

SELECTBOARD MINUTES
MAY 23, 2016

Meeting opened at 5:00pm

Present: Alan Vint, Chair; Robert Costa, Clerk
Duane Pease, Town Administrator

Warrants reviewed and signed; Payroll: \$11,508.69; Expenses: \$10,350.06

Board met with Treasurer Jane Thielen to discuss several items. Jane was questioned on use of the Softrite program which the Town pays for but she does not use. Jane said she has not had the training necessary and she uses another program that she obtained from another town she works for. She has this program at her house and not in the office. She does the receipts manually and uses an Excel spreadsheet. Bob said it may make it more efficient if she were to use the Softrite program and coordinate with the accountant. Review of the properties of low value and tax title, there are only a couple of low value properties and Jane has not moved on them to date. Since she has resigned from her position in Worthington, she said it will give her more time to work on Middlefield issues. Jane was reminded that the Middlefield records need to be kept in the Town Hall and not at her house on a regular basis.

David DiNicola arrived at 5:27pm.

Building Commissioner, Bill Girard, met with the board to discuss fees and payments to inspectors. He would like to be able to have access to the on-line payment account so he can verify inspections, review payment requests and then submit to Treasurer for payment.

Board next met with Julie Datres of the Attorney General's (AG) office. Health Agent, Jackie Duda, was also with her. Meeting was for additional information on the AG's Abandoned Housing Initiative. This allows for receivership of houses have sanitary code violations that are not easily remedied; receivership is the worst case scenario and used when all other efforts by the Board of Health have failed. The AG attorney would do a title search on the property, inspect if with the Health Agent and decide if it is a viable candidate for receivership. If it is, the AG will send a letter to the owner and any lien holders advising of the process and their rights. The court handles the case and appoints the receiver, there has to be transparency in the process. The appointed receiver must front the money needed to either rehab or tear down the property. There are also 60 day inspections. When it is completed, the AG will inspect and sign off on all expenses and file with the court. The court will post an auction date for the property if the owner is unable to pay the costs. When the proceeds are received any taxes and other fees owed to the Town are reimbursed first, then the receiver get paid followed by mortgage holder and if any funds are still available, the property owner.

Abandoned properties do not necessarily have code violations, the violations have to be health and safety. There was further discussion on this and Attorney Datre will return on June 3 at 11am to view properties in Town.

Jackie advised the Board the Hudson property perc test passed and she will be doing a perc test on the Dussault property in a few weeks.

Also, the Town was awarded \$800 for incident command training. A meeting will be set up with the various Town depts. for the training.

Steve Harris, Communication Committee Chair, advised the Board the meeting with Governor Baker went well and the governor gets what Middlefield is trying to do. Steve has a letter for the Selectboard to sign; the letter is to Peter Larkin who is now involved in with MBI. Sherri Venditti questioned the monopole installation and what input the townspeople would have. She was told there is going to be a balloon test done at the Transfer Station so the people would be able to see the height of the tower. There was continued discussion regarding the wireless and what information would be available. There is going to be an informational meeting to be held on June 6th.

Highway Superintendent, Skip Savery, advised the board he has been clearing Becket Road and using the fill at the former landfill. He said it is going to take a lot of fill to mound the area.

Alan motioned to adjourn, Bob 2nd; vote 3-0 and meeting adjourned at 7:50pm.

Minutes respectively submitted by:

Duane Pease
Town Administrator

Minutes accepted with/without changes by:

Alan Vint, Chair

Robert Costa, Clerk

David DiNicola