



TOWN OF GRANBY

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Granby, MA 01033
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Website: www.granby-ma.gov

Town Administrator: Christopher Martin

Granby Select Board: Wayne H. Tack, Sr.,
Mark L. Bail,
Mary A. McDowell

Board Meeting: January 10, 2011 @ 7:00 P.M.

AGENDA:

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CITIZEN PARTICIPATION:

OLD BUSINESS AND INFORMATION:

1. Senior Tax Work –Off Program-Update
2. Energy Committee Update

APPROVAL OF MINUTES:

REPORT OF TOWN ADMINISTRATOR:

APPOINTMENTS: 7:15 HAMPSHIRE COUNCIL OF GOVERNMENT
7:30 WAYNE MASSE-BOILER-KELLOGG HALL
8:00 EXECUTIVE SESSION-ACTING CHIEF WISHART

NEW BUSINESS AND INFORMATION:

- 1 Accept Departmental Reports
- 2 Approve and Sign Maintenance Warrants
- 3 Correspondence
 - Approve and Sign Release of Right of First Refusal-Chapter 61
- 4 Class 1, 2 and 3 Licenses
- 5 Common Victuraller's Licenses
- 6 Jonathan Wilk Repayment Update

ADJOURNMENT:

250 STATE STREET, ROUTE 202
Granby, Massachusetts 01033
Telephone: (413) 467-7177
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GRANBY BOARD OF SELECTMEN
COA BUILDING 10 WEST STATE STREET
MEETING MINUTES OF
January 10, 2011

Members Present:

Mary McDowell, Wayne Tack Sr., Mark Bail. Town Administrator, Christopher Martin

Wayne Tack, Sr., chair called the meeting to order at 7:00 P.M.

Wayne Tack, Sr., led the meeting with the "Pledge of Allegiance".

CITIZEN PARTICIPATION

No citizen participation.

OLD BUSINESS AND INFORMATION

*Senior Tax Work –Off Program-Update-*continued to next Selectboard agenda on January 24, 2011

Energy Committee Update: Mary McDowell reported that Jeff Skelskie, Erica White and Arthur Krulewitz (Mary McDowell gave a letter to Mr. Martin from Mr. Krulewitz) were interested in serving on the committee and will be sending letters to Mr. Martin. Cindy Watson is in the process of thinking about serving on the committee. The Select Board is looking for 5 members to serve on the committee. Mary asked Chris when the grant started for the Green Communities. Mr. Martin said he talked with a representative from PVPC before the holidays and has not heard back from her since and he will email her to get an update on the status of the grant.

APPROVAL OF MINUTES

On a motion by Mark Bail and seconded by Mary McDowell the Board unanimously voted to approve the amended minutes of November 1st, 2010 regular session minutes.

NEW BUSINESS

On a motion by Mark Bail and seconded by Mary McDowell, it was unanimously voted to accept the departmental reports as written.

On a motion by Mark Bail and seconded by Mary McDowell, it was unanimously voted to approve and sign the maintenance warrants.

Selectmen Wayne H Tack, Sr. excused himself from the table for the following Class 1 licenses, as he owns Town Line Equipment, Inc. On a motion by Mark Bail and seconded

by Mary McDowell the Board voted to approve the Class I Licenses, with same conditions as last year's licenses to continue on new licenses and expiring 1/1/12, Mr. Tack abstained from voting:

01-0001	Allpower	43 West State Street
01-0002	Town Line Equipment Inc	342 Miller Street

On a motion by Mark Bail and seconded by Mary McDowell the Board unanimously voted to approve the Class III Motor Vehicle Junk License, with same conditions as last year's licenses to continue on new licenses and expiring 1/1/12:

3-0001	Allpower	43 West State Street
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On a motion by Mark Bail and seconded by Mary McDowell the Board unanimously voted to approve Class II Used Car Dealer's License, with same conditions as last year's licenses to continue on new licenses and expiring 1/1/12:

2-0003	Douglas Merrill	d/b/a Merrill Auto Imports	43 West State Street
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On a motion by Mark Bail and seconded by Mary McDowell the Board unanimously voted to approve the following Common Victualler's' Licenses, with all to expire on 12/31/11:

11-11	AAH, Corp	d/b/a Dunkin Donuts	77 W State Street
11-12	Union Mart		362 E State Street
11-13	Olivia Deprey	d/b/a Olivia's Hair Salon	22 New Ludlow Road
11-14	David Kaskeski	d/b/a Dave's Natural Garden	35 Amherst Street
11-15	Cumberland Farms #6698		Corner of West State & Pleasant Streets

The Board received a letter from the office of Richard Maynard & Associates on behalf of his client Munsing Land Corp., asking them to release the town's Right of First Refusal on a certain property off of Carver Street which was the subject to a Forest Land Tax Lien until 1984. Mr. Martin explained to the Board that the Right of First Refusal waiver was not recorded at the Registry of Deeds in 1984, therefore in order to clear the title Mr. Maynard is requesting the Board formally release or waive its Right of First Refusal concerning the property. Mr. Martin told the Board that he emailed everything to Atty. Ryan and he said it was okay to sign the waiver to not exercise their option to purchase the land.

On a motion by Mark Bail and seconded by Mary McDowell, the Board voted not to exercise their option to purchase the following property: Keith Lot, 52.5A, Taylor Lots, 16.42A, Gates Lot, 20.46A, Carver Lot (Parcel 4) 9A, Fisher Lot, Parcel 5, 13.44A, Carver Lot, Parcel 6, 15.83A, White Lot, 21.8A, Fuller Lot, 19.33A, Fisher Lot, Parcel 10, 14.73A, Bennett Lot, 27.95A, Rice Lot, 9.5, Baker Lot, 40.95A. *All included in deed registered in Hampshire County Registry of Deeds, Book 1024, Page 412 and Book 1985 Page 175, excluding 14.0 acres, which is a power line right of way.* Tack-AYE, Bail-AYE and McDowell-AYE.

Jonathan Wilk Repayment Update: Mr. Martin told the Board he made his \$20,000 payment before the holidays. Mary McDowell thought it was \$35,000 he had to pay every year. Mr. Martin said he has been making payments over the year. Mary McDowell still thinks he fell far short of the \$35,000. She really feels if he has not reached his \$35,000 we should call probation and make sure that it is enforced each year. \$20,000 is great but it is not what the conditions are. She believes he did make his \$35,000 right at the end last year. Chris Martin will check with his probation officer to see what the amounts of his payments for the year are supposed to be and report back to the Board at

their next meeting. Mary feels if he doesn't make his payments he is in violation of his probation. He has paid back about \$143,000.

APPOINTMENTS

Davio Danielson, and Martin Merrill (Granby's Representative) from Hampshire Council of Governments (HCOG) spoke to the Board concerning a letter the Board received from the HCOG (in back of minutes), asking the Board to participate in planning for regional public health services grant. To start the process they would like the Board to send a letter of support from the town that needs to go in with the District Incentive Grant application by January 21st. The Federal monies for this grant are directly from the passed health reform legislation. The monies will help deliver better health services to the citizens of our towns. The grant is for up to 10 towns to share in about 200 Thousand dollars for the planning. Mr. Danielson explained that you need to apply for the planning grant to get the operational monies (2.6+ million dollars to go to six of these groups). All the monies are guaranteed for the first couple of years to get you started, then the monies are slowly less to wean you off, 75% to 50%, and then after 3 years you have to have your own sources to support the programs. The HCOG role is to help get the 17 smaller towns in Western Mass to apply together. A letter was also sent to our Board of Health. Mary McDowell said that she had been in contact with the Mr. Bombardier, chair of Granby's Board of Health and he the rest of the Board will be voting on it at their next meeting he thought there would be no problem with sending a letter of support about exploring the benefits of regionalization. Mr. Danielson and others will be putting the application together.

On a motion by Mark Bail and seconded by Mary McDowell, it was unanimously voted to send a letter of support and interest in participating in planning for regional public health services and supports the application for planning funds being submitted in February 2011, by the Hampshire County Health Coalition. Mary would also like a copy of the letter sent to the Granby Board of Health and ask them if they are willing to send a letter of support also. Chris Martin said he would.

Mr. Martin said part of the process for replacing the boiler for Kellogg Hall he had received 3 prices:

1. Amber Energy \$16,400
2. Clark Heating Service \$15,500- \$18,500-Raised a question that the current boiler is rated at 1900 and 94 square feet of steam, however they would like to go in and measure all the radiators.
3. Masse Heating & Cooling \$17,500-He also had a question concerning the size of the current boiler. And he asked Mr. Martin to be able to come to a Select Board meeting and talk to the Board about it.

Wayne Masse-explained to the Board that when he dropped off the proposal to Mr. Martin that Mr. Steve Nally was there and Mr. Masse told them both that he also thought the boiler was oversized. He was told from either Mr. Martin or Mr. Nally to speak to Bryan Hauschild about the existing boiler as he was a Selectman at the time it was put in. Mr. Masse did call Mr. Hauschild who told him that back then the extra section was added because around that time (1985) there was talk about expanding Kellogg Hall. So in preparation for that the Board replaced the old boiler with the current larger boiler. That did not happen and Mr. Masse is unsure whether it is in the works for that to happen now. The current boiler at 19 hundred and 94 square feet creates approximately 478,600.

BTU's of heat. Mr. Masse did a quick walk around the out side of Kellogg Hall and based on the size and square footage (Mr. Nally concurred) came up with a 59 X 45 length and width of the building, 2654 square feet, two floors, he then took a factor of 53 and came up with 281,430 BTU's which is far cry from the 478, 600 BTU's. He than did a quick heat loss, (very rough estimate) 52 windows 6-1/2 by 3 ft, 10 ft ceiling heights to get gross wall, used no insulation to give worst case scenario, most of the windows have storm windows on them so he used that, he used an infiltration factor of 1 and using that and a 73 degree desired temperature inside and 32 degrees outside (normally used factor), he came out with only 102000 BTU's again a far cry from the 478,600. Based on all that he would recommend before the town goes ahead and prices a boiler have every one of the companies who gave bids go back and measure the radiation. By doing that you will get a better idea of what is really needed for Kellogg Hall. The reason for this is two-fold. #1 the price is going to go down, the upfront cost of the boiler and #2 you will save on fuel costs. Also any monies saved can be used for other problems that may occur (corroded pipes, radiators not working, etc). That is why he is suggesting to the Board that a better analysis be done.

Wayne Tack's question on the whole deal is what if we are going to remodel Kellogg Hall anyway shape or form you would probably not want to put steam in. So we would probably waste a lot of money. It is a shame that we are in this predicament, as we don't know what we are doing with the building.

Wayne Masse that is another reason I brought it up with Mr. Martin, as you are not using Kellogg Hall right now there is no reason to jump right in with this. So this gives the town time to look into it a little bit more. Again depending on if you remodel you might need an even smaller boiler. If you go with a straight replacement you are definitely just throwing money out the window. If you go with straight base board then the steam can be converted to hot water. Again he just had reservations when he submitted his proposal.

Mary McDowell what is the life expedience of a boiler?

Wayne Masse a commercial boiler is about 20 years.

Mary McDowell so we got our 20 years out of the current boiler.

Wayne Masse suggests that with whatever boiler you choose that you replace all the controls. These are the things that need to be considered not just pop a new boiler in, with the Kellogg Hall being winterized it gives you time to that.

The Board thanked Mr. Masse for coming in and talking with the Board.

REPORTS OF INDIVIDUAL MEMBERS OF THE BOARD

Mary McDowell: Given the discussion from Mr. Masse what is our direction for Kellogg Hall? Mary has sat with David Desrosiers and he has a book that his father has that talks about renovations and I am certain there are things that David says we have left out, but when we went through and itemized for a complete renovation which includes a selective demolish which is considered to be gut the building we came out with minimally 1.1 million dollars, minimally. She has the paperwork and will make copies and give it to the other Board members and Chris. It is not in stone, but it is a round about figure that it would cost, it does not include overhead/profit figure of 15%, or the allowance, or architect, but given how David's father and he have in the past come up with figures for this sort of thing we looked at. But again we have to start with looking downstairs-walk through.

Mark Bail: We have to get study done, first the walk through, but then we have to have someone who can look at everything and decide on the cost. When he was on the

committee to look at the buildings in 2001 we were talking 2 million dollars to bring Kellogg Hall up to code.

Mary McDowell: That was with an addition. This is no addition.

Mark Bail: If we have to make the building handicap accessible, then that is where there will be issues. His unprofessional opinion he can't see us getting out of without it costing 4- 5 million dollars, based on the study that was done 10 years ago.

Mary McDowell: David did look at costs for complete demolition and that cost came up over 105-106 thousand dollars. If we are going to have a study then we should just go ahead and have the study done.

Wayne Tack believes we should do the walk through so we know what we are looking at for our own well being. He believes if you are going to replace the foundation that there is no reason that you can't utilize the cellar. With grade drop off there you could very easily move that half of the building with a retaining wall so that you could have windows on the backside of it. And utilize the cellar as a walk-in back for office space down below and use the first floor; he wouldn't get too concerned about using the second floor. Stabilize the building use it for storage or whatever you want to do. He believes you could probably come up with enough space, if the grades work out. If you are going to raise the building to put in a new foundation you can raise it high enough to get the height you need in the cellar, it is going to be very simple to move the grade back, put a retaining wall $\frac{1}{4}$ the way down so you would expose the walls on both sides to add windows. It is something to look at to utilize all the work that you are going to do. You would have to figure out the square feet you need and the square feet that you can come up with see if it is feasible without putting the big addition on.

Mary McDowell suggested that on the day we have office hours this month we get a few people to do the walk through, David D, Building Inspector, she will make a few phone calls.

Board agreed to meet at 3:15 PM on Wednesday January 19th to do the walk through and then to have Select Board office hours from 4-6 PM at Aldrich Hall.

Mary McDowell: Asked if she could get community service student workers to work on the Town Website. We could have access to a very good community service student beginning the end of January to maintain and keep the website up to date. The student would be available 1-1/2 hours every other day. A lot of input stills needs to be put in. They could also rotate between other offices if they needed help. *Mary* asked if we are looking for budget cuts this year. Chris told the Board that the Finance Committee is asking for a -10% cut. Another reason to get community service help. The Board agreed to have *Mary* pursue getting community service students.

Mary McDowell: Asked Chris if there was any money available from the dog revolving fund to give a donation to a woman who places dogs when they are picked up in town. Kathy Kelly-Regan spoke to *Mary* and said that this woman has placed several dogs. The donation would help pay for food for the dogs. Chris explained that the fund is to pay for the dog officer, euthanize of some of the dogs and any other needs for the dog pound. Mr. Martin would rather buy the food. Mr. Martin is concerned with what the Auditor's would say about a donation of money. *Mary* will ask Kathy Kelly-Regan to get in touch with Mr. Martin.

Mary McDowell: Are we submitting anything concerning the use of the current Library when the new Library is built. The Board agreed to have the School have first dibs on it

and if they don't want it then we will find use for it. Chris will send a letter to the Library Trustees.

Mary McDowell: Asked about when the Capital Committee is meeting. Mr. Martin did not know at this time as the Chairman has just gotten out of the hospital.

Mary McDowell: Asked if the 25th of January is okay to meet on the continuation of negotiations for the Town Administrator's contract. Mary will get back to Atty. Hayes with a time of 4:00 PM on Tuesday January 25th.

Mary McDowell: Thanked Mr. Martin for all the information he gathered on landfills. She asked Chief Wishart about the detail he had at the landfill on Saturday. Chief Wishart told the Board that he had at least one person who tried to dump that was from out of town, they were interrupted so they did not actually dump. He also said that a couple of residents that had some issues. Mary would like to have a couple of discussions on this 1: a monitor which we seem to be in favor of (Nov. 15th meeting) and 2 the increase of the fee for our landfill stickers can we move on that?

Mark Bail: He feels that people really don't understand it; he put the issue up on the localocracy and people wanted to know why Waste Management isn't paying for it. He thought the Board was going to wait until they met with John Gigerio and the landfill negotiations an addressed at that point.

Mary McDowell: Thought it was a separate issue and we have to make some decisions on the landfill ourselves.

Mark Bail: Agrees, but does not think it is a wise move for us to just start changing the landfill fee. He won't vote on it. He wants people to have a say on it. People are going to be ripped.

Mary McDowell: People are going to be ripped. How much do we pay for a landfill sticker now?

Mark Bail: Mary you can argue with them, I would pay \$50 a year personally.

Mary McDowell: We are on the Board we can set that price. The fee we have right now is (*Mark Bail*) ridiculous and I don't understand how you can say it is ridiculous and not want to do something. We have to be proactive.

Mark Bail: What I am saying Mary is I don't want to do it until we bring people along, we need a hearing, people need to understand that this is an issue and is going to happen. I am telling you that people are going to be upset.

Mary McDowell: Does not feel that we have to have a hearing, doesn't know how Wayne feels on that.

Wayne Tack: Our landfill sticker is \$10 and the last time we went through this he was willing to bring it up to \$25 and we left it at \$10.

Mark Bail: We're talking about bringing up to enough money to pay for a monitor. How much do we have to raise the fee to pay for a \$34,000 monitor?

Mary McDowell: It's \$34,000, where did you get that?

Mark Bail: I thought that was the price we were talking about when Tom Murray came. Talking about someone there fulltime.

Mary McDowell: I never heard the \$34,000; first of all when and if you have a monitor you can also look at times the landfill is open.

Mark Bail: He agrees with everything except for the fact that he believes that the residents should be brought on and he doesn't want to raise the landfill fee until he knows

what it will cost us. We need to know how much we have to raise for the cost of the monitor.

Wayne Tack: Is not such we can raise the landfill fee to pay for a monitor, the monitor is something we are going to have to figure out in another way.

Mary McDowell: It may not cover the monitor it all depends on the hours the landfill is open in the information that Chris gave us it is all over the place. We determine the price we are willing to spend on a monitor and/or cutting back on the hours of the landfill to pay for it. The point is we have to discuss it; we have to talk about it.

Mark Bail: That's fine he feels that we need a proposal on the table is what he is saying.

Chris Martin: You also have to decide if you are going to start charging for your white goods, your TV's etc.

Mary McDowell: 90% of the other towns pay extra for those kinds of items.

Mark Bail: Okay, who is going to come up with a proposal? Thinks we need a plan doesn't mind discussing it but thinks we should be discussing a plan.

Chris Martin: Before you can come with a proposal you have to decide #1 are you going to change the number of hours that the landfill is open, that is your first key are you going to keep the same number of hours or are you going to reduce them. # 2 are you only willing to increase the fees by a certain amount and at that point you can try and figure out the number of hours that would support a monitor position.

Mary McDowell: She personally would like to back in to it like that. In the information there are all different hours from 3-days a week to the whole week. It all depends on what the Select Board decides.

Mark Bail: He agrees, he feels they need a proposal, a timeline to get all this in place. We also need to inform residents about it. We can't make a decision until we know where we are going.

Mary McDowell: Okay she will have a proposal for the next meeting. It will be placed on the agenda for the next meeting.

Chris Martin: Is there a price range that you are willing to go up to on the fees?

Mary McDowell: Could go up to \$50.00

Mark Bail: If you do a proposal then we do a press release. He is talking about informing residents. He is not saying it is the wrong thing to do he just feels that they should be informed, they need to know what is going on, can't just be sprung on them. People still think that Waste Management should be paying for the monitor.

Mary McDowell: They aren't and they won't. They will build the building to house the monitor, but they won't pay for the monitor. That should have negotiated into the contract way back.

Mary ask Chris to free up Cathy Leonard on some of her other duties so that minutes can be done and be available at the Board's next meeting, every time. She personally would like them mailed with the agenda packet or emailed so that any kind of correction is done with. Chris said he would but that would mean that she would not always be available for Planning Board and Conservation Commission as their secretary and get their stuff done. Mary said whatever has to be done to get the minutes done.

ADJOURNMENT

On a motion by Mark Bail and seconded by Mary McDowell, it was unanimously voted to leave the regular session meeting @ 8:20 and go into Executive Session for M.G.L. 39 Section 23-B-Paragraph 3 to conduct Contract Negotiations with non-union personal and only go back to regular session to adjourn. Tack-AYE, Bail-AYE and McDowell-AYE.

On a motion by Mark Bail and seconded by Mary McDowell, it was unanimously voted to adjourn the regular session meeting @ 9:20

Respectfully submitted,
Cathy Leonard
Town Administrator's Secretary