



TOWN OF KINGSTON
BOARD OF SELECTMEN
OPEN SESSION
TOWN HOUSE-26 EVERGREEN ST. ROOM 200 & VIA ZOOM
JULY 11, 2023

6:00 PM – CALL TO ORDER – ROOM 200

Chairman Kimberley Emberg called to order the meeting of the Board of Selectmen at 6:00 PM. The selectmen in attendance are Donald Alcombright, Sheila Vaughn, Tyler Bouchard, and Eric Crone.

Staff Present: Keith Hickey, Town Administrator; Gloria Mitchell, Assistant Town Administrator; Patricia Tucker, Assistant to the Town Administrator and the Board of Selectmen.

ANNOUNCEMENTS:

1. This meeting is recorded by PACTV. Anyone intending to make an audio or video recording of this meeting should notify the Chair at this time.
2. Financial Assistance Applications are available on the Town's website or by calling the Selectmen's Office.
3. Congratulations to Deb Doherty on her Retirement!
4. The moderator is recruiting to fill open seats on the Finance Committee. Anyone interested should reach out to the moderator.
5. There is an open seat on the Capital Planning Committee. Anyone interested should reach out to the Finance Committee.
6. The following Boards/Committees are looking for volunteers. Please reach out to the Board of Selectmen's office if you are interested:
 7. - COA Advisory Board - Associate Member
 8. - Affordable Housing Trust
 9. - Community Preservation Committee
 10. - Cultural Commission
 11. - Ichabod Washburn Fund Trustees
 12. - Rent Control Board
13. There is an opening for Kingston residents on the Old Colony Elder Services Board of Directors.
14. The Council on Aging is seeking a volunteer to deliver for our Meals on Wheels program.
15. The next Farmer's Market will occur at Grays Beach Park on Sunday, August 6, from 10 AM-2 PM.
16. The first "Music at the Beach" event is at 6 PM at Grays Beach Park featuring Jake Sheptyck.

Other Music Nights are as follows:

 - July 25 featuring Black Top Strut
 - August 15th featuring Pickpockets
 - August 29 featuring Adam Frates and Friends
17. Movie Nights at Grays Beach will also be happening, movies begin at dusk, and there will also be food trucks.
18. – July 20 featuring Bad Guys
19. – August 10 featuring Rise of the Gru
20. Due to a recent resignation from the Sewer Commission, the Sewer Commission and the Board of Selectmen seek candidates interested in filling the open seat until the next Town election in the Spring of 2024. Interested candidates must submit a letter of interest no later than Thursday, July 20 at 12:00 PM to ptucker@kingstonma.gov or the Selectmen's office. All candidates will be interviewed at a joint Sewer Commission/Board of Selectmen's meeting on August 1.
21. Due to a recent resignation from the Republican seat on the Board of Registrars, they seek a Republican to fill the seat. Please get in touch with the Board of Selectmen's office if you are interested by July 20. The Selectmen will be reviewing requests for appointment at their August 1st meeting.

OPEN FORUM:

No one was in attendance for an open forum.

APPOINTMENTS:UPDATE FROM LIBRARY DIRECTOR, DONALD COLON

Donald Colon, Library Director, was in attendance to provide an update on the library and talk about some events, which included the following:

Mr. Colon began by saying that the Kingston Public Library ended FY23 at 26.62% above FY22. The percentage equates to 24,467 more physical items being checked out over FY22. In June of 2023, there were 100 new card registrations, more than double the average for any given month. June also saw 10,953 physical items checked out, about 2,000-3,000 more than any month in the last two years.

With our percentage increase, Kingston was the top improved-performing public library in OCLN.

Some upcoming events at the library are:

- Wednesday, July 12 from 6–8 PM The Life and Times of Blanche Ames Ames
- Author Talk with Zachary Lamothe featuring his Book Classic Restaurants of Boston and his newest book Distilled in Boston on July 22 from 2–3 PM.
- Drop-in Tech classes, Songwriting 101, and antique radio talk are happening this summer.

Ms. Emberg asked Mr. Colon about how the public can register for the programs and the programs that require registration can be done online at the library website; all others are drop-in.

REQUEST FROM HOPE FLOATS TO HOLD THEIR NINTH ANNUAL MEMORY WALK ON SATURDAY, SEPTEMBER 30, 2023

Ms. Emberg explained that Ken Brack received a request at Hope Floats to hold their 9th Annual Memory Walk on Saturday, September 30, 2023, through the streets of Kingston. Mr. Brack attended to speak about his event and all that Hope Floats does for the community.

Motion by Ms. Vaughn, seconded by Mr. Bouchard, and a 5-0-0 vote,

VOTE: I move the Board of Selectmen to approve the request from Ken Brack at Hope Floats to hold their 9th Annual Memory Walk on Saturday, September 30, 2023, contingent upon the following:

- Scheduling of any police officers at the designated high-traffic intersections.
- Secure all permits from MassDOT to utilize State Highway Route 3A.

Request to use ARPA Funds to replace Rooftop HVAC Units at the Pembroke Street Fire Station.

Ms. Emberg explained that the Fire Chief is requesting ARPA funds to replace both rooftop HVAC units. One of the units has failed unexpectedly, and the second is being recommended for replacement due to its condition and age.

Chief Douglass explained that one of the rooftop units needed to be fixed, and after meeting with three vendors, the lowest bid was \$45,045. Ms. Emberg asked if the HVAC units were on the 5-year capital plan and Chief Douglass said that they were not. He added that they were installed when the station was built in 1999 and the hope was that they would be replaced at the same time as the future expansion to the station but that unfortunately the units need to be replaced now rather than waiting.

Ms. Emberg mentioned that before considering the ARPA expenditure, the unencumbered ARPA balance is \$953,900.

Motion by Mr. Bouchard, seconded by Mr. Crone, and a 5-0-0 vote,

VOTE: I move the Board of Selectmen to approve the use of ARPA funds for the installation of two HVAC units for the Pembroke Street Fire Station in the amount of \$45,045.

Ms. Emberg noted that the Recreation Department would be coming before the Board at the 7/18 meeting to use ARPA funding for air conditioning units in the Reed Building.

PRESENTATION ON THE PROPOSED OF REDEVELOPMENT OF THE FORMER SACRED HEART HIGH SCHOOL PROPERTY

Mr. Hickey began by stating that he reached out to several town boards/committees to be in attendance tonight. Conservation was in attendance as well as a water commissioner in room 200. Mr. Hickey explained that he was hoping that everyone could be in attendance during the presentation so that everyone was involved in the discussion.

Mr. Hickey mentioned that this is just a presentation. All decisions at this point will be made with other boards/committees/commissions.

Mr. Lloyd Geisinger introduced his team to the Board.

David Eastridge

Gabriel Thiasz

Nikki Giatin

Michael Devin

Mr. Geisinger provided an overview of how the property is being proposed to be redeveloped by walking through his PowerPoint presentation.

Mr. Geisinger began by providing a brief history of Sacred Heart and a master plan of the property. Below are the highlights of the presentation:

Sacred Heart Redevelopment – A Multi-Generational Plan

Measuring Success

- Empowering seniors by providing better local housing options, along with many amenities for them.
 - Changing Demographics
 - Housing choices for seniors at Sacred Heart
 - Building a seniors friendly Community
- Building homes for our children and grandchildren by making homes affordable for young families.
 - Changing Demographics
 - Housing choices for young families at Sacred Heart
 - A community designed for young families
- Right size homes for 1, 2, 3 person households
 - Changing Demographics
 - Housing choices for 1, 2, and 3-person households
 - Right-price homes for middle-income buyers of all ages
- Right-price homes for middle-income buyers of all ages
 - Reduce operating costs
 - Encourage Live-Work
 - Allow accessory dwelling units
- Building Smart
 - Public Spaces of all shapes and sizes that fit lifestyles, no matter the age
 - Neighborhoods that encourage neighbors to get to know neighbors
 - Reducing our carbon footprint
 - Preserving open space
 - Recharging the aquifer
- Be a "value add" for Kingston
 - Reducing every Kingston Resident's tax burden

- Better choices for seniors and millennials
 - Senior Center annex and adult education
 - More sports fields available for Kingston youth
 - New child daycare
 - allowing extended families to stay close
 - Important conservation land
- Sacred Heart Utilities – It was discussed that they would have their water/sewer in the beginning phases and then move to town water/sewer over time.

Development program

- Next Steps
 - Meet with the Planning Board Discussions with the Finance Committee
 - Follow-up presentations and discussions with individual boards and departments Presentations to the general public
 - Report back to the Selectmen
 - Request authorization to engage counsel to work with Thorndike

Ms. Emberg wanted it to be confirmed, which Mr. Geisinger did, that the entire community would be owned and not be rental properties. Also, Ms. Emberg asked about homeowner associations and whether the expectation is that Kingston would be expected to accept the streets. Mr. Geisinger answered that there would be a master association and condo associations' built in; he stated it doesn't matter to Thorndike if the Town takes over the streets. However, it would reduce fees for its residents if the Town took over the roads so that would be the goal, if possible. Ms. Emberg asked if the private wastewater treatment plant would remain privately managed or if the goal be for the town to take over management. Mr. Geisinger confirmed that ideally, the town would take over the plant and that hopefully the development would be able to hook into Town water.

Mr. Geisinger added that the presentation will be provided to the Board next week.

Mr. Crone asked what they anticipate the cost of a townhouse will be. Mr. Geisinger stated it would be roughly \$650,000 for an 1800 sq. ft. condo.

Mr. Crone asked if they knew how many kids were projected for this area. It was answered that RKG conducted an analysis, and the number would be smaller than they thought based on what they have seen in other similar communities that they have built.

Ms. Vaughn stated that this is a great way for people to own their property and that she feels that the presentation demonstrates the Town's needs.

Mr. Alcombright asked about the prices of other style properties, and a starter home would be \$400,000 for a carriage house and condo. Mr. Alcombright believes the average family needs help to afford these homes and that calling them affordable or saying these are geared toward middle class, is inaccurate.

Ms. Dorothy Macfarlane, of 17 Wapping Road, believes the presentation has more positives than negatives. However, the prices are too high.

Mr. Bouchard added that this may not be in the soul of this Town, and we are a different type of community than other communities Thorndike has built in.

Richard Loring of the water commission asked about they would initially use their water and then connect when the Town can accept the connection; Mr. Geisinger stated that was the goal.

ADDITIONAL ITEMS:

FY23 BUDGET LINE-ITEM TRANSFERS

Ms. Emberg explained that there are multiple transfers being requested this evening. The Finance Committee reviewed and approved the requests at their last meeting. The list of requested transfers is as follows:

\$ 9,700 FROM	Town Clerk Clerical	01161-51113
\$22,500 FROM	Health Insurance	01910-51174
\$ 7,000 FROM	Police Overtime	01210-51131
\$ 5,000 FROM	COA Clerical	01541-51113
\$16,000 FROM	Highway Labor	01422-51116
\$10,300 FROM	Veterans Benefits	01543-57772
<u>\$70,500 TOTAL</u>		
\$11,700 TO	Selectmen Contract Salaries	01122-51114
\$ 1,000 TO	Tax Title Expense	01158-52312
\$ 6,000 TO	Election/Registration	01163-52306-LHS
\$10,000 TO	General Operations Gasoline/Diesel	01192-54481
\$20,000 TO	Facilities Property Repairs/Maint.	01195-52244
\$ 7,000 TO	Animal Control Wage & Personnel	01292-51112
\$ 5,000 TO	Fire Ambulance Billing	01220-52381
\$ 6,000 TO	Street Lighting	01424-52211
\$ 3,500 TO	Deferred Compensation	01910-51182
<u>\$ 300 TO</u>	Veterans Wage & Personnel	01543-51112
<u>\$70,500 TOTAL</u>		

Motion by Mr. Alcombright, seconded by Mr. Bouchard, and a 5-0-0 vote,

VOTE: I move the Board of Selectmen to approve the transfers presented this evening as presented

REAPPOINTMENT OF WIRING INSPECTOR

Ms. Emberg explained that this yearly reappointment was not included at the last meeting.

Motion by Mr. Bouchard, seconded by Mr. Alcombright, and a 5-0-0 vote,

VOTE: I move the Board of Selectmen to reappoint Linus Varley as the Wiring Inspector Alternate until June 30, 2024.

APPOINTMENT OF LOCAL INSPECTOR FOR BUILDING DEPARTMENT

Ms. Emberg explained that Building Department had asked them to appoint a Local Inspector temporarily and asked if this was still necessary and Mr. Hickey confirmed that it is.

Motion by Ms. Vaughn, seconded by Mr. Alcombright, and a 5-0-0 vote,

VOTE: I move the Board of Selectmen to appoint Thomas Millias to the position of Local Inspector temporarily, a C1, hourly position as part of the Wage and Personnel Bylaw, with the Building Department with an anticipated start date of July 12, 2023, with the following conditions:

- Provision of the necessary identification forms to satisfy the requirements of the U.S. Immigration Reform Act.
- Satisfactory CORI check.
- Satisfactory letter from your primary care physician that you perform the functions of the position.
- Successful completion of a six-month probationary period.

SEASONAL EMPLOYEE APPOINTMENT FOR RECREATION DEPARTMENT

Ms. Emberg explained that the Recreation Department recommends the appointment of Cormac Dormady as a seasonal recreation staff counselor.

Motion by Ms. Vaughn, seconded by Mr. Bouchard, and a 5-0-0 vote,

VOTE: I move the Board of Selectmen to appoint Cormac Dormady as a seasonal recreation staff counselor.

TOWN ADMINISTRATOR'S REPORT:

TOWN ADMINISTRATOR REPORT - JULY 11, 2023

Mr. Hickey read from his report:

Project Updates

- Drainage work began on Landing Road. Landing Road will be closed for most of this week, and then one lane will be reopened for the balance of July. A temporary coat of asphalt will be installed for the remainder of the year, with the final coat installed next summer.
- The Elm Street stormwater project is nearly complete, with only punch list items left. Elm Street is now open with occasional short delays for construction vehicles.

Personnel Update

- Streets, Trees, and Parks Laborer Jack Phillips resigned effective July 11.
- Interviews for the Facilities Manager position will be completed during the week of July 10. I anticipate a recommendation to hire to be included at the July 18th Board meeting.

Miscellaneous Updates

- ADA-compliant doors have been installed at the Reed Center. Below are pictures of the front and rear doors.
- Mediation scheduled for the May Ave 40B on July 10 has been postponed. The new date has yet to be set but expects it will be in August.

Ms. Emberg asked about possible articles for the Fall Town meeting. Mr. Hickey stated that in the current articles, he had proposed changes to the budget bylaw, the CPC article for Opachinski fields, Planning Board may have a proposal for the zoning bylaw, and for the schools, it has to do with para-professional. After Mr. Hickey's conversation with the superintendent, changes will need to happen between the local and regional school district that will require a town meeting vote.

Ms. Vaughn asked if there was a way to have trash receptacles at Gray's Beach, and Mr. Hickey asked the recreation to revisit the discussion.

MEETING MINUTES:

APPROVAL OF OPEN SESSION MEETING MINUTES: FEBRUARY 14, 2023; APRIL 11, 2023; APRIL 13, 2023; APRIL 25, 2023, MAY 9, 2023, MAY 23, 2023; JUNE 6, 2023; AND JUNE 20, 2023

Ms. Emberg explained that the following minutes are up for approval, Ms. Emberg had made some changes, and the amendments were added to the packet previously.

Motion by Mr. Crone, seconded by Mr. Bouchard, and a 5-0-0 vote,

VOTE: I move the Board of Selectmen to accept the open session meeting minutes of February 14, 2023, April 11, 2023, April 13, 2023, April 25, 2023, May 9, 2023, May 23, 2023, June 6, 2023, and June 20, 2023, as amended.

SELECTMEN COMMENTS:

Motion by Mr. Bouchard, second by Mr. Alcombright, and a 5-0-0 vote,

VOTE: I move the Board of Selectmen to adjourn.

The meeting adjourned at 7:55 PM.

Respectfully submitted,
Patricia Tucker
Assistant to the Town Administrator/Board of Selectmen