

**SELECTMEN'S MEETING MINUTES
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
WEDNESDAY, February 1, 2012**

04

Meeting was opened at 5:00 PM in the Upstairs Meeting Room. Present were Selectpersons, Mark Fairbrother, Chris Boutwell (arrives at 5:06 PM), Patricia Allen, Town Administrator, Frank Abbondanzio; Administrative Secretary, Wendy Bogusz; Chris Curtis, Greenfield Recorder, David Detmold, Montague Reporter

MEETING BEING TAPED:

Approve Minutes of January 23, 2012

Allen makes the motion to approve the minutes of January 23, 2012. Seconded by Allen, approved. Allen – Aye, Fairbrother – Aye

Frank Abbondanzio, Town Administrators Report

Discussion about Strathmore Space Use Policy; votes may be taken

Abbondanzio: This is a result of someone approaching the Town and ask if space in Strathmore is available. They have some sort of relationship with Turners Falls Hydro. After meeting with him, the staff realized there were concerns and issues that the Selectmen should think about before entering into a relationship with anyone. He is waiting to hear back from us; we don't have any idea of numbers at this moment, but I think it is important the Board weigh in on some of the issues. The tenant wants to have storage in their including some of his personal equipment, using a propane heater and doing some welding in the building. There were safety concerns and liability issues. He is proposing to get his power from Turners Falls Hydro and they will also be providing bathroom facilities for him. David has a plan showing the space in Strathmore.

Jensen: We've been talking about a couple of spaces. Building 4 but the floor was too rough, building 5 and 5A and possibly 6 is where his interest is in. We also talked about building 7, third floor. The spaces have cement floors and are brick, for welding it is a pretty safe place. I've talked to the fire department, they may or may not want alarms that will let them know what is happening, which area something is happening in, usually this falls on the responsibility of the tenant. We are not proposing to supply anything. There is no sanitary facilities, water or power under our control. It would be mostly storage, some welding and assembly for building small size water turbines. Turners Falls Hydro is comfortable working with these people. This lease policy would be specific to this company only. The specific area of use is fully sprinklered. I do not think they need to get permission from Southworth for access to the building. We need to be specific about number of people and times of access.

Allen states we should get a list of items that will be stored and Jensen suggests that we do not want anything particular of high value and his insurance should cover whatever is being done in the space or anywhere in the complex. The Town should be held harmless in case the sprinklers go off, and the Town would be listed as an additional insured.

Fairbrother: We need to protect the town and be very specific and extremely careful.

Jensen: Presence there is helpful. Timeframe: Would occupy the building for at least a year, want to be in there right away.

Discussion: We need to prevent certain items from getting into the building whatever goes in there must come out. There are to be no living facilities; it is a start up business. This issue will be back before the Board at a later date. Frank will work with Insurance Company regarding insurance requirements.

Burn pile update

The RFP is going to be released on February 6th to procure an environmental engineer to design and oversee the cleanup of the burn pile at Strathmore in coordination with environmental standards.

Mass. Cultural Council's Adams Arts Program Grant Award; \$36,000, votes may be taken

Abbondanzio: Turners Falls has been awarded the Adams Arts Program Grant again for the 7th year, in the amount of \$36,000

Allen makes the motion to approve signing the contract between the Commonwealth of Massachusetts and the Town of Montague with the Mass. Cultural Council for the John and Abigail Adams Grant, awarded for \$36,000. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Program Income Hearing: Riverculture FY 2012 Budget Request; votes may be taken

Abbondanzio: This is funding that formerly was Program Income money but as of December was transferred to a new fund called Community Development Discretionary fund and the balance is \$45,769.82. We are asking for \$15,000 from that for the purpose of matching the Adams Arts Grant.

Allen makes the motion that we take \$15,000 out of the Community Development Discretionary Fund for the purposes of matching the Mass. Cultural Councils Adams Arts Program Grant for the coming year. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Abbondanzio: This is money that is left and not considered program income any more. This is the balance of money that in effect is discretionary. We don't get program income funds anymore, they go directly to the Regional Housing Authority, they have been administering the funds for the past two years. There are still other program income funded projects that are still in place, but this money is now totally separated from the Program Income Account. Fairbrother would like to see a copy of the program income accounting.

Other:

Topics Not Anticipated Covered in the 48 hour Posting Requirement

Cell Phone Stipend

Allen makes the motion to approve the request for the cell phone stipend for Peter Lapachinski in the Montague Police Department retroactive to his date of hire. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Robert Trombley, WPCF Superintendent – discussion about Certificate of Substantial Completion for the Rotary Press & Garage Extension; votes may be taken

Trombley: This is the last of the pay requisitions for final signature on the Fournier Rotary Press and the Garage Extension project and a certificate of substantial completion. This is the sign off by the Town accepting all equipment and supplies installed under the contracts. The equipment was started up on August 2011 but we held off on the substantial completion to complete change orders and some punch list items and we just have some very minor things remaining for Delray to do and the warranty period began on September 5, 2011 and will be in effect until September 4, 2012.

Allen makes the motion to authorize the Chair or his designee to sign the Certificate of Substantial Completion on the Rotary Press and Garage Extension Project at the WWTP. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother – Aye. Fairbrother designates Mrs. Allen to sign the document

Detmold inquires as to the total price tag. The total price tag was a little over \$6 million. (includes the combined sewer overflow that began in 2007). We are roughly \$8,000 under on the project.

Trombley: Solar hot water heater was started up yesterday at the Treatment Plant. This was from the Energy Committee and is an addition to the potable water at the administration building to preheat water for drinking and showers. Also, running the sludge press yesterday we had 52% solids coming off the Fournier Rotary Press, which is the highest we have done so far.

Allen makes the motion to adjourn the meeting at 5:26 PM . Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye