

# TOWN OF GILL

M A S S A C H U S E T T S



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## SELECTBOARD MEETING MINUTES

*July 2, 2012*

Call to Order: The Selectboard meeting was called to order at 4:30pm.

Present: Ann Banash, John Ward and Randy Crochier, Selectboard members; Ray Purington, Admin. Assistant; Rick James, David Detmold, Steve Hussey, Greg Pellerin, Larry Krejmas, Sergeant Chris Redmond.

Four Winds School: Steve Hussey, Director, and Greg Pellerin, Board President, of the Four Winds School met with the Selectboard to provide an update on the school's plans for the coming year, building maintenance needs at the Riverside Municipal Building, and next year's lease. Steve reported that marketing the school to home-schooled students didn't work out, and that Four Winds will be going back to full-time, 5-days-a-week classes this fall. At this time he expects 5 or 6 students.

Greg Pellerin discussed a list of building maintenance items that the Town needs to attend to, along with some items that, if done, would help the appearance and functionality of the facility. Included in the maintenance list: finish patching broken plaster, remove water fountain in hall, restore hot water to upstairs bathroom, repair and secure window inserts, step up window re-glazing, provide touch-up paint for patched plaster. On the wish list: replace upstairs bathroom sink, and provide hot/cold water/drain access to the west end of the middle classroom for a future lunchroom sink.

Ray will arrange to have the Town's custodian work on the windows, and will have Brian Nugent (maker of the window inserts) come back to repair the inserts after the glazing project is done. The Highway Department will handle removing the water fountain and the plasterwork. The on-demand electric hot water heater may need to be replaced, as it was found to be turned off during a 6/29 walkthrough. Hot water will be restored before Four Winds reopens on September 6<sup>th</sup>. Ray was asked to get a quotation from a local plumber for the cost to run hot & cold water and a drain line to the area at the end of the middle classroom. The Board also wondered if there is a dollar threshold for maintenance, repairs, or construction before mandatory ADA upgrades kick in.

On the lease for the coming year, Steve asked if the monthly rent could remain at \$575. He is fine with keeping an escalator clause that increases the rent if enrollment exceeds 11 students. Ray indicated that the current rent covers the utility costs. No significant changes are anticipated in the lease. Randy made a motion, seconded by John, to authorize Ray to sign a lease renewal with the Four Winds School. The vote was unanimous in the affirmative. Steve Hussey and Greg Pellerin left the meeting.

5:00pm Glen Ayers, Regional Health Agent, joined the meeting.

Larry Krejmas – Status of 444 Main Road Cleanup: Randy recused himself from the discussion. Mr. Krejmas apologized for his outburst during his meeting with the Selectboard last December. He stated that he believes he is "90% there" doing the cleanup that Glen Ayers had ordered. He did express frustration with the mediation process that is part of the ongoing Housing Court case filed by Kevin Chickering against Mr. Krejmas and the Town. In one instance no mediator showed up, and it often feels like no one listens to his (Krejmas's) side of the story.

Glen Ayers noted that the current court process, in which the Town and Mr. Krejmas are both defendants, is totally separate from the health case that's been on hold for 6 months. The stay-of-orders ended on July 1<sup>st</sup>, and it is his (Ayers's) opinion that while progress has been made, the property is not in a "clean and sanitary condition." The recent Phase I assessment from the Brownfields program suggests a strong likelihood that there is contamination on the property, and he will require a 21E site assessment as part of the health case.

Mr. Ayers noted that the 21E assessment can be done voluntarily and be paid for using \$30,000 of a Phase II grant from the Brownfields program. If the assessment is not done, he believes Housing Court will order it done at Mr. Krejmas's cost. The next meeting with Housing Court will be July 13<sup>th</sup>, and Glen will initiate his health case then. It often takes one month or more for hearings to get started.

In response to a question about what happens after the Phase II/21E, Mr. Ayers stated that if significant reportable quantities of contamination are found, "those things would have to be dealt with." He felt it improper to speculate whether anything would be found. Mr. Krejmas asked for an assurance that the Brownfields grant will pay for the testing, and wondered how the cleanup would be paid for. He stated that only about 1,000 square feet might be somehow contaminated by his activities. He asked what if the contamination pre-dates his ownership; could grant money be used then? John offered to read the Phase I report and will call Mr. Krejmas to discuss it. Mr. Krejmas and Mr. Ayers left the meeting at 5:37pm.

20<sup>th</sup> Year of Service: The Board recognized Sergeant Chris Redmond, who is beginning his 20<sup>th</sup> year as an officer for Gill's Police Department. Sergeant Redmond acknowledged the appreciation, and then left the meeting.

Project Updates: Ray and Mick did a walkthrough for the new boiler at the Public Safety Complex – a punch list has been shared with Tognarelli Heating and Cooling. Ray signed the Final Completion certificate for the Siemens/Gill Elementary School boiler project last week. This will enable Siemens to generate their final invoice for the approximate \$13,000 of retainage being held by the Town. There are a few loose ends to be addressed before that money is released. Ray will also arrange to meet with the new Interim Superintendent to explain the Energy Savings agreement between the GMRSD and the Town that is part of the funding plan for the project.

There were no developments to report on the Town Hall roof project. Quotes are still being sought for the masonry repairs at the elementary school. A walkthrough of all the Town-owned buildings and the plumbing systems was done on June 29<sup>th</sup> with Jason Wallace. He will generate a report of recommended repairs and preventative maintenance. A proposal from Tighe & Bond for an Inflow & Infiltration study of the Riverside sewer system is expected in mid-July.

Vacation/Comp Time: The matter was tabled until July 9<sup>th</sup>.

Appointments: John made a motion, seconded by Randy, to appoint Ernie Hastings to the Capital Improvement Planning Committee and Jennifer Simms to the Cultural Council, both for terms through June 30, 2015. The vote was unanimous in the affirmative. It was noted that there is a vacancy on the Cultural Council.

MIIA Loss Prevention Grant: The Board reviewed a notice from MIIA, the Town's insurance carrier, that Loss Prevention Grants are again available. As possible grant projects, the Board suggested a pavement management study or a study of the sewer system to prevent sewer backups.

5:55pm David Detmold and Rick James left the meeting.

Warrants: The Board reviewed and signed FY 2012 warrant #27 and FY 2013 warrant #1.

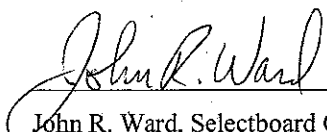
6:45pm David Detmold rejoined the meeting. Timmy Smith, Tupper Brown, and Claire Chang, as members of the Finance Committee, joined the meeting. (No Finance Committee meeting was held, as there was not a quorum.)

There was a discussion on the need for additional general ledger sub-account numbers to be created and used by the Highway, Police, and Fire Departments, so that expenses can be better tracked in meaningful categories.

A schedule was set up for summer meetings to continue work on the FY13 budget, with an eye toward a Special Town Meeting in late September. Meetings at 4:30pm will be held on July 9, August 6, August 20, and September 17. Meetings at 6:00pm will occur after the regular biweekly Selectboard meetings on July 16, July 30, August 13, August 27, and September 10.

Adjournment: The Selectboard meeting adjourned at 8:20 p.m.

*Minutes respectfully submitted by Ray Purington, Administrative Assistant.*

  
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John R. Ward, Selectboard Clerk

# Gill Police Department

**David W. Hastings**

*Chief of Police*

196B Main Rd

Gill MA 01354

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***Emergency 911***

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Dispatch (413) 625-8200

Fax (413) 863-0157

Email Chief@gillmass.org

To: Honorable Board of Selectpersons

From: Chief David W. Hastings


Date: July 1, 2012

Re: Sgt Christopher J. Redmond

Please make a public acknowledgement of Sgt Redmond beginning his 20<sup>th</sup> year of service for the Town of Gill Police Department. Sgt Redmond is a cornerstone of our department and community. His tireless effort in providing the Town of Gill best possible police service is most honorable.

Thank you for your attention to this matter.

Respectfully submitted,

  
David W. Hastings  
Chief of Police