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Town of Middleborough
Massachusetts

CHARLES J. CRISTELLO
Town Manager

508-947-0928
FAX 508-946-2320

MEMORANDUM

TO: Board of Selectmen

FROM: Charles J. Cristello, Town Manager

RE: Recommendation on Owner's Project Manager for Police Station Project

DATE: June 13, 2013

C: Police Station Building Committee

The next step in the police station project is the selection of the owner's project manager. The Police Station Building Committee interviewed four engineering companies of the ten that responded to the Request for Qualifications. The process calls for us to select three finalists, rank them in order of qualifications and transmit them to the awarding authority, in this instance the Board of Selectmen. Assuming that the awarding authority accepts the list as presented we would then ask the top ranked firm to submit a fee proposal and we would then attempt to negotiate a contract with that firm. In the event we are unsuccessful in negotiating a contract with the first ranked firm negotiations are terminated and undertaken with the remaining firms, one at a time, in the order they were ranked until agreement is reached.

We are recommending the finalists in the following order:

Daedalus
Pomroy Associates
PMA Construction Services

All are very good firms that have significant experience with municipal construction projects. All of them are capable of performing the role of owner's project manager. Daedalus' qualifications and personnel were best suited to the specific requirements of our project.

Once an owner's project manager is hired, the next step will be to pick a designer with their assistance. That would start immediately after the contract is signed.

I would be happy to answer any questions you may have.

COMMONWEALTH OF MASSACHUSETTS
TOWN OF MIDDLEBOROUGH
BOARD OF SELECTMEN (BOARD OF HEALTH)

NOTICE OF BETTERMENT AGREEMENT June 10, 2013.
NOTICE OF BETTERMENT

TO THE REGISTER OF DEEDS OF PLYMOUTH COUNTY

NOTICE is hereby given that the Board of Selectmen of the Town of Middleborough acting as a Board of Health pursuant to General Laws, Chapter 111, Section 127B 1/2 entered into a Betterment Agreement

Dated March 14,2013 (insert date) with Melissa D.Rooney (insert name(s) of property owner(s)

with respect to real estate located at 40 Silo Lane (insert address of property)

in Middleboro, Massachusetts and described in a deed recorded in the Plymouth County Registry of Deeds in Book 32715, Page 218 (insert book and page)

or filed as Document Number _____ (insert document number of deed) with the Plymouth District of the Land Court. The purpose of the Betterment Agreement is to authorize and enable the aforesaid property owner(s) to cause the said property to be serviced properly

by a septic system funded by financial assistance from the Town of Middleborough in the sum of up to and not exceeding

Thirteen Thousand Six Hundred Thirty Four & .00/100 ($ 13,634.00).
(insert amount in writing) (insert amount in numbers)

The aforesaid property owner(s) shall be responsible to pay the Town of Middleborough for all funds advanced to the owner(s) pursuant to the Betterment Agreement together with interest.

The Betterment Agreement and this Notice shall be subject to the provisions of Chapter 80 of the General Laws relative to the apportionment, division, reassessment and collection of Assessment, abatement and collections of assessments and to interest. The lien for betterment under Chapter 80, the Betterment Agreement and this Notice of Betterment Agreement shall take effect by operation of law on the day immediately following the due date of such assessment or apportioned part of such assessment.

This Notice of Betterment Agreement shall be a betterment under Chapter 80.

Stephen J McKinnon, Chairman

Allin Frawley, Vice Chairman

Ben Quelle

Leilani Dalpe

John M. Knowlton

Board of Selectmen
Town of Middleborough

Commonwealth of Massachusetts
County of Plymouth

On This _____ day of _____20_____ before me the

undersigned Notary Public, personally appeared _____, proved

to me through satisfactory evidence of identification which was _____

to be the person whose name is signed on the preceding or attached document, and

acknowledged to me that he/she signed it voluntarily for its stated purpose(s).

_____ **(Seal)**
Signature of Notary **My commission expires:**
Jacqueline M. Shanley

COMMONWEALTH OF MASSACHUSETTS
TOWN OF MIDDLEBOROUGH
BOARD OF SELECTMEN (BOARD OF HEALTH)

NOTICE OF BETTERMENT AGREEMENT June 10, , 2013 .
NOTICE OF BETTERMENT

TO THE REGISTER OF DEEDS OF PLYMOUTH COUNTY

NOTICE is hereby given that the Board of Selectmen of the Town of Middleborough acting as a Board of Health pursuant to General Laws, Chapter 111, Section 127B 1/2 entered into a Betterment Agreement

Dated March 9,2011 **with** David R.& Patricia J.Hannon
(insert date) **(insert name(s) of property owner(s)**

with respect to real estate located at 57 Lakeshore Drive
(insert address of property)

in Middleboro, Massachusetts and described in a deed recorded in the Plymouth County Registry of Deeds in Book 15547 **, Page** 113
(insert book and page)

or filed as Document Number _____ **with the Plymouth**
(insert document number of deed)

District of the Land Court. The purpose of the Betterment Agreement is to authorize and enable the aforesaid property owner(s) to cause the said property to be serviced properly

by a septic system funded by financial assistance from the Town of Middleborough in the sum of up to and not exceeding

Eleven Thousand Three Hundred Seventy Two &.00/100 ($ 11,372.00).
(insert amount in writing) (insert amount in numbers)

The aforesaid property owner(s) shall be responsible to pay the Town of Middleborough for all funds advanced to the owner(s) pursuant to the Betterment Agreement together with interest.

The Betterment Agreement and this Notice shall be subject to the provisions of Chapter 80 of the General Laws relative to the apportionment, division, reassessment and collection of Assessment, abatement and collections of assessments and to interest. The lien for betterment under Chapter 80, the Betterment Agreement and this Notice of Betterment Agreement shall take effect by operation of law on the day immediately following the due date of such assessment or apportioned part of such assessment.

This Notice of Betterment Agreement shall be a betterment under Chapter 80.

Stephen J McKinnon, Chairman

Allin Frawley, Vice Chairman

Ben Quelle

Leilani Dalpe

John M. Knowlton

Board of Selectmen
Town of Middleborough

Commonwealth of Massachusetts
County of Plymouth

On This _____ day of _____20_____ before me the undersigned Notary Public, personally appeared _____, proved to me through satisfactory evidence of identification which was _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose(s).

_____
Signature of Notary
Jacqueline M. Shanley

(Seal)
My commission expires:

Old Colony Elder Services

Providing services to the community since 1974

May 13, 2013

Stephen J. McKinnon, Chairman
Board of Selectmen
10 Nickerson Avenue
Middleborough, MA 02346

Dear Mr. McKinnon:

On June 25, 2013, Old Colony Elder Services will hold its annual election of Board Directors to serve for the next fiscal year (July 1, 2013 – June 30, 2014). In order to facilitate the voting process, we ask that your nomination be chosen at the May Board of Selectmen's meeting. Andrea Priest is the current Board member.

As each of the 23 cities and towns in OCES' service area is represented by 1 Director, the Board of Selectmen is invited to nominate 1 representative to OCES' Board of Directors for 2013-2014 following recommendations from the Council on Aging. Please notify us in writing (by letter or e-mail) of your nomination no later than June 14th.

When selecting your nominee please consider carefully the responsibilities of an OCES Board Director as stated in OCES' By-Laws and outlined below.

- All Directors have the duty to act in the best interest of the organization and in accordance with the organization's mission; take reasonable care when making decisions; and, stand aside when there is a conflict of interest.
- All new Board members must participate in the annual orientation session.
- Attendance at full board and committee meetings is a very important aspect of fulfilling the role of an OCES Board Director. All Directors are expected to follow the Board attendance policies. If a Board member is absent from three (3) consecutive board meetings, he/she forfeits his/her directorship on the Board.

If you have any questions, please call Barbara Bartone at 508-584-1561 x238 (or email Barbara at bbartone@oldcolonyelderservices.org).

Thank you,

Diana L. DiGiorgi

Diana L. DiGiorgi
Executive Director/CEO

CC: COA Director
DLD:bb

144 Main Street, Brockton, MA 02301
www.oldcolonyelderservices.org

(508) 584-1561
Fax (508) 897-0031

The motion was to nominate Andrea M. Priest to serve as a Board Director for Old Colony Elder Services for the July 1, 2013- June 30, 2014 term, with a first by Geoff Hebert and a 2nd by Robert Burke and a unanimous vote of approval.

Andrea M. Priest
Executive Director
Middleboro Council on Aging
558 Plymouth Street
Middleboro, MA. 02346
apriest@middleborough.com
508-946-2490
Fax 508-946-2489

Window
to the World

Middleborough Public Library

102 North Main St., Middleborough, MA 02346

Danielle M. Bowker
Director

June 11, 2013

Board of Selectmen
Town of Middleborough
10 Nickerson Ave.
Middleborough, MA 02346

Dear Mr. McKinnon,

I have the following equipment to declare surplus.

12 chairs – wood frames with padded seat and back
Were from the old young adult area. At least 30 years old but
in good shape. I offered them to other town departments in 2012.

Apple iBook G4 (donated)
*Battery will not hold a charge, CD-ROM drive failing, obsolete.

Magnavox Movie maker.
Serial number 57407280. Mfg date 2/1988
*No functional battery, bulky, obsolete

Thank you,

Danielle Bowker
Library Director

(508) 946-2470 • Fax (508) 946-2473 • midlib@sailsinc.org