



SELECTBOARD AGENDA & MEETING NOTICE

December 7, 2020

Location: Teleconference - access info in the agenda

***Indicates item added after the 48 hour posting

bold underlined time = invited guest or advertised hearing
(all other times are approximate)

This meeting is being conducted remotely by all participants due to the State of Emergency related to COVID-19 and under the “Order Suspending Certain Provisions of the Open Meeting, G.L. c. 30A, §20” issued by Governor Baker on 3/12/20. FreeConferenceCall.com is being utilized for the teleconference. It is audio only. Anyone wishing to participate may call 712-775-7031 and then enter the Access Code of 883-045-865. The toll-free number is 844-800-5000 – the Town is charged by the minute per caller, so please use this only when necessary.

5:30 PM Call to Order (If the meeting is being videotaped, announce that fact. If remote participation will occur, announce member & reason, & need for roll call voting)

COVID-19 Topics

- Updates from Gill’s Emergency Management Team
- Request from Northfield Mount Hermon School to extend temporary closure of Mount Hermon Road thru end of school year (May 2021)

Old Business

- Review of Minutes: 5/26, 6/8, 6/22, 7/6, 7/20, 8/3, 8/31, 9/9, 9/14, 9/28, 10/13, 10/26, 11/9, 11/23

New Business

- GMRSD Request for funds to perform building condition assessment of Turners Falls High School/Great Falls Middle School. \$7,500 total cost; Gill’s share = \$548
- Sewer Rate Increase for Riverside Sewer System – Preliminary Discussion
- Car Dealer License Renewals for 2021: A-J Cycle Shop, Atlantic Wholesale, Doug’s Auto Body, Riverside Radiator, and Town Line Auto Repair
- Liquor License Renewals for 2020: Turners Falls Schuetzen Verein, 23 French King Highway LLC, The Gill Tavern, and The Spirit Shoppe
- Other business as may arise after the agenda has been posted.
 - FirstLight filing of Amended Final License Applications (AFLAs) on 12/4/20
- Public Service Announcements, if any
 - Ag Commission’s GILLBILLY t-shirts have been re-stocked, all sizes available (S, M, L, XL, 2XL, and 3XL). \$15 donation

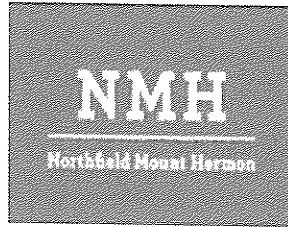
Warrants

FY21 #11 Vendors (\$50,623.27) & Payroll (\$22,340.81) – reviewed & signed by Chair on 11/24
 FY21 #12 – to be reviewed & signed by the Chair and reported on at the next meeting

Adjournment

Other Invitations/Meetings:

Date	Time	Event	Location
12/21	5:30 PM	Selectboard meeting	Teleconference
01/04/21	5:30 PM	Selectboard meeting	Teleconference



November 23, 2020

Town of Gill
Selectboard
c/o Ray Purrington, Town Administrator
Town Hall
Gill, MA 01354

Dear Members of the Selectboard:

On July 20, 2020, the Selectboard approved Northfield Mount Hermon's request to continue the closure of Mt. Hermon Rd. through December, 2020. As part of that approval, it was agreed that the closure would be re-evaluated in December to see if continuing to keep the road closed was warranted.

NMH has been in full operation since August, 2020 delivering on our educational mission. Our comprehensive plan for re-opening, continuous testing, rapid responses to identified cases and the designation of quarantine dorms has meant that our students and employees can continue to live, work, and learn together in community. One key component of our plan remains limiting access to the campus to one entrance (Lamplighter Way) to ensure that all those entering campus have completed COVID-19 health screening and adhere to our safety protocols. Our message is clear - we take community safety seriously.

As promised, NMH installed swinging gates at either end of Mt. Hermon Rd. to be used in the event of an emergency. The Gill Fire department has the ability to open and enter at both locations. NMH will continue to remove snow and ice on Mt. Hermon Rd. for the duration of the winter to keep the road passable should it be needed.

Since all evidence points to a difficult winter with rising COVID-19 rates across the country and in our region, NMH requests that the closure of Mt. Hermon Rd. continue through the end of the school year (May, 2021). Should health conditions remain uncertain and/or protocols require continued vigilance, we would like to ask for an additional conversation with the Selectboard and hold open the possibility of another extension to this plan in May.

NMH deeply appreciates and values the support of the town as we, as a community, navigate these difficult and challenging times. Thank you for your consideration of this request. We stand

ready to respond to any questions or concerns you or others in the community may have regarding this request.

With warm regards,

A handwritten signature in black ink, appearing to read "Mary E. McEneaney". The signature is fluid and cursive, with the first name "Mary" being the most prominent.

Mary E. McEneaney

Assistant Head of School for Finance and Operations/COO

Ray Purington/Gill Selectboard

From: Ray Purington/Gill Selectboard <administrator@gillmass.org>
Sent: Thursday, December 03, 2020 2:39 PM
To: 'Greg Snedeker (gksnedeker@gmail.com)'; 'John R Ward (johnward.ward54@gmail.com)'; 'Randy Crochier (hxydad77@yahoo.com)'; Claire Chang (claire@solarstoreofgreenfield.com); Peter Turban (treasurer@gillmass.org); Sandy Brown (ssbrown58@hotmail.com); 'Tupper Brown'; 'Valeria Smith (timmiesmith@yahoo.com)'
Cc: Bill Tomb; Daniel Trenholm
Subject: GMRSD building needs assessments

As mentioned during last night's joint meeting of the Montague FinCom, Gill Selectboard, Gill FinCom, and GMRSD officials, the District has received the final "property condition assessment" reports for all of the District's Montague-owned buildings. Those reports can be downloaded from Montague's Capital Improvement Committee's web page: <https://www.montague-ma.gov/g/52/Capital-Improvements-Committee> in the "Capital Planning and Building Assessments" section.

As back story, the District requested funding for these assessments from Gill and Montague in the capital requests made in late 2019 and early 2020. Each building assessment costs \$7,500 and the work is done by a firm Joanne Blier used previously when she was with the Mohawk school district (at that time it was 9 towns with 6 elementary schools and 1 high/middle school). Based on the comments during last night's meeting, those who have reviewed the reports for Montague's buildings find the reports to be useful and worth doing.

Montague approved the funds for assessments on all of its buildings and its share (92.7%) of the assessment for Turners Falls High School/Great Falls Middle School. Gill's Capital Improvement Planning Committee had started its review of this request, but still had questions and had not made a recommendation when COVID disrupted life as we knew it.

Since Montague has funded its portion of the cost, the District would like to move forward with the assessment of the high school/middle school. Gill's share of the \$7,500 is only \$547.50, which we can afford to spend from the annual budget for building maintenance. We've used that budget in the past for building assessments, so this falls into the same category. I told Joanne Blier I would present the request to the Selectboard at their meeting on December 7th.

The \$7,500 request to evaluate Gill Elementary will come back to Gill's Capital Improvement Planning Committee during their review of projects for the FY22 budget cycle.

Ray

Ray Purington
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12/07/20 Sewer Rates - Preliminary Discussion

Expense Summary

Category	FY21 Budgeted	FY20 Actual	FY19 Actual	FY18 Actual	FY17 Actual	FY16 Actual	FY15 Actual	FY14 Actual	FY13 Actual
Alarm Services	576	351	276	276	270	264	264	258	252
Bill Printing	500	416	554	554	417	556	553	552	552
Dues	175	175	112	112	112	112	112	112	-
Electric	1,710	1,441	1,511	1,429	1,184	1,314	1,413	1,192	1,109
Inspections/Calibrations	700	100	-	100	50	-	100	685	100
I&I Work & Smoke Test	2,500	-	-	-	-	-	-	2,485	-
Maintenance	11,300	11,303	592	-	371	4,231	6,704	3,045	3,674
Mileage	1,700	2,016	1,566	1,037	969	1,027	1,076	1,038	1,127
Mowing	389	275	300	325	275	330	320	350	335
Other/Supplies	600	-	922	110	155	923	-	-	803
Payroll	12,000	11,651	11,460	9,907	10,547	10,688	11,456	11,110	9,303
Postage	350	-	-	-	-	59	-	32	-
Sewage Disposal	140,760	137,771	134,656	78,857	71,257	59,422	50,625	61,643	59,053
Telephone	240	225	212	228	227	227	225	222	225
Expenses grand total	173,500	165,725	152,160	92,934	85,834	79,152	72,848	82,724	76,534

Omnibus Budget Voted	173,500	163,100	99,065	96,065	92,585	87,865	87,865	79,230	79,042
Extra Voted to Budget	-	-	60,000	-	-	-	-	3,500	-
Budget minus Expenses	-	(2,625)	6,905	3,131	6,751	8,713	15,017	6	2,508

	Average								
% expenses - Sewage Disposal	79%	83%	88%	85%	83%	75%	69%	75%	77%
% all other expenses	21%	17%	12%	15%	17%	25%	31%	25%	23%
total all other expenses		27,954	17,504	14,078	14,578	19,730	22,222	21,081	17,480
incr all other expenses/prior yr	10.0%	59.7%	24.3%	-3.4%	-26.1%	-11.2%	5.4%	20.6%	11.1%

24-month total gallons sent to Montague	19,896,481	(Dec 2018 - Nov 2020)		
average gallons for 12 months	9,948,241			
estimated disposal cost - old rate \$13.22/1000	\$ 131,516			
(A) estimated disposal cost - NEW rate \$13.48	\$ 134,102		FY21 budget for non-disposal costs	\$ 32,740
budgeted for disposal	\$ 140,760		estimated disposal costs (new rate) (A)	\$ 134,102
expected shortfall	\$ (6,658)		contingency for nonpayments (11%)	\$ 18,400
			build reserves	\$ -
Montague rate increase	2.0%		total to bill	\$ 185,242

12/07/20 Sewer Rates - Preliminary Discussion

Revenue Summary

There are currently 113 sewer accounts (as of 10/01/20).

Current Rate	0.3468 \$/cubic foot (adopted for bills in Dec 2019)
less 10% discount	0.0347 (all customers receive the discount)
Effective Rate	0.3121

Period	<u>Sewer Commitments - aka Invoices to Users</u>					*(only 10 months of billing fell in FY17 due to shift in quarterly cycle)				
	FY21	FY20	FY19	FY18	FY17*	FY16	FY15	FY14	FY13	
Invoiced amount		178,974.50	141,814.67	102,219.08	86,976.16	93,303.22	86,514.47	85,216.25	73,688.53	
Unpaid & placed onto real estate			11,670.33	13,651.61	15,547.57	8,011.57	6,356.65	10,273.96	8,582.68	
Unpaid percentage			8.2%	13.4%	17.9%	8.6%	7.3%	12.1%	11.6%	

11.3% average of 7 years

	<u>Current Projected Revenue</u>	
RWD Water Use (current average)	11,771 gal/day	(average of last 8 quarters)
equals	4,296,415 gal/year	
equals	574,388 cu ft/year	
times current Effective Rate	0.31210 \$/cu ft	
= Total Invoiced to Sewer Users	\$ 179,266	

12/07/20 Sewer Rates - Preliminary Discussion

Proposed Projected Revenue - FULL YEAR

Scenario A		
No Rate Change	0.3468	\$/cu ft
Effective Rate	0.3121	\$/cu ft
Estim. Total Full Year	\$ 179,266	

Scenario B		
Possible New Rate (+ 2 %)	0.3538	\$/cu ft
Possible Effective Rate	0.3184	\$/cu ft
Estim. Total Full Year	\$ 182,885	

Scenario C		
Possible New Rate (+ 3.5 %)	0.3589	\$/cu ft
Possible Effective Rate	0.32300	\$/cu ft
Estim. Total Full Year	\$ 185,527	

Scenario D		
Possible New Rate (+ 6.7 %)	0.3700	\$/cu ft
Possible Effective Rate	0.3330	\$/cu ft
Estim. Total Full Year	\$ 191,271	

FY21 Proposed Projected Revenue - July/Oct bills @ Old Rate, Jan/Apr bills @ New Rate

Bill Date	Scenario A			Scenario B		
	Avg Cu. Ft	Disc. Rate	Bill Total \$	Avg Cu. Ft	Disc. Rate	Bill Total \$
July '20 - Actual			\$ 42,290			\$ 42,290
October '20 - Actual			\$ 49,529			\$ 49,529
January '21 (avg last 2 seasonal bills)	142,327	0.3121	\$ 44,420	142,327	0.3184	\$ 45,317
April '21 (avg last 2 seasonal bills)	138,895	0.3121	\$ 43,349	138,895	0.3184	\$ 44,224
			\$ 179,588			\$ 181,359
Bill Date	Scenario C			Scenario D		
	Avg Cu. Ft	Disc. Rate	Bill Total \$	Avg Cu. Ft	Disc. Rate	Bill Total \$
July '20 - Actual			\$ 42,290			\$ 42,290
October '20 - Actual			\$ 49,529			\$ 49,529
January '21 (avg last 2 seasonal bills)	142,327	0.3230	\$ 45,972	142,327	0.333	\$ 47,395
April '21 (avg last 2 seasonal bills)	138,895	0.3230	\$ 44,863	138,895	0.333	\$ 46,252
			\$ 182,653			\$ 185,465

Impact on Average Sewer User

	Cubic Feet	Discounted Rate	Billed Amount	Amount Over Current	% Over Current	Scenario
Current Avg. Quarterly Amount (last 8 quarters)	1270	0.3121	\$ 396			
Current Avg. Annual Amount (last 8 quarters)	5080	0.3121	\$ 1,585			
Possible Avg. Quarterly Amount	1270	0.3121	\$ 396	\$ -	0.0%	A
Possible Avg. Annual Amount	5080	0.3121	\$ 1,585	\$ -		
Possible Avg. Quarterly Amount	1270	0.3184	\$ 404	\$ 8.00	2.0%	B
Possible Avg. Annual Amount	5080	0.3184	\$ 1,617	\$ 32.00		
Possible Avg. Quarterly Amount	1270	0.3230	\$ 410	\$ 13.84	3.5%	C
Possible Avg. Annual Amount	5080	0.3230	\$ 1,641	\$ 55.37		
Possible Avg. Quarterly Amount	1270	0.333	\$ 423	\$ 26.54	6.7%	D
Possible Avg. Annual Amount	5080	0.333	\$ 1,692	\$ 106.17		

*Need to get FY20 receipts from Accountant

	Sewer Fund Balances								
	FY21	FY20	FY19	FY18	FY17	FY16	FY15	FY14	FY13
Starting Balance		85,986.40	107,871.27	92,203.31	78,330.04	51,007.40	47,215.67	75,623.82	57,467.72
minus Transfer to Omnibus	74700	64,300.00	60,200.00	57,200.00	53,720.00	49,000.00	49,000.00	45,000.00	45,000.00
minus Extra to Omnibus		-	-	-	-	-	-	-	-
plus Actual/Estimated Receipts			130,274.87	108,601.12	99,707.72	91,457.41	91,656.73	84,675.85	63,156.10
plus Transfer from Free Cash						15,017.20			
plus Unspent from Omnibus			6,905.26	3,131.84	6,750.55	8,713.03			
minus Reserved from Receipts	98800	98,800.00	98,865.00	38,865.00	38,865.00	38,865.00	38,865.00	68,084.00	-
Ending Balance			85,986.40	107,871.27	92,203.31	78,330.04	51,007.40	47,215.67	75,623.82

Notes

 = Higher than it should have been. \$34,042 of Reserved from Receipts wasn't transferred to General Fund until following fiscal year.

 = Lower than it should be. Special Town Meeting vote is needed to transfer \$15,017 (unspent from FY15 sewer budget) from Free Cash back into Sewer Fund.

	FY20	FY19	FY18	FY17	FY16	FY15	FY14	FY13
Ending Balance after adjusting for two "Notes" boxes		85,986.40	107,871.27	92,203.31	78,330.04	66,024.40	47,215.67	41,581.82

Ray Purington/Gill Selectboard

From: Carter Wall <Carter.Wall@firstlightpower.com>
Sent: Friday, December 04, 2020 2:16 PM
To: Ray Purington/Gill Selectboard
Subject: FW: FirstLight files license application for 50 more years of clean, reliable energy and community benefits
Attachments: FirstLight AFLA Executive_Summary.pdf

Hi Ray!

I wanted to reach out and let you know that FirstLight is filing the Amended Final License Applications (AFLAs) for the Northfield Mountain Pumped Storage Project as well as the Cabot/Turners Falls Project today. Below is our statement, which is also on our web site: <https://www.firstlightpower.com/firstlight-files-license-application-for-50-more-years-of-clean-reliable-energy-and-community-benefits/> with a link to the AFLAs as well. I am also attaching the Executive Summary for your convenience.

This filing is an important milestone for us, and represents the input of many members of the community and stakeholders. Our thanks to the Town of Gill for your engagement, and I look forward to working with you on the next steps! Please call any time if you have questions.

Carter

Northfield, MA, December 4, 2020 – FirstLight Power today submitted its combined Amended Final License Application (AFLA) to federal regulators to extend the operating licenses for 50 years for its Cabot and Turners Falls hydroelectric generating stations on the Connecticut River and its Northfield Mountain energy storage facility. These facilities, which provide clean power and long-duration energy storage, will be important contributors to Massachusetts’ efforts to achieve its goal of reaching net-zero greenhouse gas emissions by 2050.

If approved by the Federal Energy Regulatory Commission (FERC), the new licenses will sustain more than 70 well-paying and union-represented jobs in Western Massachusetts and hundreds of millions of dollars in local property tax payments to Erving, Gill, Montague, and Northfield for another half-century. The new license also ensures continued generation of clean, renewable, locally produced hydropower to over a million New England homes and businesses.

Based on findings from more than 40 detailed scientific studies and years of environmental reviews, FirstLight is committing to \$130 million worth of new investments in protection, mitigation and enhancement (PM&E) measures and foregoing approximately \$100 million in energy revenue over the next 50 years by restricting hours of hydropower generation to protect wildlife and habitat and upgrade recreational facilities in the region. These measures include:

- \$5.6 million in investments to improve recreational facilities on the Connecticut River, including four new access points and boat launches in Montague and Northfield;
- New upstream and downstream fish passage facilities and protective netting at the Northfield Mountain water intake to minimize impacts on fish and marine life from operations;
- Changes in hydropower operations protocols to improve fish migration and spawning and to improve general aquatic habitat for a multitude of plant and animal species;
- Ongoing management plans for protecting bald eagles, long-eared bats and short nose sturgeon, maintaining historical properties, and mitigating the spread of invasive species.

FirstLight CEO Alicia Barton said: “Northfield Mountain and our Cabot and Turners Falls facilities are delivering a significant portion of the zero-emissions clean power available to New England’s electric grid today, and they are poised to play an even more important role in the decades ahead as Massachusetts scales up renewable energy to achieve its ambitious goal of net-zero emissions by 2050. We are proud to be able to strengthen FirstLight’s longstanding environmental stewardship in the region and support environmental and species protection, preservation of clean energy jobs, and investment in the local economy, all while combating the existential threat of climate change.”

FirstLight also acknowledged the contributions of the many stakeholders who provided valuable input into the process of developing the AFLA, including environmental and recreation organizations, tribal representatives, historical and cultural officials, and local, state, and federal agencies. “The engagement of these stakeholders has been an important part of the development of this application, and we look forward to continuing to work with them as the process advances,” said Barton.

The 1,168-megawatt Northfield Mountain pumped-storage facility, known as “New England’s biggest and greenest battery,” was originally completed in 1972 and can store enough power to serve 1 million homes for more than 7 hours every day. This makes it both a critical resource for ensuring reliable power and an ideal backstop for large-scale wind and solar power to reduce regional greenhouse gas emissions. To bolster its value to the reliability of the New England electric grid and to the region’s carbon reduction goals, FirstLight is asking FERC to make permanent the allowed use of existing storage capability that FERC has granted during seasonal peak times in the past.

Cabot-Turners Falls is Massachusetts’ largest conventional hydropower facility and consists of the 62-megawatt Cabot Station, first put into service in 1916, and 6-megawatt Turners Falls station just upstream, commissioned in 1905.

As part of its stewardship of the local environment and approximately 4,000 acres of land in Western Massachusetts associated with the facilities, FirstLight already provides access to some of the area’s marquee outdoor recreation sites including the Northfield Mountain Recreation and Environmental Center, the Turners Falls Fishway, Riverview Park, and the Barton Cove and Munn’s Ferry

campgrounds. The new river access points will provide kayakers, canoers, hikers, and other visitors with even more options to enjoy the river and its wildlife.

Extensive research for the 700-page AFLA, including analysis by the nation's leading riverbank-erosion scientist, confirmed that FirstLight's operations affect riverbanks in only two locations, one of which has already been remediated. In the second, research showed, naturally high river flows and boat wakes account for the vast majority of riverbank impacts, with only 8 percent of impact attributable to hydroelectric operations by FirstLight. The study confirmed that the steps FirstLight has completed to date to mitigate shoreline erosion issues have satisfactorily addressed all impacts related to hydropower operations.

###

ABOUT FIRSTLIGHT POWER

FirstLight Power (FirstLight) is a leading clean power producer and energy storage company in New England with a portfolio that includes nearly 1,400 megawatts of pumped-hydro storage, battery storage, hydroelectric generation, and solar generation—the largest clean energy generation portfolio in New England today.



Carter Wall

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