

**SELECT BOARD MEETING MINUTES
DECEMBER 20, 2021 AT 5:00PM
TOWN HALL, SELECT BOARD CONFERENCE ROOM**

CALL TO ORDER/OPENING

Chair Antanavica called the meeting to order at 5:02pm. Chair Rick Antanavica, Vice-Chair John Shocik, Second Vice-Chair Herb Duggan Jr., Selectman Dianna Provencher, Selectman Allen Phillips, Town Administrator David Genereux and Assistant Town Administrator Kristen Forsberg were in attendance.

1. EXECUTIVE SESSION

- a. **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 pursuant to G.L. c. 30A, §21(a)(1)**
- b. **To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel (Regional Health Director/Regional Health Coordinator) pursuant to G.L. c. 30A, §21(a)(2)**
- c. **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, to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, pursuant to G.L. c. 30A, §21(a)(3) and (7) and Suffolk Construction v. DCAMM, 449 Mass. 444 (2007) – Prestige Auto.**
- d. **Discussion regarding the consideration of purchase, exchange, lease or value of real property (Becker College) pursuant to MGL Chapter 30A, Section 21(a)(6), and (7) and Suffolk Construction v. DCAM, 449 Mass. 444 (2007)**

Motion 122021-1: A motion was made by Mr. Phillips and seconded by Mr. Shocik to enter into executive session at 5:02pm 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 pursuant to G.L. c. 30A, §21(a)(1); to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel (Regional Health Director/Regional Health Coordinator) pursuant to G.L. c. 30A, §21(a)(2); 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, to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, pursuant to G.L. c. 30A and §21(a)(3) and (7) and Suffolk Construction v. DCAMM, 449 Mass. 444 (2007) – Prestige Auto; and for a discussion regarding the consideration of purchase, exchange, lease or value of real property (Becker College) pursuant to MGL Chapter 30A, Section 21(a)(6), and (7) and Suffolk Construction v. DCAM, 449 Mass. 444 (2007). The Board will reconvene in open session at the conclusion of executive session. The Chair declared that to discuss these matters in open session would compromise the position of the Town. Roll call: 5:0:0.

2. SCHEDULED ITEMS

- a. **6:00pm – Vote to Sign Bond Anticipation Notes for Purchase of Becker College**

Motion 122021-2a1: A motion was made by Mr. Phillips and seconded by Ms. Provencher to sign the bond anticipation notes in accordance with the motion read by Chair Antanavica as included in the agenda packet.

Motion carries 5:0:0.

Mr. Genereux stated that the borrowing came in at a rate of two tenths of 1% with a \$160,000 premium. Standard and Poor assigned the highest rating possible for notes which is SP1+.

Motion 122021-2a2: A motion was made by Ms. Provencher and seconded by Mr. Phillips to authorize the Chair to sign an amendment to the Becker purchase and sale agreement reducing the purchase price by \$47,418 to reflect a credit for the replacement of water meters that Becker College agreed to pay for. **Motion carries 5:0:0.**

b. **6:05pm – Hillcrest Country Club lease renewal – Hilltop Management, LLC**

Motion 122021-2b: A motion was made by Mr. Shocik and seconded by Ms. Provencher to renew the lease for Hillcrest Country Club with Hilltop Management LLC for one year with no change in terms. Under discussion, it was clarified that lease payments are only suspended if the golf course and/or restaurant are required to close due to local or state regulations. **Motion carries 5:0:0.**

c. **6:10pm - Prestige Auto Vehicle License Violation Hearing (continued from 12/06/21)**

Chief Dupuis presented photos of the cleanup at Prestige Auto, noting that he is very pleased with the progress that has been made on site since November 21st. Cars have been reorganized and are now parked in 9'x18' spaces with 2' in front and behind each space, allowing for the fire department to move between cars in case of a fire. The site has been substantially cleared of junk and debris. The Chief asked that grindings be put down where weeds currently are to allow for line painting, a fire lane be added on either side of the showroom, access to the upstairs apartment be created, no parking be allowed at the front of the 8' wide entrance, no blocking the garage doors on either side, storing parts in trailers or Conex containers instead of vehicles and creating full access to the doors at the ends of the trailers/Conex boxes. The Chief recommended that the license be reduced to 100 cars for sale and 35 cars for repair for a total of 135 cars on site. An attorney representing Prestige Auto disagreed with the reduction in the number of cars allowed under the license, noting his client is creating an additional area that can hold 64 cars. The Board voted at their December 6th meeting to temporarily limit the number of saleable cars on the lot at Prestige Auto to 100 and the amount of repair vehicles on the lot to 35 for a maximum of 135 cars on the lot. Prestige Auto can return before the Board once all issues are resolved to ask that their full license be restored.

d. **6:45pm – Collins Center proposal discussion; LPS/former Becker campus integration**

Sarah Concannon, Director of Municipal Services at the Collins Center, presented a proposal that has been vetted through the School Committee to prepare a study of the reuse of Becker for school purposes. Ms. Concannon stated that the proposal takes a quantitative and qualitative approach to assessing the best options for school committee to consider by looking at school conditions, cost data associated with operating facilities, updating the school enrollment study to project space needs, grade configurations, and assessing community values and priorities through virtual sessions, public forums and surveys. The study will include walkthroughs of all school facilities, not just the proposed Becker buildings, and will tie in with data from the Becker working groups. The Select Board expressed concern about the timeline for the proposal, stressing the importance of moving as quickly as possible. Ms. Concannon noted that it would not be possible to shorten the timeline significantly, but the goal would be to have the school committee prepared to make any necessary modifications/reconfigurations in the FY22-23 school year. Dr. Tencza noted that MSBA recommended the school department contact the Collins Center for assistance with this process, adding that this is not a way of trying to get around the Becker working groups. The school is looking to see if they can obtain grant funding for this proposal.

Motion 122021-2d: A motion was made by Mr. Phillips and seconded by Mr. Duggan to support the \$29,000 Collins Center proposal, working in conjunction with the Select Board and School Committee, to be funded via any available grant funds first then the additional funds secured for the reuse of Becker. **Motion carries 5:0:0.**

3. PUBLIC COMMENT PERIOD

Doug Belanger asked that the Board consider authorizing more evening time at the Becker gym for other activities such as volleyball or pickleball. Jan Parke asked when the Becker committee assignments would be made. Dylan Lambert discussed the cost of the public records requests he submitted to the School Department and stated he disagreed with some of the answers to questions provided by the schools to the select board.

4. REPORTS & ANNOUNCEMENTS

a. Student Liaison Reports

The Student Liaisons provided updates from the Leicester Public Schools.

b. Report of the Town Administrator's Office

The Town Administrator presented highlights from the Office's written report.

c. Select Board Reports

The Select Board discussed various topics including recognizing the Girls Scouts for giving ice melt shakers to the senior center, the monthly breakfast at the senior center, Merry Christmas and Happy New Year, the Christmas House Decorating Contest, fixed billboard down on Main Street, inspecting chimneys, smoke and CO detectors, the Santa run, Fire Station #2 looks great, great job to highway department on treating the roads, obstacles that the police department face, best wishes to Officer John Caforio on his retirement after three decades of service, the upcoming Becker project, and taking care of the seniors displaced from the Leicester Housing Authority fire.

5. RESIGNATIONS & APPOINTMENTS

a. Appointments - Becker Working Groups

Swan Library Working Group

- Allen Phillips (SB)
- John Shocik (SB)
- Wayne LeBlanc

Veterinary Clinic Reuse Working Group

- Allen Phillips (SB)
- Ken Antanavica
- Erin Arsenault (Student Liaison)
- Joe Fontaine
- Paul Messier (Advisory Committee)
- Suzanne Sears
- Jan Parke

Athletic Recreation Working Group

- Allen Phillips (SB)
- Doug Belanger
- Nate Hagglund (School Committee)
- Stuart Loosemore
- Jess Margadonna (Parks & Rec)
- Linda Monahan
- Scott Weikel

Motion 122021-5a1: A motion was made by Mr. Shocik and seconded by Ms. Provencher to accept the appointments to the working groups as listed above. **Motion carries 5:0:0**

Building Condition Working Group

- Herb Duggan Jr. (SB)
- Dan Ayala (School Facilities Director)
- Rocky Hyland
- Bob Mercer
- Joseph Richardson
- William Robert
- Michael Silva (Town Building Commissioner)

Motion 122021-5a2: A motion was made by Mr. Phillips and seconded by Ms. Provencher to accept the appointments to the Building Condition Working Group as listed above. **Motion carries 5:0:0**

Zoning Reuse Working Group

- John Shocik (SB)
- Alaa Abusalah (Ad-Hoc, Town Planner)
- Jim Buckley (ZBA)
- Jason Grimshaw (Planning Board)
- Wayne Leblanc
- Sharon Nist

Motion 122021-5a3: A motion was made by Mr. Phillips and seconded by Mr. Duggan to accept the appointments to the Zoning Reuse Working Group as listed above. **Motion carries 5:0:0**

Becker Reuse Working Group

- Dianna Provencher (SB)
- Ken Antanavica
- Peter Cusolito
- Joely Fontaine (Student Liaison)
- Rich Jenkins (EDC)
- Donna McCance (School Committee)
- Dennis McGrail (Advisory Committee)

Motion 122021-5a4: A motion was made by Mr. Phillips and seconded by Mr. Shocik to accept the appointments to the Becker Reuse Working Group as listed above. **Motion carries 5:0:0**

Becker Finance Working Group

- Dianna Provencher (SB)
- Jonathan Boisjolie (School Committee)
- Jeffrey Fisher
- John Hopkins
- Francis Joyce
- David Mero (Advisory Committee)
- Phil Robo

Motion 122021-5a5: A motion was made by Mr. Phillips and seconded by Mr. Shocik to accept the appointments to the Becker Finance Working Group as listed above. **Motion carries 5:0:0**

Becker Inventory Working Group

- Peter Cusolito
- Dorothy Dudley
- Hilarie Haley
- David Mero
- Linda Monahan
- Sharon Nist
- Pam Parent
- Mychelle Phillips
- Jane Robo
- Phil Robo
- Denise Weikel
- Mack Whalen
- Peter Zimmerman

Motion 122021-5a6: A motion was made by Mr. Shocik and seconded by Ms. Provencher to accept the appointments to the Becker Inventory Working Group as listed above. **Motion carries 5:0:0**

Becker Education Working Group

- Rick Antanavica (SB)
- Tom Lauder (School Committee)
- Amanda Barker
- Linda Colby
- Tammy Tebo

Motion 122021-5a7: A motion was made by Mr. Phillips and seconded by Ms. Provencher to accept the appointments to the Becker Education Working Group. **Motion carries 5:0:0**

6. OTHER BUSINESS

a. **2022 License Renewals**

1. **Dippin' Donuts/Coffee Shop 1181 Main St: Common Victualler (CV)**
2. **Prestige Auto Service 200 South Main St: ABR, Class II & MVR**
3. **G & L Auto Sales 449 Main St: Class II**
4. **Breezy Bend RV Center Inc. 418 Pine Street: MV**
5. **Deja New Leicester, Inc. 100 South Main St: Junk Dealer**
6. **M & N Gas 200 Main St: Class I & MVR**

Motion 122021-6a: A motion was made by Mr. Shocik and seconded by Ms. Provencher to approve the 2022 license renewals as listed above with a six-month letter of condition temporarily reducing the number of cars for Prestige Auto to 100 cars for sale and 35 cars for repair. **Motion carries 5:0:0**

b. **Accept Senior Center Donation – Camosse Family Foundation - \$2,000**

Motion 122021-6b: A motion was made by Ms. Provencher and seconded by Mr. Shocik to accept the \$2,000 donation from the Camosse Family Foundation to the Senior Center. **Motion carries 5:0:0**

c. **Request for temporary use of Becker Gym for High School basketball/track events (LHS)**

Superintendent Dr. Marilyn Tencza discussed an issue that occurred last week with the sprinkler system at the high school which has required the gym to temporarily close after school. Dr. Tencza asked if the Becker Gym could be used for games only over school vacation until the system can be repaired. Fire Chief Mike Dupuis stated that the problem is with the pump itself due to stones put in the exterior pipe. As a result, after school athletic games and practices in the gym have had to be cancelled until it can be repaired.

Motion 122021-5c1: A motion was made by Mr. Phillips and seconded by Mr. Duggan to authorize the School Department to use the Becker Gym on December 30th for games. **Motion carries 5:0:0**

Representatives from the Leicester Basketball League requested use of the Becker Gym or Town Hall Gym for practice time. The Board voted to shut down the campus in November because the Town does not yet know the operating costs or logistics of running athletics on the campus at this time.

Motion 122021-5c2: A motion was made by Mr. Shocik and seconded by Mr. Antanavica to deny the request by the Leicester Basketball League to use the Becker Gym for practices. Under discussion, the Board expressed concerns about the costs involved in opening the building and waiting until the working groups set fee schedules and determine how athletics will work on the campus. The use of the Town Hall Gym was discussed subject to the evening meeting schedule since the gym can't be used due to noise while meetings are taking place. No vote was taken.

7. MINUTES

a. **December 6, 2021**

Motion 122021-7a: A motion was made by Ms. Provencher and seconded by Mr. Duggan to approve the minutes of December 6, 2021. **Motion carries 5:0:0**

Motion 122021-8: A motion to adjourn was made by Mr. Duggan and seconded by Mr. Shocik at 8:51pm. **Motion carries 5:0:0.**