

**BOARD OF SELECTMEN  
MINUTES OF OCTOBER 28, 2014  
SHEPARD MUNICIPAL BUILDING**

PRESENT: Mr. David A. Delanski, Chairman, Mr. Robert E. Lavash, Sr. Vice-Chairman and Mr. Dario F. Nardi, Clerk  
ATTENDEES: See list (attached)

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**Chairman Delanski called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance in the Selectmen's Meeting Room in the Shepard Municipal Building.**

Chairman Delanski announced that tonight's meeting was being both video and audio taped and requested anyone in the audience to disclose if they are recording tonight's meeting.

**OLD BUSINESS:**

None:

**COMMENTS AND CONCERNS:**

Ms. Beverly Soltys inquired why the minutes of October 7<sup>th</sup> and the STM Warrant were not on the website. Mr. Nardi informed her that the minutes were before the Board this evening for approval, after which they get posted to the website. With the Chairman's permission, Ms. Prokop confirmed for Ms. Soltys that the STM Warrant was uploaded to the website on the main page.

Mr. Stanley Soltys inquired about getting permission to have the Town Hall Clock inspected. Mr. Delanski remarked that permission had been granted at a prior meeting to Mr. Seth Blackwell. Mr. Delanski stated he would contact the PD in the morning to confirm that permission has been granted and the individual should be permitted to enter the building. Mr. Lavash added that a review of the Board of Health Order of conditions did not address the clock tower.

**CORRESPONDENCE**

The Board members reviewed the following:

- A public hearing will be held by MassDOT on Wednesday, November 19<sup>th</sup> at 7PM in the Selectmen's Meeting Room. The purpose of the hearing is to provide the public with the opportunity to become fully acquainted with the proposed resurfacing and related work on Route 67 at the town center. All are encouraged to attend. *Noted*
- MassDOT Public Notice of Intent to make a determination on 4(f) resources for the Warren Common (center). This notice is being published in an effort to receive public comments on the project. The project proposed to construct a parking lot adjacent to and partially within, the Warren town Common in addition to sidewalk and wheel chair ramp reconstruction. Anyone wishing to comment on the project should contact the board of Selectmen's office for the contact name and mailing address. *Noted*

**7:15 TOWN PLANNER – WILLIAM SCANLAN – LANDFILL DISCUSSION**

Mr. Scanlan addressed the Board relative to the proposed Solar project on the Town Landfill. The Selectboard had designated Borrego as the developer of the project earlier this year. He introduced Mr. Jon Sarno of Borrego. The proposal calls for a Tax Agreement for \$16,500. Per Megawatt; Lease of \$14,500. Per Megawatt with a 1% annual escalator; an agreement to purchase power at \$.11 per kWh with a 2% annual escalator. The proposal calls to have the all the municipal

needs met. Over the 20 year term, looking at a \$2.2 million for the Town by taking the liability of the landfill and turning it into an asset for the Town.

Mr. Sarno remarked that Borrego has done work in Town; they are pretty far along on this project at present they are preparing for impact study with West Brookfield; working with DEP Agents and Engineering Thigh & Bond. This would be the 7<sup>th</sup> landfill project in their portfolio. There are still some pending matters to address such as the absence of a closure permit; there are different liners, therefore waiting for DEP shovel tests. They are ready to submit post closure reporting and proceed with structural investigation. Mr. Sarno understands the legal costs involved in a project such as this and they would be willing to reimburse \$5,000.00 for legal costs provided the Town is willing to start negotiations. At present, they are 30-45 days out on their interconnections permit process with the Grid. Mr. Delanski asked if the Town could say okay to the Tax Agreement and not the PPA (Power Purchase Agreement). Mr. Sarno remarked that this is a 20 year contract where the PPA is an added value in that the excess power that the Town did not use, could be offered to another off taker, such as the Schools. Nonetheless, the project could be done without the PPA. Board of Health member Mr. Robert Downing expressed his opinion that without movement on this, the Town could lose out on this opportunity and time is of the essence. He voiced his disappointment that the Selectboard has not moved on this. At this time, Borrego is looking for a letter of intent from the Selectboard as an assurance to enter into negotiations and move forward. They in turn would proceed with the \$25,000.00 impact study and prepare/send three remaining documents to the Board. Mr. Scanlan presented the Chairman with a prepared Letter of Intent which outlined the agreement to cover legal expenses up to \$5,000.00; for Borrego to continue spending on site diligence activities to include pursuing necessary approvals and applications for the project. , Mr. Delanski was willing to accept the document although it was addressed to Mr. Scanlan. With no further discussion a motion to allow the Chairman to sign the Letter of Intent on the South Street Landfill Solar Project was made by Mr. Lavash; second: Mr. Nardi – unanimous. Mr. Scanlan, Mr. Downing and Mr. Sarno excused themselves from the meeting.

#### **HIGHWAY SURVEYOR – SEASONAL HIRES AND CONTRACTORS**

A discussion was had on the recent posting for seasonal plow drivers for the Highway Department. HS-Tom Boudreau shared his concern with the Board at receiving a small number of applications and his sense that the current rate of pay may in part be the reason. He offered the Board members a spreadsheet which reflected rates offered by surrounding communities for the seasonal positions being discussed. The Board’s concern at this point is what increase if any can be made, when pay is per the remuneration schedule. The Board asked HS Boudreau if the department would benefit from “an additional contractor” to fill route vacancies. Mr. Boudreau concurred that the option was viable and added that he would like to see a nominal increase in the “contractor” fee schedule to acquire and retain current contractors who are dependable; know the routes and are committed year after year. There was a consensus of the Board that HS Boudreau should seek to hire personnel/contract that is needed. Mr. Delanski stated that in the interim, the Board would review the pay increases discussed and call HS Boudreau to a future meeting.

#### **DISCUSSION – WARREN LIBRARY MERGER**

Representatives from each library had been invited to tonight’s meeting; unfortunately no one was able to attend. The Board is pleased to hear the Libraries are moving forward. Request was made to send each Library Board a memo informing them that the Selectboard’s would be available to attend their merger meetings if so requested.

#### **CDBG SMALL CITIES PROGRAM CFDA #14.228 FY14 DHCD COMM. DEV. FUND PROGRAM - AGREEMENT BETWEEN TOWN AND PVPC (APPROVE; CHAIRMAN TO SIGN)**

A motion to have Chairman sign agreement was made by Mr. Lavash; second: Mr. Nardi - unanimous

#### **RATIFY: SIGNED CHAPTER 90 & OTHER CONTRACTS**

Hampden-Wilbraham Regional School District – Rock-Salt Bid – awarded to Morton Salt, Inc.  
Chapter 90 Reimbursements – S-Beam Guardrail - \$22,000.00  
Chapter 90 Reimbursement – WRRRP Crack Sealing - \$21,623.00

A motion to approve and sign contracts was made by Mr. Lavash; second: Mr. Nardi - unanimous

#### **ISSUE BEER/WINE LIQUOR LICENSE to P&B Liquors, Inc. dba Traskas Village Market**

A motion to approve and issue License was made by Mr. Lavash; second: Mr. Nardi - unanimous

#### **STANDARD CONTRACT – COMM. OF MASS – FORMULA GRANT FOR SENIOR CENTER (CHAIR TO SIGN)**

A motion to have Chairman sign contract was made by Mr. Lavash; second: Mr. Nardi - unanimous

#### **TREASURY WARRANT(S) AND INVOICES**

Motion to accept warrants #35 (payroll) and #36 (vendor) dated October 27, 2014 in the amounts of \$34,728.06 and \$114,008.27 respectively was made by Mr. Nardi; second: Mr. Lavash – unanimous.

**MINUTES**

A motion to approve the open meeting minutes of October 7, 2014 and October 21, 2014 as written made by Mr. Nardi; second: Mr. Lavash – unanimous.

**OTHER BUSINESS**

Mr. Lavash announced that the carpets in the Town Hall were scheduled to be steam cleaned. There are multiple vendors scheduled to come out for remaining work on the Town Hall Remediation project. On October 31<sup>st</sup> the Town will hold a public auction for 5 properties; further information is posted. Lastly, the Parks Department is hosting the annual Haunted House in the Gym.

Ms. Prokop informed the Board of the following:

- The office has been notified that the Mass Work’s Grant application for culvert work along Spring St in West Warren has been approved. Does the Board wish to invite Mr. & Mrs. Urban to next meeting to discuss prior concerns. Mr. Delanski asked that the invitation be made.
- She will be meeting with Charles Winn of MIIA to go over overall Town Insurance Binder and will get further information regarding CERT Volunteer coverage.

Mr. Delanski read an update from Veteran’s Agent Patrick Swain – the Honor Roll sign in Warren is near completion; expenses related to the work done are covered by his budget. They will start work on the Memorial in West Warren shortly. He wished to acknowledge and thank the Veteran’s Council for all their efforts in moving these projects forward and to completion.

**NEXT MEETING DATE:**

Mr. Delanski announced the Board will meet weekly on Tuesday at 7:00 PM with the understanding that the Chairman reserves discretion to change/cancel a meeting. This schedule will continue through May 2015.

Next scheduled meeting: Tuesday, November 18<sup>th</sup> at 7:00 PM

Motion to Adjourn made by Mr. Lavash; second: Mr. Nardi – unanimous at 8:05 PM.

Respectfully submitted,

Lorena Prokop  
Administrative Secretary

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Dario F. Nardi, Clerk