

SELECTMEN'S MEETING
Monday, October 25, 2010
UPSTAIRS MEETING ROOM

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Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons, Mark Fairbrother, Chris Boutwell, Patricia Allen, Town Administrator, Frank Abbondanzio; Administrative Secretary, Wendy Bogusz; Arn Albertini, Greenfield Recorder, Jeff Tirrell, WHAI, Janel Nockleby, Montague Reporter

Allen announces meeting is being taped

Allen goes over all the events that took place over the weekend and how wonderful everything was.

Approve Minutes of October 18, 2010

Fairbrother makes the motion to approve the minutes of October 18, 2010. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Allen - Aye

Robert F. Trombley, WPCF Superintendent, Sewer rate discussion; Proposed FY2011 Sewer Rates

Trombley: Recommends that the sewer rates remain the same in FY2011 as they were for FY2010. The rates for FY 2010 were: Rates per 1,000 gallons: I - \$5.56 Gill, Southworth; II - \$6.00 Turners Falls, Montague Center, Montague City, Lake Pleasant; III - \$334 12 month Flat Rate, IV - \$6.00 Millers Falls. In order to maintain the rates at the same amount \$36,500 of retained earnings (RE) would need to be used and as you know approval of the use of retained earnings can only be authorized by Town meeting. A special town meeting will be scheduled later this calendar year. Options for the use of RE: Use no RE – sewer rates increase 3%. Not a large increase but an increase. Maintain the sewer rates at last FY's level – requires \$36,500 of RE. This helps stabilize the rate while providing the remaining enterprise fund undesignated fund balance (\$213,545) as a buffer for debt service changes due to the CSO project. Also I expect to request an amount of RE to be used to cover the unexpected costs to respond to the Town of Erving debt service request. Use more than the \$36,500 and reduce sewer rates. While this is an immediate relief to all rate payers it would reduce the amount of RE available to respond to unexpected situations for which there is no reserve.

Abbondanzio: Regarding agreement with Erving, there will be some costs one way or another, we are either going to pay more in debt service to the Town of Erving or we are going to pay more in debt service to build a pump station and pump our sewage through the Montague side. There is going to be a cost, not an insignificant cost and you need to consider that down the road.

Trombley: Obviously we are not building a new sewer pump station this year but we do have CDM on board as our engineers reviewing the issue and we also have Kopelman & Paige reviewing the issue. That is an unplanned unexpected expense in this fiscal year. When the Town goes back to Town Meeting in December I'm going to be asking for more funds from that retained earnings balance to support those costs because they were totally unplanned for this year. I will be coming back for a substantial number of thousands of dollars to take from that to apply towards responding to the Erving concern.

Fairbrother asks for a general report of how the review is going.

Abbondanzio: At this point it looks really cost effective that if we had to go to the fall back option and send our waste to the Montague plant, obviously build a pump station and a force main, we still have a lot of negotiations with the Town of Erving to see what kind of deal can be worked out. Maybe it won't be necessary to go to the Montague side, but we have that as an option and it is looking very favorable.

Mr. Yaris, Southworth: Talked with Bob and looked everything over and we're in agreement with his recommendation and it makes sense all the way around.

Allen asks Bob to thank his staff for all their efforts at finding ways to save money at the plant

Fairbrother makes the motion to keep sewer rates the same for FY11 as FY10 that being Level I - \$5.56 Gill, Southworth and Strathmore; Level II - \$6.00 Turners Falls, Montague Center, Montague City, Lake Pleasant ; III - \$334 12 month Flat Rate, IV - \$6.00 Millers Falls and that would require use of \$36,500 of retained earnings. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Allen - Aye

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Abbondanzio: If we have a certain amount of retained earnings we want to have available for the Sewer Commissioners to use next year without having to go to Town Meeting, we can actually set up that account at the Annual Town meeting. We may want to consider taking a certain amount and putting it into that type of account.

Town Administrators Report

Sign State Election Warrant

Fairbrother reads questions 4 and 5 into the record

Fairbrother votes to rescind the vote of last week regarding the State Election Warrant for the November 2, 2010 Election. Seconded by Boutwell, approved unanimously.

Fairbrother makes the motion to sign the State Election Warrant for the election to be held on November 2, 2010 which includes all the state offices as well as various regional offices, along with the five questions from 7:00 AM to 8:00 PM at usual voting precincts. Seconded by Boutwell, approved unanimously. . Fairbrother – Aye, Boutwell – Aye, Allen – Aye

Announce consideration of acquisition of Assessors Map 48, Lots 140 and 144 by DAR

Allen reads the announcement into the record regarding the Ewell Property on Federal Street, Montague (Assessors Map 48, Lots 140 & 144. Pursuant to that Section, we wish to inform you that the DAR is considering acquiring an interest in approximately 17 acres of land within the municipality of Montague for inclusion in the Agricultural Preservation Restriction (APR) Program as an Agricultural Preservation Restriction. The property in question, which is currently used for agricultural purposes, is privately owned and will remain so if it becomes a participant in the APR Program. The development rights would be acquired to secure the preservation of the land for agricultural purposes as provided in M.G.L. Chapter 20, Sections 23 through 26 and Chapter 184, Sections 31, 32, and 33.

Announce Park & Recreation Department move to Town hall effective November 1, 2010

This will take effect November 1, 2010

Request for Cultural Council Appointment

Fairbrother makes the motion to appoint Erin Meyers to the Montague Cultural Council, beginning today, October 25, 2010 and extending three years until June 30, 2013. Seconded by Boutwell, approved unanimously. *Fairbrother – Aye, Boutwell – Aye, Allen – Aye*

Sign Contract for Local Cultural Allocation for the Montague Cultural Council

Fairbrother makes the motion to authorize the chair to sign the contract between the Town of Montague and Mass. Cultural Council for \$3,870 and authorize the current chair to sign the document. Seconded by Boutwell, approved unanimously. Fairbrother – Aye, Boutwell – Aye, Allen – Aye

Announce unveiling of a Solar Powered Trash Compactor and Companion Recycling Receptacle

Press Release: The Town of Montague is pleased to announce the unveiling of a solar-powered trash compactor and companion recycling receptacle in Peskeompskut Park. It was installed on 10/21/2010 in preparation for the Franklin County Pumpkin Festival on 10/23/2010. The receptacle holds up to five times more trash than a non-compacting receptacle of the same size and runs on solar power. The Town will monitor the compactor in this location for effectiveness and may consider more throughout the Town. The compactor was funded by a grant from the Massachusetts Department of Energy Resources, Green Communities

Request for Wells Trust Representative

People interested in this position should submit letter of interest to the Board of Selectmen. For more information on the duties of this position, contact the Selectmen's Office.

Other

Abbondanzio: Streetscape committee is having a special recognition event tomorrow afternoon at 5:00 pm and I will be participating in that. There will be a walk down Main Street looking at some of the planters and what some of the gardeners have done. Certificates of appreciation will be given out to the people who have maintained these planter boxes over the years.

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Abbondanzio: On November 8 the Urban Land Institute is coming to town, doing an all day thing to try and help the Town in developing the request for proposals in the Strathmore Building and getting people involved in that whole process. The committee involves very high powered people in the development architectural and planning fields. They will be offering the town advice on how to do this. Walter has been working on this and thank to him publically.

Update on projects David Jensen is involved in.

Jensen: Getting to be winter again and Strathmore is still there. There is one roof that is still opened and a portion of a wall that needs to be repaired. Repairs are scheduled for Friday 10/29. Still trying to find cheaper way to fix elevator shaft. Prisoners were cleaning out a section of Building 7, would have liked building 11 cleaned out. We will need to know what kind of snow plowing and sanding will be done or leave it to Swift River to sand and plow up to their point. There is a gate there but not locked and no resolution as to who will lock it. Discussion about gate and how/whether it should be locked.

Fairbrother: Wants a meeting scheduled and decision made on who will be plowing and sanding. Gate and keys: Swift River needs to decide if they will put up new gate. Want to make sure we are not blocking someone's legal access right along the canal. Wants meeting set up and decisions made. Wants something in writing from First Light that they are not concerned about locks being put on gate. Wants a meeting arranged with all the players and decisions made. Who wants access, who needs access, who is entitled to access, how many locks are going to be put on there, when it is going to happen and who gets the locks and so on and so forth. Wants new locks put on the building. In early June discussion was held about securing the roof, seems like none of the issues have changed. We need to keep the Strathmore building as secure and undegraded as much as possible. We got the price months ago, and I don't remember us ever saying no, so we need to formally say yes, and get it done. Wants David to meet with Fire Dept. tomorrow to find out if they can help with access to repair the elevator roof and let Renaissance Builders know. (The Board was in agreement that the locks need to be changed and the roof repairs need to be done)

Jensen would like someone else to help him out with being the contact person for the Strathmore Building. The Board agrees as this is also a safety issue.

The Board wants to be updated when things occur at the Strathmore.

Jensen: Railroad Salvage: Owner is claiming he intends to have building down to foundation within the next few months. Owner has to do an asbestos removal exercise in another portion of the building, the one that still has the roof on it. Supposedly DEP was called today. Then his intention is to spend the next couple of months at tearing the building down.

Jensen needs to get agreement letter regarding Railroad Salvage out for review to see where things stand with deadlines.

Other

Fairbrother asks about status of letter from Mr. Mizaur regarding gift of land. This is in the folder for the next Special Town Meeting Warrant.

*Fairbrother makes the motion to adjourn the meeting at 8:05 PM. Seconded by Boutwell, approved unanimously.
Boutwell - Aye, Fairbrother - Aye, Allen - Aye*