



TOWN OF GRANBY

COA Building
10 West State Street
Granby, MA 01033
Telephone: (413) 467-7177 Fax: (413) 467-2080
Website: www.granby-ma.gov

Town Administrator: Christopher Martin

Granby Select Board: Mark L. Bail, Chair
Louis Barry, Clerk
Mary A. McDowell, Member

Board Meeting: June 02, 2014 @ 6:30 P.M.

AGENDA:

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CITIZEN PARTICIPATION:

OLD BUSINESS:

- 1 Sewer Project

APPROVE MINUTES:

TOWN ADMINISTRATOR:

APPOINTMENTS:

- 6:45 Public Hearing: Amendments to General By-Laws
- 7:00 Pole Hearing 16685673
- 7:15 Tom Scanlon

NEW BUSINESS AND INFORMATION:

- 1 Accept Departmental Reports
- 2 Approve and Sign Maintenance Warrant-# 72 & 73
- 3 Sign-Off on Dufresne Rentals
- 4 Approve and sign Common Victuallers' License Request
- 5 Approve and Sign Lenart Consulting Services for Conservation Commission
- 6 Approve and Sign Sealer of Weight and Measures Contract
- 7 Review STM & ATM Warrants for June 16th
- 8 Kellogg Hall RFP Responses

EXECUTIVE SESSION:

ADJOURNMENT:



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June 2, 2014 @ 6:30 P.M.

Members Present: Louis Barry, Mary McDowell, Mark Bail
Christopher Martin, Town Administrator

Chairman, Mark Bail, called the meeting to order at 6:30pm and led the board in the "Pledge of Allegiance".

CITIZEN PARTICIPATION

Curbside Trash Collection: Mr. Dewitt and Mr. Cote, came to ask about the 2.5% override. This is based on your property tax. A few citizens expressed their unhappiness with this because many people in Granby have really large properties. That means that those people would be paying taxes on property that doesn't generate any trash. The Select Board said that this is due to the state's regulations when it comes to abating taxes. The Town of Granby has no say in which is fair: property taxes or house taxes. Mr. Bail reiterated that there was a Committee that was formed to see if there is a better option for the town after the three year contract with Republic is done.

The Select Board re-explained the procedures for curbside trash collection: On the information sheet that Republic sent out, there are two days that Republic will potentially pick up your trash. You will find your street on the sheet and under whatever day of the week your street is under is the day your trash will be picked up. You are allowed one barrel for trash (as long as it doesn't exceed 40lbs.) and as many recycling bins as you want. Trash gets picked up on the same day every week and recycling gets picked up on the same day as trash every two weeks.

There was further discussion about the senior-citizens in Granby's trouble with the curbside trash collection program. Belchertown has offered to allow Granby residents to use their transfer station. However, the citizens that choose to use Belchertown's transfer station need to be approved by Belchertown's Select Board, buy the permit, and use Belchertown's garbage bags.

There was discussion about how discouraging it is for the businesses in town to pay taxes on a trash pick up service that would be very uneconomical for them to use on the basis that they have too much trash to get picked up.

OLD BUSINESS

Sewer Project: Over the past month and a half, Mr. Martin has been in communication with AECOM about the Sewer/water line project for 202 in Granby. Together, AECOM and Mr. Martin agreed that the figure that was given for this project, \$40 million, is unrealistic for Granby to proceed with this as one project. After talking to Dave Desrosiers and AECOM, Mr. Martin proposed that the Select Board meet with AECOM to talk about a scaled down version of the sewer line project: Phase 1. Mr. Martin is looking to put in applications with the state's USDA, Rural Development with installing a gravity sewer from Phin's Hill up to the center of town, installing a forced main from the high school up to where the gravity main ends in the center of town, and installing a gravity main from MacDuffie and connecting to the high school's forced main. AECOM gave some quick figures for each section of this project: Gravity main from Phin's Hill- \$7.6 million, forced main from the high school to the center of town- \$3.3 million, and the gravity main from MacDuffie to the high school- \$3.6 million; for a total of about \$15.8 million proposed sewer project.

A citizen had proposed a water line project: a water line would run from the South Hadley line to 5 Corners, take a right, and connect to the stub on Morgan Street that Waste Management had installed for the well issues. This project is estimated for \$1.3 million.

Mr. Martin would like to see the Town of Granby move forward with these projects based on the fact that USDA, Rural Development likes to fund these sized projects on an annual basis. The rest of the cost, Mr. Martin would like to see if they can apply to the State Revolving Fund for inclusion. Mr. Martin thinks these projects could get the Town of Granby high points with DEP. Mr. Martin wants the Select Board to call a special meeting to bring AECOM back in as well as the Fire & Police Departments, Planning Board, Board of Health, Highway Department, and the Conservation Commission to discuss if this is the kind of project the Town of Granby would like to proceed with.

One citizen asked the Select board to ask Fire District 2 if they would consider running water all down Pleasant Street. The Board is fairly positive that if Fire District 2 did that, the people attached to that line would have to pay the fire tax, but they said that they will ask.

Pam Desjardins asked about the shift from the High School and MacDuffie's sewer project with AD-COM to including the entire town. Mr. Martin explained how this project started with the high school's sewer project and with talking to AECOM it seemed more reasonable to do an entire sewer project. Then someone suggested the water line and that sounded like a good idea as well. Now it is a sewer/water project. Now AECOM is looking for a clear direction as to what the Town of Granby is looking to do.

Pam Desjardins thinks the water project should come first so the off shoots can help all the businesses. She would also like to see this sewer project move forward because this is the most reasonable sewer project she has seen.

There was discussion about what project should come first and if MacDuffie will help out with the cost at all. There was more discussion about how many people in town would be in favor of an override to fund these projects. There was discussion about using stabilization funds to fund these projects or if an override is the better option. The idea of creating a sewer department: to service the three sewer sites that is proposed to be created. There was more discussion about the cycle periods of grants, but Mr. Martin had no answers for those questions off the top of his head.

APPOINTMENTS

Public Hearing- Amendments to General By-Laws: The Bylaws that are being asked to be amended:

- Town Moderator: The term for the appointed Town Moderator, elected at the annual town election, will be extended from one year to three.
 - The Town Moderator needs to collect about 50 signatures every year that they run for re-election. This amendment is to get rid of that aggravation.
- Sealer of Weights and Measures- Fees: All fees shall be enforced as they are currently outlined in the contract that is currently in effect.
 - This amendment is to prevent the Select Board from needing to do a bylaw change every time the fees change.

There was discussion amongst the citizens of Granby present about the opposition and the support for these two amendments. The main disagreement was the amendment to make the term for the Town Moderator three years as opposed to the usual one term election.

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the adjournment of the public hearing. (3-0-0)

These amendments will be voted at the Annual Town Meeting on June 16, 2014.

On a motion by Mary McDowell, seconded by Lou Barry, the Select Board unanimously approved the two amendments regarding the Town Moderator and deletes the section in Sealer of Weights and Measures. (3-0-0)

Pole Hearing 16685673: Lisa Jedniski from National Grid came to discuss the new telephone pole on the corner of North Street and Bachelor Street. There was no citizen participation.

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the adjournment of the pole hearing. (3-0-0)

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the application for the new pole on the corner of Bachelor Street and North Street, plan #16685673. (3-0-0)

Tom Scanlon: There have apparently been some bookkeeping difficulties when it comes to the sewer and septic of the town. Tom Scanlon has been called in to explain these issues. A citizen, Joe Fernandez, was asking how the user fee for the sewer was found. He is sure he is getting double charged. Mr. Martin asked Mr. Scanlon to describe how an enterprise fund operates, can reserve out the betterment fees that were collected towards future payouts, or if they are co-mingled.

An enterprise fund is mechanism that allows separate accounting of a utility or any other service cost: fee driven. The benefit of an enterprise fund is that it gets to keep all surpluses and retain its own investment income. Betterments are derived by taking the whole project cost, subtracting any grant money, and that equates to the debt service.

When people prepay, they don't pay for the debt charges yet, so eventually, their prepayment ends up in the surplus. That goes for the user fee as well. When there are betterments and user fees, you generally want the betterments to be paying the debt, but that may not exactly happen. So, any surplus or deficit that is gained goes into retained earnings and that is used to subsidize the town's budget.

In an ideal world, the enterprise fund would have a reserve set up for the betterments that are prepaid. As the debt payments come due, you would use that prepaid money to pay for the debt. On the town's budget there would be listed the debt service, operating costs, salaries. That budget should be paid to 0 by these payments.

It is very common for someone to not look into the payments and think they are getting double charged. At the end of the day, all the money ends up in sewer surplus. When the betterment is charged, the interest is not included.

There was discussion over what year the Town of Granby could potentially pay off their debt. As of right now, our debt can be paid off in 2015 and the 40 year bond will still be financed. All the betterments can get paid off this year. With no more betterments coming in, the town will be working with strict user charges to set the budget. Mr. Scanlon asked the rhetorical question if the Town of Granby wanted to use the surplus to offset the debt payments or to expand the, what is called by some towns, the reserved budget to build up the surplus. As Mr. Scanlon re-explained that the reserve needs to be filled somehow now that the betterments are all paid off, he compared it to "free cash" and how they both are examples of "bad budgeting" because a town ended up over taxing their citizens and they have a surplus of money. When a town borrows money, their reserves and surpluses are looked at and a town does not want those accounts with \$0 in it, yet they don't want too much money in the accounts either.

There was discussion about how the Town of Granby has been promising their citizens that their rates will go down. Mr. Scanlon explained that that could happen. When the debt services get paid off this next year, the budget will go down. When the budget shrinks, the rates should go down as well.

Mr. Martin explained that since 1995, there has been a line in the budget called “Reserve Fund”. This was not calculated into the User Fee calculations. Therefore, those monies never made it into the surplus. However, people paid in cash (no record was left as to who paid in cash) and people paid ahead of time. Those monies ended up in the surplus making it about \$500,000. Mr. Martin stated that he was pretty sure that in 1995, there was a Town Meeting vote to transfer \$140,000 from Free Cash to the Sewer Enterprise Fund. Mr. Scanlon said this practice is rather usual, so the town didn’t start with a deficit and raise taxes immediately. He’s not sure if this plays into Mr. Fernandez’s issue, because the majority in the surplus account is prepayments on the betterments.

There was some discussion on how to properly answer Joe Fernandez. Mr. Bail explained that he explained to Mr. Fernandez that there needs to be a certain amount of reserves and ours were collected over the last 7-8 years by calling it “paying off the debt”. If the town did not do that, they would have still had to raise money for the reserve and that would have affected each person’s individual bills. To answer Mr. Fernandez’s question, the Select Board needs to differentiate between these two processes. Mr. Scanlon explained that it’s the town’s surplus that is made up of betterments. In most communities, the term “debt services” is replaced with “budgeted surplus”.

The Board agreed that the best way for Mr. Fernandez to get his answers is to set up a meeting between Mr. Fernandez and Mr. Scanlon.

The never ending argument, Mr. Scanlon stated, was when the town has enough surplus that they can start using it. It is the same argument for Free Cash, when are you accumulating too much?

There was discussion about if the Town of Granby should change the name “debt services” to “budgeted surplus”.

NEW BUSINESS

Departmental Reports: On a motion by Mary McDowell, seconded by Lou Barry, the Select Board unanimously approved the departmental reports. (3-0-0)

Minutes: On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the May 28, 2014 minutes. (3-0-0)

Maintenance Warrants: On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved and signed the maintenance warrant # 72. (3-0-0)

Dufresne Rentals: On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the application to rent Dufresne Park for the following dates:

| | |
|--------------|---|
| June 17 | East Meadow School, Ms. Champagne |
| June 22 | Bridget Salvon, Family Picnic |
| August 2 & 3 | William Mick, Kitchen for Chev Truck Show |

All approved on Kendall Street Side (large pavilion) with no-alcohol. (3-0-0)

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the application to rent Dufresne Park to Daniel Kane for the small pavilion for a birthday party, 25 people, no alcohol, July 26, 2014. (3-0-0)

Common Victualler's License: On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the Common Victualler's license for Rockwell Amusements from Rhode Island, for Charter Days. ((3-0-0)

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the Common Victualler's license for AB's Concessions from North Road Vinderdale, CT for Charter Days. (3-0-0)

Lenart Consulting Services for Conservation Commission: This is in regards to Forge Pond dam. Granby is required to inspect all dams every five years. The inspection needs to be done by someone from the Commonwealth of Massachusetts Committee of Conservation and Recreation. The fee is to be no more than \$1500.00.

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the contract. (3-0-0)

Sealer of Weight and Measures Contract: This contract is between the Town of Granby and the City of Northampton because Northampton provides Granby with the sealer of weights and measures list. This contract is from July 1, 2014 to June 30, 2014.

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the contract. (3-0-0)

Kellogg Hall RFP Responses: The Select Board received a bid from the Granby Preservation Society Inc. for Kellogg Hall. The bid price is \$1.00. They understand that there are upwards of \$750,000-\$1,000,000 worth of improvements before the building can be up to code. The Preservation Society requested that the \$5,000 bid fee be waived since they are a non-profit group. There should be a letter from the Secretary of State that states the Preservation Society is a non-profit.

The Preservation Society agreed to pay all insurance and still supply water to the neighbor. There was discussion as to what happens if the Board turns the bid down.

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the \$1.00 bid by the Granby Preservation Society pending the letter from the attorney regarding the Preservation Society's non-profit status. (3-0-0)

Sewer Abatements: Marion - This is based on the fact that there needs to be the readings for the six month period from July- December 2013.

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the sewer abatement in the amount of \$378.75 to Eugene F. Marion for Sewer Bill No 2170-217, Commitment No. 14-1 for 54-56-West State Street. (3-0-0)

Pleasant Valley Estates, - This is based on the fact that there needs to be the readings for the six month period from July- December 2013.

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved the sewer abatement in the amount of \$3257.25 to Pleasant Valley Estates for Sewer Bill No 2108-156, Commitment No. 14-1 for 59 Pleasant Street. (3-0-0)

Stony Brook Lodge: This residency was charged 5 EDUs in the first half of the year, but they were charged 6 EDUs in the second half of the year. Therefore, they were billed less than they really owed. On this account, the Select Board will take no action on their request for sewer abatement.

On a motion by Lou Barry, seconded by Mary McDowell, the Select Board unanimously approved to bill Stony Brook for their under payment of \$378.75. (3-0-0)

ATM/STM Warrant June 16, 2014: Mr. Barry will not be present for the Town Meeting.

Special Town Meeting Presentations:

- Article 1- Possible Al Bail
- Article 2- Mark Bail,
- Article 3- Mark Bail,
- Article 4- Dave Desrosiers,
- Article 5- Christopher Martin pending legal assistance,
- Article 6- Mark Bail,
- Article 7- Mark Bail,
- Article 8- Mark Bail,
- Article 9- Mark Bail,
- Article 10- Dave Desrosiers,
- Article 11- Alan Wishart,
- Article 12- Mary McDowell,
- Article 13- Mary McDowell,
- Article 14- Mark Bail,
- Article 15- Mark Bail,
- Article 16- Alan Wishart,
- Article 17- Dave Desrosiers,
- Article 18- Mark Bail,
- Article 19- Russell Anderson.

Annual Town Meeting Presentations:

- Article 11- Dave Desrosiers,
- Article 12- Russell Anderson,
- Article 13- Larry Pietras or Mark Bail,
- Article 14- School Committee Member,
- Article 15- School Committee,
- Article 16- School Committee Member,

Article 17- Kathy Kelly-Reagan,
Article 18- Russell Anderson,
Article 19- Alan Wishart,
Article 20- Dave Desrosiers,
Article 21- Dave Desrosiers,
Article 22- Mark Bail,
Article 23- Mary McDowell,
Article 24- Mary McDowell,
Article 25- Billy Johnson or Mark Bail,
Article 26- Mary McDowell,
Article 27- Mark Bail,
Article 28- Russell Anderson,
Article 29- Finance Committee,
Article 30- Mary McDowell,
Article 31- Mark Bail,
Article 32- Mary McDowell.

There was discussion about how the Finance Committee wanted to move Article 29 to before Article 21. This is because depending on the vote of Article 29, the numbers of Article 21 may change.

INFORMATION

Cable Company: An open house June 19, 2014 from 6pm-9pm at the headquarters of the cable company, 121 West State Street. Refreshments will be provided by the Lions Club and all Granby residents are welcome to come out and see how Granby's local channel, G-CAM, works.

Property Auction: The next auction for taxable property is Saturday, June 28, 2014, 10AM, 10-B West State Street. The list of parcels of land will be listed on the website and posted around town. One of the tax title parcels of land was too complicated to get the title for that the selectmen decided to just leave it and not pay for it.

School Zone: Some Granby residents from Maximillian Drive have pointed out that when you turn right out of Maximillian Drive, you are already in the School Zone, but have no way of knowing if the lights are flashing. These residents have asked if the town can put up a sign telling when the school hours are.

Dog Pound: Since there is no dog kennel in town anymore, Mr. Barry has suggested that leasing the dog pound for a dog kennel would help take care of the dogs that are caught, plus give the town more revenue.

National Grid: They asked if the Town of Granby would be interested in providing land for National Grid's purchase of a weather station. The only thing Granby would have to do is provide an internet connection and empty the rain collection cup. Granby gets free access to the weather data.

There was discussion as to what building this weather station should be attached to. The Selectmen decided that proceeding with this project would be a good idea.

Workmen's Compensation: Mr. Martin is still waiting on the call back about insurance regarding workmen's compensation.

Payroll: In January, a new payroll system was to be installed, but the company called and said that each individual payroll account needs to be different. Mr. Martin has not had a chance to get back to that and change the account numbers. He is hoping to have some time to work on it after things slow down a bit.

Curbside Collection: Mr. Barry pointed out that this past week, the Town Hall employees have had their hands full with Granby residents that are upset about the curbside collection.

People can use their own garbage containers and have multiple kitchen size garbage bags inside those containers as long as it doesn't weigh more than 40lbs. They can use as many recycling containers as necessary. If the garbage container has any other company name on it, Ally will not touch it.

Adjournment: On a motion by Mark Bail and seconded by Mary McDowell it was unanimously voted to adjourn the regular session meeting @ 8:57 PM

Respectfully submitted,
Olivia DePino, Clerk
Cathy Leonard
Town Administrator's Secretary