



Town of Bridgewater
Town Council Meeting
Meeting Minutes
Tuesday, February 3, 2015

CALL TO ORDER:

A quorum being duly present, Town Council President William Wood called the meeting of the Bridgewater Town Council to order at 7:35 pm, on February 3, 2015 at BTV Studios, 80 Spring Street, Bridgewater, Massachusetts.

PRESENT:

Council members present were, Timothy Fitzgibbons, Kevin Perry, Peter Colombotos, Sheila Whitaker, William Wood, Scott Pitta, and William Rivers. Town Manager Michael Dutton and Town Attorney Mark Gildea were also present.

ABSENT:

- Councilor Sandra Wright
- Councilor John Norris

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

A moment of silence was held for all veterans who have passed including:

- Mr. Charles Pincolini

APPROVAL OF MINUTES –

- January 6, 2015

Motion: A motion to approve was made by Councilor Fitzgibbons. The motion was seconded by Councilor Perry.

Discussion: None

A voice vote was taken and the motion passed 6-0-1 (Councilor Pitta Abstained).

ANNOUNCEMENTS FROM THE PRESIDENT

- President Wood had no announcements, and asked if any Councilors had anything to announce.
- Councilor Pitta announced he would not be seeking re-election and would be happy to speak with citizens in District 1 who may wish to run.

PROCLAMATIONS – None

CITIZENS OPEN FORUM – None

APPOINTMENTS – None

President Wood asked Mr. Dutton if he had any pending appointments or candidates for Finance Committee. Mr. Dutton responded there had been one person interested in the Board of Health, but they didn't meet the requirement.

HEARINGS – None

LICENSE TRANSACTIONS – None

PRESENTATIONS –

- Academy Building Project Status Presentation

*7:38 p.m.: President Wood recused himself and left the room. Vice President Whitaker presided in President Wood's absence.

Mr. Dutton spoke about the Municipal Building Committee and their work getting through a difficult planning phase. He named the members and participants as: OPM, Richard Thuma, Architect is Tappei & Associates, and, Joe Booth is the Preservation Consultant. Mr. Dutton gave a brief update on the roof projects for the Academy Building and Fire Station. Mr. Dutton then spoke about Phase II which is coming very close to having 100% designs and going out to bid. The committee, OPM and architect went through our own process through the Historic Committee.

This has been a lot of work and time for the volunteers. The committee has been extremely detail oriented, and spent a number of hours considering the historic windows. The decision (on the windows) was to have the front windows preserved, renovated and reinstalled. The windows on the back will be replicated, but new.



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The plan is to house majority of town offices in the Academy Building: financial offices and Town Clerk, the Health Department, ZBA, Planning Department, Town Manager's office and IT. Mr. Dutton explained meeting space was also important. It was important to try and consolidate as many meetings into one space as possible. Mr. Dutton showed a series of pictures of the Academy Building and explained changes related to each. He noted the two chimneys would be coming down, but to maintain the look faux chimneys would be replaced. Currently the plan is to paint the building a color similar to that of Town Hall to maintain the aesthetic. Mr. Dutton outlined where he anticipated offices to be located within the building.

Mr. Dutton walked through a detailed cost report as of November. Originally it was estimated to spend \$7.4MM on hard construction costs. They have been able to reduce it to just over \$5.7MM. Spending to date has been about \$425,000; largely due to architectural fees, the engineering fees and the project management. Mr. Dutton expects bidding to go out in about two weeks with a 30-45 day return. He is hopeful to begin construction during the second quarter of this year with completion end of second quarter 2016.

Councilor Questions:

At Councilor Rivers' request, Mr. Dutton explained parking for the new building noting there were approximately 32 employees moving in and roughly 30 parking spaces, though they will be adding parking spaces on the South Street side of the building.

Councilor Pitta suggested it may be a good idea to have some designated customer parking. He then asked why move the council chambers to Academy Building? Mr. Dutton responded he feels the Council would be better served in the Academy Building, but we will be using the Memorial Building for additional meeting space. There is no plan to sell the Memorial Building.

In response to Councilor Perry's question about how the fountain will be included, Mr. Dutton stated we are in discussions with the Bridgewater Improvement Association about having a fountain that's a little more in keeping with the building and have discussed working with a history landscape architect. The funding will be outside the project budget, but we will reserve space in the building for the fountain pump.

Councilor Whitaker asked if we should start thinking about a maintenance fund and will there be uniformity in color with the other town buildings. Mr. Dutton responded you'll definitely see a relationship in the colors there. Mr. Dutton wants to continue building on budgeting for building maintenance. If we eventually sell the McElwain, he would like to put the funds towards capital improvement. Mr. Dutton stated he does not expect any negative impact for a 2 week delay. Finally, at Councilor Whitaker's request, Mr. Dutton spoke about the CPC funding and bonding and reminded all that we only bond for what we spend. He also spoke about LEAD certification.

**8:25 p.m., President Wood returned and resumed presiding.*

**8:25 p.m., Councilor Pitta left room.*

TOWN MANAGER'S REPORT

Mr. Dutton reported on information about various activities happening around town and highlighted meetings and events. Items of note included: thanking the Highway Superintendent and crew for the great job with plowing and explained when we get a lot of snow, we use contractors. The pool of potential contractors is shrinking.

**8:30 p.m. Councilor Pitta returned to the meeting.*

The Lakeside apartment project has affordable rental units in them. Mr. Dutton wants Bridgewater Residents to have every opportunity to take advantage. There will be an Information session on 2/9 at Library.

**8:37 p.m., Councilor Fitzgibbons left the room.*



Mr. Dutton had a conference call with MEMA and FEMA to see if any of the snow related expenses are reimbursable. He is interviewing 2 Planner candidates next week and also has a couple of more applications. Mr. Dutton noted electric rates have gone up and we applied for a technical assistance grant through OCPC. The roof collapse at Styles & Hart was most likely solely due to snow. Finally, Mr. Dutton spoke about volunteer openings on the Board of Health, Citizens Advisory Committee and Finance Committee.

Councilor Questions:

Councilor Pitta requested an update on Rainbow's End. Mr. Dutton responded he will reach out to Mr. Lundin again.

DISCUSSIONS

- Administrative Code

President Wood briefly stated Mr. Dutton will come back with a sample draft at a future meeting.

**8:47 p.m., Councilor Fitzgibbons returned to the meeting.*

SUBCOMMITTEE REPORTS - None

LEGISLATION FOR ACTION - None

OLD BUSINESS - None

NEW BUSINESS

President Wood stated it when we are taking up new business it was requested that an opportunity to ask questions before moving off to committee be offered.

- Order #O-2015-001: Laying Out & Acceptance of a Private Way – Upland Drive & Strathmore Road
Mr. Dutton explained we now have transitioned to appropriate process to accept road under this form of government. We ensure the "as built" is provided. Councilor Pitta would like to see something in writing of steps followed because we have a bylaw. Councilor Whitaker suggested a checklist of approvals would be good to have.
Motion: A motion was made by Councilor Perry to the Planning Board and Community & Economic Development Committee. The motion was seconded by Councilor Whitaker.

Discussion: None

A voice vote was taken and the motion passed 7-0.

CITIZEN COMMENTS - None

COUNCIL COMMENTS

- Councilor Fitzgibbons: Nothing
- Councilor Perry: Thanked all in highway department
- Councilor Colombotos: Nothing
- Councilor Whitaker: Thanked Mr. Dutton for the update on Academy Building and thanked all involved with the process. She also thanked the Highway Department. Mrs. Whitaker encouraged people to get involved and stated she is also not running for re-election at this time.
- Councilor Pitta: Nothing
- Councilor Rivers: Nothing
- Councilor Norris: Absent
- Councilor Wright: Absent
- Councilor Wood: Thanked all the town employees for making the roads passable and safe.

EXECUTIVE SESSION

Motion: A motion was made by Councilor Fitzgibbons to move into Executive Session under MGL Chapter 30A, Section 21(a) (3): 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; and to adjourn from Executive Session. The motion was seconded by Councilor Perry.

A roll call vote was taken with results recorded as follows:

Fitzgibbons – YEA; Perry – YEA; Colombotos – YEA; Whitaker – YEA; Wood – YEA; Pitta – YEA; Rivers – YEA; Norris – ABSENT; Wright – ABSENT. The motion passed 7-0.

ADJOURNMENT

Open session adjourned at 9:05 p.m.



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Minutes submitted by: Ann Holmberg

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, February 24, 2015, to approve the aforementioned minutes, as submitted by a voice vote (8-0) (Councilor Perry not present).

A TRUE COPY ATTEST:

Ann M. Holmberg
Town Council Clerk