

Minutes of the MIDDLETON BOARD OF SELECTMEN
Fuller Meadow School
Nathan Media Room
143 South Main Street, Middleton, MA 01949
March 12, 2019 7:00PM

Present: Kosta Prentakis, Brian Cresta, Tim Houten, Todd Moreschi

Absent: Rick Kassiotis

Others Present: Town Administrator Andrew Sheehan, Assistant Town Administrator Tanya Stepasiuk, Chad Colarusso, Arthur Ingemi, Andrew Ingemi,

7:00 PM With a quorum present, Chairman Prentakis called the meeting to order at 7:00 PM.

- **Warrants:** Town Administrator Andrew Sheehan provided a brief review of Warrant #1919 (Payroll: \$637,679, Bills Payable: \$1,122,149), the Board took the following action:

On a **MOTION** made by **Cresta**, second by **Houten**, the Board of Selectmen **VOTED** unanimously to approve warrant #1919, as presented.

- **Minutes:** After a brief review of the minutes of February 26, 2019, the Board took the following action:

On a **MOTION** made by **Houten**, second by **Cresta**, the Board of Selectmen **VOTED** to accept the minutes of February 26, 2019, as written. **Cresta abstained.**

- **Town Administrator's Report:** Town Administrator Andrew Sheehan provided the Board with information and updates on the following:
 - **Special Town Meeting:** Sheehan reminded viewers that next Tuesday, March 19, 2019, is the Special Town Meeting at Howe Manning School at 7PM.
 - **Informational Sessions:** Sheehan advised that the last few informational sessions are on video and available on the Town Website. He will be putting up a list of frequently asked questions as well.
 - **Town Construction Projects Updates:** Sheehan provided the Board with a brief update on the following:
 - **Retail Plaza on South Main Street:** Sheehan advised that Sol Bean, MHOP, Starbucks, and a couple of additional tenants appears to be doing well at that location.
 - **Industrial Project at 177 North Main:** Sheehan reported that the construction is moving along. Salem Metals is moving their equipment in, Regal Fabrics is moving along, and the contractor space is being framed.

7:03 PM Review and Sign Contract Addendum with Correct Care Solutions, LLC: The Board had a copy of the Contract Addendum with Correct Care Solutions, LLC to provide emergent and nonemergent transport services to patients at the Essex County Correctional Facility. The Chair advised this was before

the Board two weeks ago and Selectman Cresta requested more time to review it. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Cresta**, second by **Houten**, the Board of Selectmen **VOTED** unanimously to sign the contract addendum with Correct Care Solutions, LLC to provide emergent and nonemergent transport services to patients at the Essex County Correctional Facility.

7:05 PM Review and Vote to Sign Inter-Municipal Agreement: Town Administrator Andy Sheehan provided the Board with information on the Inter-Municipal Agreement between the members of the Essex Regional Emergency Communications Center and State 911 for the joint provision of Public Safety Communications, Dispatch, and Operations Services, noting that the agreement will go into effect July 1, 2019 and the Town should be getting something back on the cherry sheet as a result.

On a **MOTION** made by **Cresta**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to authorize the Town Administrator, on behalf of the Town of Middleton, to agree to and sign the Inter-Municipal Agreement between the members of the Essex Regional Emergency Communications Center and State 911 for the joint provision of Public Safety Communications, Dispatch, and Operations Services.

7:13 PM Update on FY2020 Operating and Capital Budgets: Town Administrator Andy Sheehan provided the Board with information and a timeline for the upcoming FY2020 Operating and Capital budgets meetings. Sheehan noted they are awaiting additional information from the elementary schools, which is currently coming in at a 6% increase, adding that they have received budget information from Masconomet. There is a fourth joint meeting scheduled for April 4th and they should have enough information to make decisions on the budgets after that.

7:20 PM Vote to Close Annual Town Meeting Warrant

On a **MOTION** made by **Cresta**, second by **Houten**, the Board of Selectmen **VOTED** unanimously to close the Annual Town Meeting Warrant.

7:22 PM Discussion of March 19, 2019 Special Town Meeting: Town Administrator Andy Sheehan provided a brief summary of what to expect at the Special Town Meeting, noting that the warrant was mailed out to voters on Thursday. Sheehan will be holding the annual pre-town meeting informational session before the Special Town Meeting. Sheehan added that the Town Moderator moved out of town and Barbara Piselli has offered to stand for election on the floor to run the meeting. The Chair announced that the seat is open and encouraged any residents interested in running for the position to get to the Town Clerk's office for nomination papers.

7:30 PM Public Hearing: Transfer of All-Alcohol Beverages Liquor License and Victualler License:

Attorney Chad Colarusso, representing the shareholders of Village Tavern, met with the Board of Selectmen to request approval for a transfer of the All-Alcohol Beverages liquor license and Victualler license, change of manager, pledge of license and alteration of premises, currently held by 245 Middleton Pub Corporation, d/b/a Main Street Grill, manager J.N. Demakes, located at 245 South Main Street Middleton, on the petition of Village Tavern Middleton, Inc., d/b/a Village Tavern, manager Andrew Ingemi. Colarusso provided information on the alterations to the property that will take place. Andrew Ingemi provided the Board with information on the menu they will offer, as well as the timeline for building alterations, noting that they expect to be closed for approximately six weeks while

alterations take place. Discussion turned to three issues that they've had at their Salem location dealing with underage drinking, fake IDs, male patrons drugging the drinks of females. All three issues were dealt with appropriately and there have been no further issues. After a brief public comment period, the Board took the following action:

On a **MOTION** made by **Cresta**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to approve the transfer of the All-Alcohol Beverages Liquor License and Victualler License, change of manager, pledge of license and alteration of premises, currently held by 245 Middleton Pub Corporation, d/b/a Main Street Grill, manager J.N. Demakes, located at 245 South Main Street Middleton, to Village Tavern Middleton, Inc., d/b/a Village Tavern, manager Andrew Ingemi.

7:45 PM Application for Change of Manager: Town Administrator Andy Sheehan advised this was on the agenda for the last meeting, which was cancelled due to a snowstorm. Sheehan added that it's an application for a change of manager, by Atty. Albert DeNapoli for Interstate Management Company, LLC d/b/a Doubletree North Shore Boston, 51 Village Road, Middleton, MA from Elena F. Hargraves to Michael Tyler Woodcock for the All Alcohol Innkeepers, Common Victualler and Entertainment license. Selectman Cresta requested that the Doubletree corporate people attend the next meeting so the Board can get more information on the reason for the change of manager.


7:51 PM New Business:

- **Special Town Meeting:** Chair Prentakis reminded viewers to attend the Special Town Meeting on Tuesday, March 19, 2019, Howe-Manning School, at 7PM.

7:52 PM ADJOURN

With no further business, on a **MOTION** made by **Houten**, second by **Moreschi**, the Board of Selectmen meeting of March 12, 2019 adjourned at 7:52 PM.

Respectfully submitted,



Judith A. Stickney, Minutes Secretary

Richard Kassiotis, BOS Clerk

Documents either distributed to the Board of Selectmen before the meeting in a packet or at the meeting:

- Agenda: March 12, 2019
- Minutes: February 26, 2019
- Warrant #1919 (Payroll: \$637,679, Bills Payable: 1,122,149)
- Contract Addendum between Correct Care Solutions LLC, its affiliates and its subsidiaries, including Conmed Healthcare Management, Inc. and Correctional Healthcare Companies, Inc.,

("CCS") having a principal place of business at 1283 Murfreesboro Rd., Suite 500 Nashville, TN 37217 and the Town of Middleton

- Intermunicipal Agreement for The Joint Provision Of Public Safety Communications, Dispatch And Operations Services
- Retail Alcoholic Beverages License Application Monetary Transmittal Form Application For Multiple Amendments: Village Tavern Middleton, Inc.
- INTERMUNICIPAL AGREEMENT FOR THE JOINT PROVISION OF PUBLIC SAFETY COMMUNICATIONS, DISPATCH AND OPERATIONS SERVICES
- Letter from Tarlow, Breed, Hart, Rodgers to Board of Selectmen, Re: Application for Change of Manager for Interstate Management Company, LLC d/b/a Doubletree North Shore Boston, 51 Village Road. Middleton. MA 01949, 12/19/18
- Special Town Meeting Warrant
- Calendar: FY2020 Operating and Capital Budgets, May 14, 2019 Annual Town Meeting, May 21, 2019 Annual Town Election