

# ***Palmer Town Council***

## ***Town Council Meeting Minutes***

Monday, February 10, 2014

### **1. Roll Call**

The Palmer Town Council Meeting of Monday, February 10, 2014 was called to order at 7:00 pm. Present were Town Manager Charles Blanchard, Phil Hebert, Barbara Barry, Jason Polonsky, Matt Lovell, Donald Blais, Paul Burns and Mary Salzmann and Andrew Golas recording minutes.

### **2. Consent of the Agenda Order**

Motion to accept the agenda as amended by B. Barry, seconded by J. Polonsky. Motion passed 7-0.

### **3. Meeting Minutes**

January 13, 2013 – Motion to approve minutes as amended by J. Polonsky, seconded by B. Barry. Motion passed 6-0-1 with M. Salzmann abstaining.

### **4. Visitors Comments (for items not on the agenda)**

None

### **5. Old Business:**

#### **1. Council Rules**

J. Polonsky stated that he would like to see a 6:30 pm start time to regular meetings in an effort to promote an increase in attendance. P. Burns stated that he disagreed that the start time of meetings would have any bearing on attendance and that attendance is a result of the items on the agenda.

Motion to amend the Town Council Rules to change the regular meeting time from 7:00 pm to 6:30 pm by J. Polonsky, seconded by B. Barry. M. Salzmann stated that she would be in favor of trying a 6:30 pm start time. P. Hebert stated that the change would be effective as of the next regular meeting. Motion passed 5-2 with P. Burns and D. Blais objecting.

### **6. New Business**

#### **1. Three Rivers Fire and Water District**

Three Rivers Water Commission Chairmen Raymond Domey addressed the Town Council. He stated that the Water Commission would be requesting an easement through the Wastewater Treatment Plant property for access to the Swift River. He also stated that the commission wished to declare a number of old call boxes surplus property and have them sold at town auction. R. Domey was advised to contact the Town Manager's office to discuss the details of granting the easement and coordinating the town auction.

## **2. TIF & EOA Agreement with Detector Technology**

Local Economic Development Director Linda Leduc and CFO of Detector Technology Kevin Topor addressed the Town Council regarding the proposed Tax Increment Financing Agreement (TIF) and Expanded Economic Opportunity Area (EOA). L. Leduc outlined the details of the proposed TIF and EOA to the Council. P. Burns stated that was in support for this agreement to move forward. L. Leduc explained that the project covered under the TIF and EOA would be approximately 10,000 square feet.

Motion to approve an amendment of the existing Palmer Industrial Park Economic Opportunity Area by removing Map 34, Lot 8 and create a new site specific Economic Opportunity Area, to be designated 8 Third Street Economic Opportunity Area, to be designated as such for a period of 20 years by P. Burns, seconded by D. Blais. Motion passed 7-0.

Motion to see if the Town Council will vote to approve the Certified Expansion Project Application submitted by Detector Technology, Inc, dated January 17, 2014, and authorize the Town Manager to sign a Tax Incentive Financing Agreement for project improvements at the facility located at 8 Third Street, in the Palmer Industrial Park, located in the Village of Bondsville, Palmer, MA, also identified as Assessor's Map 34, Lot 8. Said property is located within the 8 Third Street Economic Opportunity Area of the Ware River Valley Economic Target Area, owned by K3 Technology, LLC and leased by Detector Technology, Inc. Said project seeks relief under the Massachusetts Economic Development Incentive Program including a state Investment Tax Credit and Tax Increment Financing for a period of 10 years. This approval is based on the information contained in both the Economic Opportunity Area Application and the Project Certification Application and shall meet the requirements of 402 CMR 2.10(3). Specifically that, (a.) The project is consistent with and can reasonably be expected to benefit significantly from inclusion in the EOA; (b.) The project, together with all other projects previously certified and located in the same expansion project EOA, will not overburden the municipality's infrastructure and utilities serving the EOA; (c.) The project as described in the proposal will have reasonable chance of increasing employment opportunities for residents of the expansion project area, ETA. Tax Increment Financing schedule of property tax (applies to improvements only): FY2015 – 100%; FY2016 – 100%; FY2017 – 60%; FY2018 – 40%; FY2019 – 20%; FY2020 – 10%; FY2021 – 10%; FY2022 – 10%; FY2023 – 10% and FY2024 – 10%, by P. Burns, seconded by M. Salzman. Seconded 7-0.

## **3. Farm Animal Excise**

C. Blanchard explained that a new provision in the law allowed for towns to drop the Farm Animal Excise tax from the assessment through a referendum vote. He stated that the Farm Animal Excise is a difficult tax to assess and only net \$300 per year to the town. J. Polonsky asked if there needed to be a public hearing in order to place the question on the next ballot. A. Golas explained that a public hearing was not required for the council to place a referendum question on the Town Election Warrant.

Motion to place the removal of the Farm Animal Excise Tax on the next town election warrant by P. Burns, seconded by D. Blais. Motion passed 7-0.

#### **4. Welcome Home Vietnam Veteran's Day Proclamation**

The council held discussion on how the Welcome Home Vietnam Veteran's Day should be observed. P. Burns stated that a proclamation should be made and given to a veteran's organization. A proclamation would be read and signed at the next Town Council meeting.

#### **5. Discussion on Approval of Pathfinder's Roof Replacement Project**

C. Blanchard explained that the Council could vote to take no action on the project in order for it to move forward. Each town assessed by the Pathfinder School District would have 60 days to take action against the application at Town Meeting if they felt they were not in support of the proposed roof replacement project. P. Hebert stated that the cost of the project would receive a 62% reimbursement from MSBA. Motion to for the council to support the Pathfinder Roof Replacement Project by P. Burns, seconded by J. Polonsky. Motion passed 7-0.

#### **7. Subcommittee Report**

D. Blais reported that the Police Station is currently 95 percent complete and the furniture would be brought in next week.

B. Barry stated that the Town Manager Goals Subcommittee has met twice and should have updated Town Manager Goals for the next meeting.

#### **8. Town Manager's Report**

C. Blanchard stated that Secretary of Housing and Economic Development Gregory Bialecki, Senior Regional Director Mike Vedovelli joined Senator Brewer and Representative Smola to celebrate the growth of Detector Technology and learn about the growth of the facility which was supported by the TIF passed by the council at this meeting. C. Blanchard stated that the Conservation Commission met with and interviewed two applicants at their February 4th meeting, and based on their recommendation, he asked to confirm the appointment of Tharyn Nein-Large and Sean O'Donnell to the Conservation Commission.

Motion to approve the appointments of Tharyn Nein-Large and Sean O'Donnell to the Conservation Commission and Tharyn Nein-Large to the Open Space and Recreation Committee by P. Burns, seconded by D. Blais. Motion passed 7-0.

C. Blanchard stated that the Town had been awarded two Community Innovation Challenge Grants for Environmental Protection and Public Works, as well as one for Public Health. He also stated that the New England Police Benevolent Association Local #071 voted unanimously to ratify the new Police Collective Bargaining Agreement on January 24<sup>th</sup>. C. Blanchard also stated that the Board of Health is currently in litigation in housing court against four properties with Health Code violations.

C. Blanchard stated that a hearing had been scheduled on the Town's requirements for Minimum Net School Spending on February 18. At that time, testimony will be presented to the Department of Secondary Education. He also stated that he and Finance Director John Kuzmiski had met with the school department to discuss the FY15 budget last week.

## **9. Misc. Correspondence**

None

## **10. Councilor Roundtable**

1. D. Blais gave an update from the Massachusetts Municipal Association Meeting
2. J. Polonsky acknowledged the retirement of Detective Sergeant Scott Haley and asked that Northeast Realty come to a Council Meeting to discuss their plans for the “Triangle Project”
3. P. Hebert stated that he would be interested to hear an update from Northeast Realty on the status of their project as well.

## **11. Executive Session as per Chapter 39, Section 23B (3) Contract Negotiations**

Motion to enter into executive session as per Chapter 39, Section 23B (3) for Contract Negotiations and adjourn therefrom by P. Burns, seconded by M. Lovell. Motion passed 7-0 by roll call vote B. Barry – Yes, M. Salzman – Yes, J. Polonsky – Yes, D. Blais – Yes, M. Lovell – Yes, P. Hebert – Yes at 7:47 pm.

Minutes submitted by: Andrew M. Golas