

JOINT FINANCE COMMITTEE AND BOARD OF SELECTMEN MEETING

April 18, 2012

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**Meeting Date:** April 18, 2012

**Called to Order:** 6:03 PM

**Location:** 1 Avenue A, Turners Falls MA

**Finance Committee Members Present:** John Hanold, Michael Naughton, Andrew Killeen, and Roy Rosenblatt

**Board of Selectmen Members:** Pat Allen and Mark Fairbrother

**Others Present:** Frank Abbondanzio (Town Administrator) and Carolyn Olsen (Town Accountant)

**Minutes**

Finance Committee Moved:

To approve the minutes of April 11, 2012.

Vote: 4 In Favor 0 Opposed 0 Abstained

Selectmen Moved:

To approve the minutes of April 11, 2012.

Vote: 2 In Favor 0 Opposed 0 Abstained

**Special Town Meeting May 5, 2012**

The first article is a request for funds to either restore or demolish the old Cumberland Farms building at 38 Avenue A. The Montague Economic Development & Industrial Corporation (MEDIC) has control of the building.

- The issue is that the building's roof has leaks and water damage has resulted in mold growth rendering the building uninhabitable. Both the town's Building Inspector and Director of Health have ordered that the building be remediated. The choices are to remediate the mold or demolish building.
- Two avenues to resolve the issue are to find a tenant to take on responsibility to remediate the roof and mold damage or for town to fund remediation or demolition.
- Demolition is significantly more expensive at a little over \$30,000 with a somewhat lower cost for mold remediation.
- MEDIC is meeting next week to see if they want to work with an identified potential tenant, go out for proposals, or count on the town to make and fund the decision of whether to remediate or demolish.
- There was a general discussion about possible procurement or prevailing wage requirements, the benefits and downsides of each course of action, and the likely result of no action.

Finance Committee Moved:

To recommend \$30,000 for the restoration or demolition of the old Cumberland Farms building, to be funded from Free Cash.

Vote: 4 In Favor 0 Opposed 0 Abstained

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Selectmen Moved:

To recommend \$30,000 for the restoration or demolition of the old Cumberland Farms building, to be funded from Free Cash.

Vote:   2   In Favor   0   Opposed   0   Abstained

The second article is a request to accept the St. Anne's Rectory property as a donation to the town.

- Mr. Hanold asked the condition of the rectory. Mr. Abbondanzio said that the building is secure and the fire damage was limited to a few areas.
- Mr. Hanold asked if any back taxes are owed, they are not.
- A mortgage company owns the building.
- Mr. Abbondanzio said the big concern is that the mortgage company keeps ownership but does not sell or maintain the building, the property can deteriorate and town could end up with a worse building. If the town accepts the property, the town will no longer receive tax revenue, but the building will be under our control. The town would have various options to sell or re-purpose the building.
- Mr. Killeen asked about the estimated operating costs for the town. This information will be available for town meeting.

Selectmen Moved:

To recommend accepting the St. Anne's Rectory property as a donation to the town.

Vote:   2   In Favor   0   Opposed   0   Abstained

Finance Committee Moved:

To recommend accepting the St. Anne's Rectory property as a donation to the town.

Vote:   4   In Favor   0   Opposed   0   Abstained

The third article is a request for \$1,910 for flags and accessories to replace flags that are put out for Memorial Day through Veterans Day.

Finance Committee Moved:

To recommend \$1,910 for the purchase of flags and accessories, to be funded from Free Cash.

Vote:   4   In Favor   0   Opposed   0   Abstained

Selectmen Moved:

To recommend \$1,910 for the purchase of flags and accessories, to be funded from Free Cash.

Vote:   2   In Favor   0   Opposed   0   Abstained

**The Board of Selectmen adjourned at 6:55 PM.**

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**Finance Committee Report to Town Meeting**

Final wording changes were made, and the results were agreed upon.

**Meeting Adjourned at 7:20 PM**

**List of Documents and Exhibits –**

- Minutes of April 11, 2012
- Special Town Meeting Warrant articles
- Latest draft of Finance Committee Report to Town Meeting
- Appropriations from Reserves for STM/ATM

**Next Meetings**

- 6:00PM May 2, 2012      Deal with any late-breaking news, updates from meeting with school committee.