in the established Base Charge, as shown on the attached rate sheet and recommended vote. The combined increase is approximately 1.2% compared to last year's rates. Using the established standard for water use for the "average" family of four (120 hcf per year) the impact of the proposed increases for FY2015 would be about \$17.65 for the year.

The Department also recommends continuation of the Elderly Exemption Program that provides a 20% discount for seniors that are eligible for the property tax exemption allowed by MGL Chapter 59, Section 5, Clause 17D and 41C with the added requirement that the person applying must be the named payer of the water and sewer bill

Ernest Frey a condominium owner was present. He stated that he had reached out to Mr. Russell probably two weeks into his appointment as the Water/Sewer Director to discuss the water sewer rates. Mr. Frey stated that he is in a building with 6 units and one water meter which means he is being charged the same rate for water/sewer as a single family home. He indicated that this does not seem fair.

Commissioner Pappastergion cautioned that two years ago a Selectmen's committee was formed to study the rate structure and this is what they came up with. He advised that it is a very

complicated process. He noted that he would enlighten Mr. Russell on the reasoning behind this rate structure and will encourage him to meet with Mr. Frey to discuss his particular concerns and see if they can come up with something.

Selectman DeWitt noted that this issue had come up before and we were unable to figure out how to accommodate those like Mr. Frey. There is a great deal of data and documents on this issue that can be referred to.

Chairman Goldstein encouraged Mr. Russell to continue work on the rates, but for this year it's as close as we are going to get.

On motion, it was (5-0)

VOTED: to set the Water/Sewer Rates for FY2015 as follows:

(1) To approve the following quarterly Water and Sewer rates effective July 1, 2014:

Water Rate: \$1.75 per hundred cubic feet (hcf) for all use up to 7 hcf
\$5.20 per hundred cubic feet (hcf) for all use greater than 7 hcf

Sewer Rate: \$3.75 per hundred cubic feet (hcf) for all use up to 7 hcf
\$7.70 per hundred cubic feet (hcf) for all use greater than 7 hcf

(2) To approve the quarterly Base Charge based on meter size according to the following schedule effective July 1, 2014:

Meter Size (in inches)	Quarterly Water Base Charge	Quarterly Sewer Base Charge
0.625	\$25	\$25
0.75	\$30	\$30
1	\$40	\$40
1.5	\$60	\$60
2	\$80	\$80
3	\$120	\$120
4	\$160	\$160

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

[BEAVER COUNTRY DAY - PILOT](#)

[Question of approving and executing a PILOT Agreement with Beaver Country Day](#)

School.

Director of Finance Stephen Cirillo thanked everyone involved in getting this PILOT done. He noted that a tremendous amount of time and work went into this PILOT on both the Town and Beaver Country Day School side. He went on to outline the agreement as follows:

This PILOT Agreement calls for a phasing up of payments over a twenty five year period to the Town's Policy target of 25% of the property tax. The Town and/or School may opt out of this agreement with a one year written notice.

The agreement will be effective as of July 1, 2014 and ends on June 30, 2039. The Beaver Country Day School offered this voluntary payment as symbol of their strong and continuing relationship with the Town. The dollar amounts associated with the PILOT Agreement range from a first year payment of \$14,041.00 to a twenty fifth year payment of \$176,001.12. The estimated total amount of the PILOT Agreement is \$2,420,036.61.

Selectmen Daly noted that she had object to this Agreement a couple of years ago because it was linked to the use of fields; she is now happy to see that is not the case with this PILOT.

Selectman Franco asked if improvements were made to the facility, would the amount be adjusted. Mr. Cirillo responded that the addition of land or major construction would be assessed and the amount would increase.

Attorney Robert Allen, representing Beaver Country Day School thanked everyone involved. Initially this PILOT was brought up in 2009; he respects the process. Everyone hung in there and only because of the partnership that the Town and Beaver Country Day School has was it able to get to this outcome. This was not an easy decision. This is not something that Private non- profit institutions usually partake in.

Chairman Goldstein thanked everyone involved.

On motion, it was (5-0)

VOTED: to approve and execute a PILOT Agreement with Beaver Country Day School.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

COMMISSION/COMMITTEE APPOINTMENTS

Question of making appointments to the following Committee/Commission

Age-Friendly City Committee
Brookline Commission for Arts

On motion, it was (5-0)

Voted: to appoint Henry T. Winkelman to the Age-Friendly City Committee

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco Aye:

On motion, it was (5-0)

Voted: to appoint Renana Greenberg to the Brookline Commission of Arts to fill a vacancy for a term which will expire August 31, 2016 or until a successor is appointed.

Aye: Chairman Goldstein, Selectmen Daly, Dewitt, Wishinsky and Franco

There being no further business the Chairman adjourned the meeting at 9:05.

ATTEST