

Town of Colrain
Select board Meeting
55 Main Road/Town Office Building
7:00 P.M.

MINUTES OF January 23, 2013

Present: Mark Thibodeau, Duane Scranton and Eileen Sauvageau (arrived at 7:10 PM).

Others Present: Hale Johnson, Michael Slowinski, Scott Sullivan – Highway Superintendent, Robin Sherman – FCRHRA, Sgt. Chris Lannon – Colrain Police, Paula Harrison – Office Clerk, Town Coordinator – Kevin Fox

Meeting was called to order by Chairman Mark Thibodeau at 7:07 PM.

MOVED: Eileen Sauvageau moved to accept the minutes for dates January 7 and January 14, 2013, Duane Scranton seconded and it was voted unanimously.

Appointment Robin Sherman – FCRHRA – Rehab. Program Contract

Kevin informed the board that they have the latest version of this contract. Robin has a concern that if there is no forgiveness it may result in the home owner losing their home and the town not being paid back. Robin Sherman gave an example of a recent loan forgiveness in 2012. The board asks if there is a hardship application for forgiveness does the town get notified? Robin explained that the town will not be notified due to the confidentiality clause in the contract. Discussion on the loan forgiveness policy in the current contract. Kevin asked Robin to explain the difference between the 100% deferred or 50% deferred loans. Kevin explained that the current 2012 grant cycle is a 50% deferred loan. Robin informed the board that currently \$1.24 million in loans are outstanding for Colrain and \$1 million dollars of that amount are 100% payback. In 2009 the board changed to the 50% payback due to the economy. The Town would be able to change the deferred payment in 2015 when the current loan cycle is ended. Robin pointed out to the board that the current contract states as soon as there is a break in the loan cycle it will automatically default to 100% deferred payment. There are property owners in the Town of Colrain who would like to participate in this program.

MOVED: Eileen Sauvageau moved to approve the contract between the Town of Colrain and the FCRHRA for administration of the CDBG funded housing rehab program, Duane Scranton seconded and it was voted unanimously.

The was discussion between the board and Robin regarding funding that may be available for demolition or redevelopment of current housing in the town. Robin recommends if there is a lot or building that the town has in mind Habitat for Humanity is a great resource.

Scott Sullivan – Parking on Stacey Road

Scott discussed parking on Stacey Road. The Town now has to plow about ¼ mile on Stacey Road. There have been incidents when the town has not been able to turn around while plowing because there are cars parked in that area. Discussion on where the turn around is located and if signage should be placed there stating no parking. Scott will have a sign made “no parking during snow events – violators will be towed”.

Not anticipated
At Time of Posting

Scott Sullivan – Highway Department Updates

Scott updated the board on recent snow storms, the new truck – how it is running, the new furnace is up and running well, the backhoe bucket is being rebuilt, the hoist that is attached to the body of one of the trucks ripped off. This was repaired but will need to replace the body of the truck in FY14. Discussion on other vehicle repairs in the highway fleet. Scott discussed the possibility of obtaining a scan tool to help with diagnostics. There was discussion on using outside vendors for this service. The board would like Scott to talk to DOT regarding cleaning gravel from under the bridges in town to protect the Town’s infrastructure. Specifically the bridge located by the Elementary School. Kevin will work with Scott to put a letter together regarding this topic. Discussion on bridge repair from Hurricane Irene.

New Business

Review/Approve/Sign Contract with Minuteman Pest control

There was discussion on the pest control contract for the covered bridge in town. This is a yearly pest control contract for the covered bridge.

MOVED: Eileen Sauvageau moved to sign the agreement with Minuteman Pest Control for the covered bridge, Mark seconded and it was voted unanimously.

Appointment

Hale Johnson – Bailey Block

Hale discussed the Bailey Block, 1 Greenfield Road, with the board. The property is being listed for \$33,000. Hale asked if the Bailey Block was purchased privately would the town consider demolishing it cooperatively. Discussion on the other possibilities for that property. There is interest by a private group for the purchase and demolition of that building and creating a new building or a parking lot in that space. Discussion on the possible cost of demolishing a building. Kevin informed the board that he has contacted the sellers of the Bailey Block. The Seller would not consider giving the property to the Town. Currently there are just over \$3,000 in back taxes due on that property. Discussion on the Blue Block, 3 Main Road, when it will be coming up for sale. Discussion on CDGB grants for demolition. Hale suggested that a formed nonprofit trust is looking into purchasing the Bailey Block and currently owns the Brick Meeting House. Hale informed the Selectmen that he spoke to the Board of Health and was informed that if there was a inspection of the Bailey Block it would currently pass. There is discussion on the improvement of the center of town. The board agrees that there needs to be a plan for the future of the center of town. Hale asked if the Bailey Block was purchased privately would the selectmen bring the possibility of demolition to the town. The Selectboard informed Hale that something like that would need to be brought to the Annual

Town Meeting. The Board discussed the potential of qualifying the center of town as a slum and blight area.

Not Anticipated
At Time of Posting

Michael Slowinski

Police Office Detail Complaint – Recent Adamsville Road Detail

Mike voiced a complaint with the recent detail on Adamsville Road. The signs that state there is work ongoing were located in places that were not relevant to where the work was happening. The officers were in their cruisers looking at the computers or on a handheld device. Sgt Lannon does check on the details and states that the Colrain Police Department has expectations that the officers will be out of the cruisers and on the job. Sgt Lannon informed the Board that it is the responsibility of the contractors to manage the signs. He will speak to the contractors regarding managing the work signs and will speak to the detail officers about enforcing the sign placement while they are on duty. Mike thanked Sgt Lannon for taking action.

Covered Bridge plowing

Mike would like to request that the roads on both sides of the covered bridge is plowed because a lot of people walk the circle.

School update

Michael informed the board that the project came in \$800,005 dollars under budget. There will be an approximate 62% reimbursement on the school projects. The bonds will be 2% instead of the estimated 4%. The final figures will be coming soon. They did not ask for liquidating damages these were traded for additional work orders including roof drainage and condensation repairs. The building have had exterior assessments and there were deficiencies found. Discussion on these deficiencies at elementary schools.

New Business

Review/Approve/Sign 2-11-13 Special Town Meeting Warrant

Kevin informed Michael Slowinski that there may be a special town meeting on the 11th and as the moderator would he be available to attend. Michael informed Kevin that date would work.

The board reviewed the 3 articles on the special town warrant. Kevin explained where the funds will be transfered from and reviewed the articles.

MOVED: Eileen moved to approve the warrant for the special town meeting on February 11, 2013, Mark seconded and it was voted unanimously.

Items not Anticipated
At time of posting

MIIA Loss Control Report

Kevin informed the board of the MIIA Loss Control Report and provided an update on what has been taken care of to comply with the concerns in the report.

New Business

FRCOG DLTA Grant Discussion

Kevin informed the board that Linda Dunlavy from FRCOG contacted him and encourages the town to begin the process of developing a Master Plan. The

FRCOG would need the board to rank the projects to give them directions to proceed with this DLTA grant. The board agrees that Eileen will rank the projects for submission to the FRCOG.

Discussion on energy savings in the town buildings. The board would like Kevin to contact MassSave to see if they would come out and complete an evaluation on energy consumption in the town buildings.

Selectmen’s Annual Report 2012

The Selectmen will review the report and discuss at the next meeting. No action taken

Old Business

Approve/Sign Pitt House Lease Agreement

Kevin informed the board that he is still waiting for information from the Historical Society. No Action Taken

Not Anticipated
At Time of Posting

Conflict of Interest Training Requirements

Kevin informs the board that the Conflict of Interest Training is required and needs to be completed by April 5, 2013.

Discussion on the center of town and the future work on the intersection. Discussion on the Completes Streets Program and its purpose to make the intersection in the center of town pedestrian friendly.

Discussion on APR and selling development rights on properties in Colrain.

MOVED: Eileen Sauvageau moved to adjourn the meeting at 9:48 PM seconded by Duane Scranton and it was voted unanimously.

Respectfully submitted,

Accepted by the Board of Selectmen

Paula Harrison
Office Clerk

Mark Thibodeau - Chairman

Eileen Sauvageau

Duane Scranton

Documents

- Selectmen's minutes for January 7th and 14th , 2013
- Warrant
- Agreement of Participation in Housing Rehabilitation Revolving Loan Program – FCRHRA
- Town of Colrain – Special Town Meeting Warrant February 11, 2013
- Proposal To Fund Fire Department Budget Shortfall
- Minuteman Pest Control service agreement
- FRCOG – 2013 Local Technical Assistance Request Form
- Annual Report of the Colrain Board of Selectmen 2012
- MIIA Loss Control Report
- Conflict of interest law training program.