

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

MINUTES OF September 23, 2013

Present: Eileen Sauvageau, Mark Thibodeau, Jack Cavolick

Others Present: John Ryan – Breezeway Farm, Dan Lawrence – Weston and Sampson, Ron Berenson – Tax Title Attorney, Tracey Baronas - Accountant, Leah Coburn – Tax Collector/Treasurer, Paula Harrison – Office Clerk, Kevin Fox – Town Coordinator.

Meeting was called to order by Chairman Eileen Sauvageau at 7:00 PM.

Meeting Minutes 9/9/13 and 9/17/2013

MOVED: Mark Thibodeau moved to approve the minutes from September 9, 2013 and September 17, 2013, Jack Cavolick seconded and it was voted unanimously.

Warrants were reviewed and signed by the Board.

Appointments

Attorney Ron Berenson – Tax Title Discussion

Ron Berenson introduced himself to the Board. Ron explained the process of liens and the takings. Ron explained the process and the steps he takes in order to collect the taxes owed on the property. At taking the town owns the property but the property owner has the right to pay the taxes and upon the payment of the taxes they would own the property again. He explained that all his fees get shifted to the property tax bill including; costs of advertising and filing with the registry of deeds. He explained when there is an owner occupied property a payment plan is usually worked out. Ron encouraged the board to continue their efforts on the collection of taxes and the placement of liens. Discussion on the process of bankruptcy and how that affects the liens and taking process. There was discussion on low value foreclosures and deferred tax payments. Discussion on billing and costs associated with the lien and taking process.

John Ryan (Breezeway Farm) and Dan Lawrence (Weston and Sampson) – 2013 CDBG Application and Process

Kevin introduced John Ryan and Dan Lawrence and explained that they will walk you through what a successful Block Grant proposal looks like and that this year Buckland and Shelburne would like to bring Colrain into the Block grant application process. John Ryan discussed the time lines of the Block grants and the three nationally eligible activities, Eliminate slums and blight, directly benefits low to moderate incomes households and a project that benefits wide community needs.

John explained the difference between eligible activities vs. competitive activities. Discussion on different examples of projects which have been done in the past. John explained that a regional application earns additional funding points. Discussion on how the points are earned. Discussion on additional expenses such as engineering. Discussion on the restrictions of using HUD funds. Kevin informed the board that the engineering contract can be partially paid out of chapter 90. Discussion on the future TIP project. The board supports moving forward on the River Street project. Discussion on how the residents of River Street should be involved in this process. Dan presented and explained his engineering proposal to the Board.

MOVED: Jack Cavolick moved to approve pursuing the block grant in order to move toward a new Colrain, Mark Thibodeau seconded and it was voted unanimously.

New Business

Special Town Meeting

Kevin explained where money could be transferred from to fund the block grant proposal. Kevin proposed that the selectmen post a meeting on Thursday in order to approve a warrant for the Special Town Meeting. Discussion on when a meeting could be held. The meeting will be posted for Thursday, October 10, 2013 at noon.

MOVED: Mark Thibodeau moved to schedule a Select Board Meeting for Thursday, October 10, 2103 at 12 pm, Jack Cavolick seconded and it was voted unanimously.

USDA Grant Sewer Study

Dan Lawrence informed the board on the progress of the sewer study. This study was done for River Street, the village area and down Main Road. He explained that this study is looking at alternative septic systems, treatment plants and piping to existing treatment plant in Colrain. He informed the board that the driving costs of this project will be cutting the road and repaving. Discussion on the proper placement of a pump station on River Street. Discussion on what is a suitable place for relocation for the town hall and garage. Dan and the board discussed the possibility of locating a multipurpose building complex at the current site of the town hall and fire department.

New Business

Approve Chapter 90 Reimbursement Request

Kevin explained the chapter 90 request for \$64,860 is for gravel on Van Nuys, Franklin Hill and White Lane. This would leave the Town with approximately \$400,000 in Chapter 90 Funds.

MOVED: Jack Cavolick moved to sign the Chapter 90 reimbursement \$64,860, Mark Thibodeau seconded and it was voted unanimously.

Support Letter for House Bill 2374

Kevin informed the Board than House Bill 2374 would move FRCOG employees from the Franklin County Retirement System to the State Retirement System. This would reduce the towns liability and possibly reduce member towns assessment.

MOVED: Jack Cavolick moved to sign the support letter for House Bill 2374, Mark Thibodeau seconded and it was voted unanimously.

MOU with FCSWMD – Transfer Station Inspection

Kevin informed the Board what this MOU is for inspection services for the transfer station. This is done on a yearly basis.

MOVED: Mark Thibodeau moved to sign the MOU with FCSWMD for transfer station inspection services, Jack Cavolick seconded and it was voted unanimously.

Old Business

Cell Tower Lease and Request for Proposal Discussion

Kevin informed the Board that AT & T is anxious to move this forward. Kevin informed the Board that average monthly leases range from \$1,600 to \$2,000 for up to 25 years. Discussion on how the Board would like to move forward with this and what regulations may impact this project. Discussion on what numbers may be used in the Town of Colrain proposed lease. The Board would like to include in the proposal that if after 25 years the site is no longer used it would have to be dismantled and removed. The Board would like Kevin to proceed forward on a proposal.

Not Anticipated

Tree removal at Colrain Central School

Kevin informed the Board that the School District is planning to remove two trees in front of Colrain Central School. Kevin informed the board that he has contacted the tree warden to look at the trees in question.

MOVED: Mark Thibodeau moved to adjourn the meeting at 9:47 PM. seconded by Jack Cavolick and it was voted unanimously.

Respectfully submitted,

Accepted by the Board of Selectmen

Kevin Fox
Town Coordinator

Eileen Sauvageau - Chairman

Mark Thibodeau

Jack Cavolick

Documents

- Warrants
- Meeting minutes from 9/9/13 and 9/17/13
- MASS DOT Chapter 90 Reimbursement Request
- Proposed Cell Tower location from AT & T
- Letter Breezeway Farm consulting, Inc. – Proposal for Consulting Services – 2014 CDBG Application
- Letter Weston & Sampson – Proposal for Engineering Services River Road, Colrain, MA
- Letter to Senator William Brownsberger regarding an act relative to transfer the employees of the FRCOG to the state employee's retirement system
- Memorandum – Jan Ameen – FCSWMD – Transfer Station Inspections
- MOU – Regarding Third-Party Inspection of the Town's Municipal Transfer Station
- Proposed uses and funding sources for FY 14 STM