

**Town Of Needham Board of Selectman
Minutes for December 16, 2008
Needham Town Library**

6:30 p.m. Call To Order:

A meeting of the Board of Selectmen was convened by Chairman James Healy at 6:35 p.m. Those present were: John Bulian, Daniel P. Matthews, Gerald Wasserman, Denise Garlick, James Healy, Town Manager Kate Fitzpatrick and Recording Secretary Greg Cooper.

6:30 p.m. Town Manager Report

1. Liquor License Fees:

Ms. Fitzpatrick proposed that the Town allow local restaurants to pay their All-Alcoholic Licenses in two annual payments rather than one for calendar year 2009. She stated that the license fees are fairly expensive and this would allow restaurant owners to spread the payment out. Ms. Fitzpatrick proposed that 60% of the fee be paid when the license is picked up and the remaining 40% will be due June 1, 2009. The Board agreed with the proposal.

Motion by Mr. Matthews that the Board of Selectmen vote to allow semi-annual payments of All-Alcoholic Licenses for the calendar year 2009 with 60% due upon issuance and 40% due by June 1, 2009.

Second: Mr. Bulian. Unanimously approved 5-0.

2. Municipal Relief/Administrative

Ms. Fitzpatrick stated that the Massachusetts Municipal Association has proposed several legislative initiatives that provide relief to cities and towns. Some increase revenue and others help decrease expenses. She stated that the Massachusetts Municipal Management Association and the Massachusetts Government Finance Officers Association also highlighted areas where regulation or legislation could help improve efficiency and lower costs. Ms. Fitzpatrick mentioned several of the proposals related to health plan consolidation, procurement efficiencies, joint agreements, collective bargaining and telecommunication taxation. Mr. Healy asked if Ms. Fitzpatrick wanted

the Board to vote its support on several of the measures. Ms. Fitzpatrick stated that she would bring to a future meeting the final list of proposals that she would recommend the Town support. David Davison, Assistant Town Manager/Finance Director stated that there are several other proposals to improve the flexibility of Town finances including a proposal to allow longer term investments. Ms. Garlick stated that she supports efforts to improve efficiencies and eliminate redundancies but would like a more complete discussion on collective bargaining proposals.

3. Facility Update:

Ms. Fitzpatrick provided the Board with an update on various Town facility projects. She stated that she met with the Community Preservation Committee to go through the next stage of the Town Hall Renovation project. Ms. Fitzpatrick stated that the building's handicap access ramp has been moved to the Highland Avenue side of the building. She stated that the architects are looking for old pictures of the Town Hall that can be used to help with the design of the restoration. Mr. Healy stated that the PPBC might want to comment on the Town Hall Study Committee's final comments on the project that relate to acoustics of the hall. John Connelly, chair of the PPBC, stated that they have been working with the developers on responses to the questions raised by the Committee. Mr. Healy stated that the discussion on acoustics will lead to a discussion on the uses of the hall.

7:25 p.m. Newman Feasibility Study Update:

John Connelly, Chair of the PPBC, and Steven Popper, Director of Construction and Renovation, appeared before the Board to discuss the recently completed Newman Feasibility Study. Mr. Connelly stated that the study is available on the School's web site. He stated that the study determined that the building is in good structural condition but the HVAC system needs to be replaced. The study outlines several options for how to complete the installation of a new HVAC system. Mr. Healy asked if the study recommended when the work should be

completed. Whether it needs to be done immediately or can wait some period of time. Mr. Connelly stated that the study concluded that the current operation is safe and functional but recommended continued monitoring of the system. Mr. Healy stated that he recommends the School Committee examine operations and consider how to structure the schools under the assumption that they only have the current inventory of buildings. He stated that a school space committee should be established to look at the issue of space. Mr. Healy stated that the decision on Newman will be a very important and costly one and therefore a thorough examination of the school needs should be conducted.

Mr. Healy asked Mr. Connelly for his opinion as to whether Newman should be renovated as a middle school or knocked down and rebuilt. Mr. Connelly stated that the School Building Administration favors renovation over new construction. Mr. Popper stated that the cost to renovate is approximately 100 per square foot while new construction is closer to 300 per square foot.

Mr. Wasserman asked about the projections on energy use and the various options for housing of students during renovation/construction. Mr. Wasserman agreed with the need to examine school needs but was not in favor of pushing the project off too far into the future. He preferred renovation options that involve the removal of students from the building.

Ms. Garlick asked if the Town was confident in the monitoring and maintenance plan and stated the need for a contingency plan if the students need to move. Mr. Healy stated that the Town can not afford too much more debt and that a plan is needed for moving forward. Mr. Matthews stated that the Town needs to move forward with deliberate speed and that if system changes are needed in the schools now would be the time.

Mr. Healy recognized Mr. Connelly for his twelve and a half years of service on the PPBC. Mr. Connelly is stepping down from the Committee at the

end of the month. Mr. Connelly stated that the Committee has benefited from great membership. Mr. Healy read a proclamation recognizing Mr. Connelly.

7:45 p.m. Continued Property Tax Classification Hearing:
The Board continued the Property Tax Classification Hearing from its meeting on December 9, 2008. Edmund Donnelly, Board of Assessors, provided a general overview of the residential and commercial property values. He stated that Needham is not reflective of other real estate markets and property has held its value. Chip Davis, Town Assessor, reviewed with the Board the information contained in the assessor's report including sales, value, new growth, building permits and several other factors that influence the overall valuation and recommendation of rates. Maria Iriti, resident and commercial property owner, stated that many commercial property owners are having a tough time renting their space. She requested the tax shift to commercial property be lowered. The Board stated that residential property taxes pay for far more than the target 75% due to increases in value. Mr. Matthews stated that property taxes are not a major factor in businesses expenses and that the Town should focus on charting a clear course on rates to establish certainty. Ms. Iriti asked if the Community Preservation Tax gets shifted to commercial like the property tax. Mr. Healy stated that the Community Preservation Tax is a flat surcharge.

Motion by Mr. Matthews that the Board of Selectmen vote to establish a residential factor of .891346 for the purposes of setting the fiscal year 2009 tax rate.

Second: Mr. Bulian. Unanimously approved 5-0.

8:20 p.m. Appointments and Consent Agenda:
Motion by Mr. Matthews that the Board of selectmen vote to approve the Appointments and Consent Agenda as presented.

APPOINTMENTS

- 1. PPBC User Agency Representative (Town Hall) Jim Healy (indefinite term)**
- 2. Technology Advisory Board Wade Davis (6/30/2010), Tom Keating (6/30/2011)**

CONSENT AGENDA *=Backup attached

- 1. Approve the calendar year 2009 Alcoholic Licenses as follows. This approval is predicated on the receipt of all completed required paperwork before December 31, 2008.**

Establishment	License Type
Bertucci's Restaurant Corp. d/b/a Bertucci's	
Brick Oven Ristorante	All Alcoholic
Lt. Mason Carter Post 2498 V.F.W. of U.S.	All Alcoholic
Mandarin Gourmet , Inc. d/b/a Mandarin Cuisine	
Locus	All Alcoholic
New Garden, Inc. d/b/a New Garden Restaurant	All Alcoholic
Not Your Average Joe's, Inc. d/b/a Not Your Average Joe's	All Alcoholic
Petit Robert Needham LLC d/b/a Petit Robert Bistro	All Alcoholic
The Needham Golf Club, Inc.	All Alcoholic
The Village Fish of Needham, Inc. d/b/a The Village Fish	All Alcoholic
Tu y Yo II LLC d/b/a Tu y Yo, Mexican Cuisine	All Alcoholic
Village Club Building Assoc. Inc.	All Alcoholic
Pelican Fine Foods, Inc. d/b/a Quince Common	Victualler
Spiga, LLC.	Common Victualler
Asillem LLC d/b/a Stone Hearth Pizza Wine and Malt	
Bickford Family Restaurants, Inc. d/b/a Bickford's Family Restaurant	Wine and Malt
Pelican Fine Foods, Inc. d/b/a Quince	Wine and Malt
PII Restaurant, Inc. d/b/a Pacini's Italian Eatery	Wine and Malt
Spiga, LLC	Wine and Malt

- 2.* Approve Employment Agreement for the Town Manager for FY09 through FY11**
- 3. Accept the following donations made to the Health Department's Gift of Warmth Fund:**
 - \$6,000 from the Needham Community Council**
 - \$5,500 from the Mission & Social Justice Team of the Carter Memorial Methodist Church**
 - \$150 from Mrs. Shain Sagafi**
 - \$50 from Laura A. Brooks**

4. **Accept a donation in the amount of \$2,250 from The Exchange Club of Needham to the Needham Coalition for Suicide Prevention.**
- 5.* **Approve Water & Sewer #1080**

Second: Mr. Bulian. Unanimously approved 5-0.

Ms. Garlick asked the Board to acknowledge the substantial monetary donations from organizations within town.

8:20 p.m. Board Discussion:
Mr. Healy reminded residents of New Year's Needham and encouraged everyone's participation.

8:25 p.m. Adjourn:
Motion by Mr. Bulian that the Board of Selectmen vote to adjourn the December 16, 2009 Needham Board of Selectmen meeting.
Second: Mr. Matthews. Unanimously approved 5-0.