

# TOWN OF GILL

M A S S A C H U S E T T S



[www.gillmass.org](http://www.gillmass.org)

## SELECTBOARD MEETING MINUTES

*July 23, 2018*

Called to Order: The meeting was called to order at 5:38 PM.

Members Present: John Ward, Greg Snedeker, and Randy Crochier    Members Absent: None

Others Present: Ray Purington, Administrative Assistant; George Brace, Janet Masucci, Lynda Hodsdon Mayo, and Megan Rhodes

ADA Self-Evaluation and Transition Plan: Megan Rhodes, FRCOG Senior Transportation & Land Use Planner, presented the ADA Self-Evaluation and Transition Plan prepared for the Town by the FRCOG using a \$15,000 grant received from the Massachusetts Office on Disability (MOD). The report covers the Town's buildings, parks, programs, and policies.

In the category of Effective Communication, the Town's staff, including some committees with frequent interaction with the general public, are generally not aware of ways to provide auxiliary aids for people with hearing, vision, or speech difficulties. Rhodes recommended the Town provide training for its staff.

The Town does have an ADA Coordinator (Town Clerk Lynda Hodsdon Mayo serves in this capacity), and has a publicly posted Notice of Nondiscrimination. The Town does not have a complaint procedure for ADA-related claims. Rhodes suggested using Montague's procedure as a template. The Town's website is required to be ADA compliant. While the "webmaster" (Ray) and site developer (Montague WebWorks) are aware of this requirement, testing has not been done to determine the extent of compliance.

In evaluating the five town-owned buildings, the Town Hall and Elementary School were both rated as "mostly accessible," the Public Safety Complex and Riverside Municipal Building as "moderately accessible," and the Slate Memorial Library as "inaccessible." For the Library, the outside door and vestibule doors are hinged in the wrong direction and do not allow proper access by ADA standards.

A 12-page transition plan was briefly discussed. The plan ranks each corrective action by priority, timeframe, and cost. Rhodes also stated the FRCOG is working on arranging training by the MOD to be held locally for ADA Coordinators and town administrative staff. Rhodes and Hodsdon Mayo left the meeting at 6:00 PM.

Review of Minutes: John made a motion, seconded by Randy, to approve the minutes of 2/12/18, 5/16/18, and 7/9/18. The motion was approved by unanimous vote.

Project Updates: Nothing to report.

Gill 225<sup>th</sup> Anniversary: Tickets for the July 28<sup>th</sup> Pig Roast are still available.

Resignation: The Selectboard received the resignation of Ivan Ussach from the Historical Commission effective July 30<sup>th</sup>. Ussach is moving to Warwick. John made a motion, seconded by Randy, to accept the resignation with regret. The motion was approved by unanimous vote.

Gill Elementary Electrical Upgrades: The Selectboard reviewed an email from GMRSD Director of Business and Operations Joanne Blier notifying the Town of the recent bid opening for electrical upgrades at Gill Elementary. Only a single bid was received, for \$109,000. The Town appropriated \$40,000 for the work including engineering design, and \$34,300 remains in the account. It is thought rebidding the project this winter will yield more and lower bids. The bid specifications include a broader scope of work than was originally expected when the \$40,000 budget was developed almost 2 years ago. The Selectboard decided to refer the matter to the Capital Improvement Planning Committee for further review and recommendations on how to proceed.

DOER Green Communities Competitive Grant Awards: The Town was notified on July 20<sup>th</sup> of the following awards from the Green Communities Competitive Grant program: \$19,000 for insulation at Slate Memorial Library, \$6,488 for lighting at the Library, \$17,350 for air source heat pumps at the Library, \$11,000 for insulation at the Town Hall, \$9,267 for window inserts at the Riverside Building, and \$5,000 for administrative costs. The Selectboard expressed their appreciation for the many hours of work on the grant applications by Vicky Jenkins and the rest of the Energy Commission.

Two of the projects were not fully funded by the grant, and the Town will need to find additional funds. The insulation project at the Library is estimated at \$29,500, which leaves \$10,500 to be found. The Town Hall insulation project is estimated at \$13,700, which leaves \$2,700 to be found.

CDBG Housing Rehab Update: Ray reported on a quarterly update for the Community Development Block Grant for housing rehabilitation being managed for Gill, Bernardston, and Rowe by the Franklin County Housing & Redevelopment Association. Grant funds were received to rehabilitate 18 housing units, and through June 30<sup>th</sup>, 11 units have been completed, with 2 of those from Gill. Two more units from Gill have been approved and are working through the process. Residents who have a need for upgrades and code compliance work on their homes are encouraged to contact the FCRHRA.

Letter from Sewer Customer: The Selectboard received and discussed a letter from Linda Welcome of 2 Grove Street. In her letter Ms. Welcome raised concerns about recent and future increases in Gill's sewer rate, and urged the Selectboard and the Riverside Water District Commissioners to do all they can to keep their rates low. The Selectboard announced plans to attend upcoming sewer rate hearings in Montague in order to advocate on behalf of Gill's ratepayers. Ray will send a response to Ms. Welcome.

MOU for Household Hazardous Waste Collection Event: By consensus, the Selectboard authorized Ray to sign a Memorandum of Understanding between the Town and the Franklin County Solid Waste Management District related to the household hazardous waste collection event to be held on September 22<sup>nd</sup>. The Town has budgeted \$750 to defray the disposal costs for Gill's residents.

George Brace left the meeting at 6:38 PM.

Warrant: The Selectboard reviewed and signed the FY 2018 warrant #29 and the FY 2019 warrant #3.

The meeting adjourned at 7:05 PM.

*Minutes respectfully submitted by Ray Purington, Administrative Assistant.*

*Signed copy on file. Approved on 08/06/2018*

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John Ward, Selectboard Clerk

**Lynda Hodsdon Mayo/Gill Town Clerk**

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**From:** Ivan Ussach [ivanussach@gmail.com]  
**Sent:** Monday, July 16, 2018 11:17 AM  
**To:** townclerk@gillmass.org  
**Subject:** Notice of Resignation from GHC

July 16, 2018

Town of Gill  
Attention: Lynda Hodsdon Mayo  
via email

Dear Lynda,

I hereby tender my resignation form the Gill Historical Commission, effective Monday July 30th.

As you know, I will be moving to Warwick at the end of July and will no longer be a town resident, thus unable to serve on town committee. As I have said repeatedly, it has been a great pleasure and privilege to live in, and to serve, the Town.

With very best wishes - Ivan Ussach  
75 Bascom Road



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## Ray Purrington/Gill Selectboard

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**From:** Joanne Blier <joanne.blier@gmrds.org>  
**Sent:** Wednesday, July 18, 2018 4:33 PM  
**To:** 'Ray Purrington (administrator@gillmass.org)'  
**Cc:** James Huber  
**Subject:** Gill Electrical Upgrade

Hi Ray,

As you know we had the bid opening for the Gill Electrical Bid at the end of June and received a single bid in the amount of \$109,000. Since the bid is considerably higher than budgeted we will not be awarding it at this time.

I wanted to explain why the bid is higher than we had anticipated and check in with you to get feedback about re-bidding and the potential for more funds to be set aside for the purpose of upgrading the electrical service at the Gill Elementary School.

The bid specifications were put together by Judith O'Brien from Owl Engineering. We had been discussing many options with Judith, and she determined that we will need an exterior panel with meter to meet code, and we requested the ability to add a back-up generator should it become necessary in the future. While the power pole is next to the building, it was determined during the walk through that the feed wires may be spliced in an unknown location as the wires coming off the pole do not match the wires coming into the main feed. Judith filed an addendum and added this work to the specs. This would entail digging up casing and replacing everything from transformers to the exterior panel, to the interior panel/disconnect.

We had five vendors that showed interest in the project but only received a single bid. One vendor mentioned that he could not get costs put together before the deadline as the older panels are difficult to replace due to size and wire runs that cannot be extended easily. All of the vendors commented on how busy they are this year.

Since the single bid came in significantly over budget, we have not awarded a contract and can re-bid the project during the winter for summer work if there is additional funding set aside to cover the cost. The specifications and bid packages have been assembled and are not going to change much. Do you think that the Town of Gill will have an interest in setting aside more funds to cover the cost of this project? We could eliminate the feed for the Generator to save a little, but the overall cost is still much higher than the budgeted figure.

Please let me know your thoughts on additional funding and re-bidding in the winter.

Thank you

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Joanne

Joanne Blier  
Director of Business and Operations  
Gill-Montague Regional School District  
35 Crocker Ave  
Turners Falls, MA 01376  
413-863-3251

## Ray Purington/Gill Selectboard

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**From:** Sharon Pleasant <spleasant@fcrhra.org>  
**Sent:** Friday, July 20, 2018 1:51 PM  
**To:** Ray Purington/Gill Selectboard  
**Subject:** RE: housing rehab quarterly update

Thank you for the update re: Selectboard Chair, Ray.

Of the 11 completed units, 2 of them are from Gill – the rehab total combined was just over \$60,000. In addition, we have 2 units in Gill that have just been approved – one is at the bidding stage with contractors and one is at the preliminary inspection stage where the scope of the project is still being determined.

We have no waiting list. We've had 20 inquiries from Gill since 04/01/2018 and have sent out applications, we are in the process of processing some of them now to see if they qualify for the program. The response to our postcard mailing has been great, we hope to get the paperwork in and reviewed before we hit the bad winter weather when the contractors will be restricted from working outside. Unfortunately, we have also had to let some applicants know that they are over the income limits to qualify for the program (Jen would have those exact figures, but she's out today).

Let me know if I may be of further assistance –  
Sharon

Sharon L. Pleasant  
Community Development Program Manager  
Franklin County Regional Housing  
and Redevelopment Authority  
241 Millers Falls Road, Turners Falls, MA 01376  
413-863-9781 x 156

*Franklin County Regional Housing and Redevelopment Authority email messages are public records except when they fall under one of the specific statutory exemptions. This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and its attachments, if any, and destroy any hard copies you may have created and notify me immediately.*

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**From:** Ray Purington/Gill Selectboard [mailto:administrator@gillmass.org]  
**Sent:** Friday, July 20, 2018 1:36 PM  
**To:** Sharon Pleasant  
**Subject:** housing rehab quarterly update

Hi Sharon,

Thanks for the most recent update on the housing rehab grant. FYI, Greg Snedeker is now the Chair of the Selectboard.

I'd like to mention the grant at Monday's Selectboard meeting. Of the 13 units completed, under construction, or in-process, how many are in Gill? And is it safe to say there is currently no waiting list and potential applicants are urged to contact the HRA for more information and to sign up?

Thanks,

Rec'd 7/23/18

July 12<sup>th</sup> 2018

Linda Welcome  
2 Grove St  
Gill, Mass. 01354  
413-863-9208

Attention Gill Selectman And Water Commissioners:

A few months ago there was an article in the Greenfield Recorder Paper about a possible rate hike for the Sewer district. I could not find the article in the Archives of the Recorder.

But I remember it saying there will be a possible rate hike of 45% and that is INSANE. One of the reasons was because the Town Of Turners Lost it's paper mills. So in essence we are going to be penalized because they are no longer there to support the sewer system. This is so not right. You as Selectman and Water Commissioners must fight to keep our costs down.

I am (and I'm not the only one) on a "FIXED" INCOME. And I mean fixed as I have no more money coming in this year than I did a year ago and actually I have less. I know I must have neighbors in the area that are in the same situation as I am. Everything keeps going up. So what do I do? Do I pay for food and medical supplies or pay my sewer bill and go without?

My water bill was \$157.00 My sewer was TRIPLE that. This hike is unjust and unfair. My recent sewer bill was \$448.00 , isn't that insane. (\$600.00 for 3 months.) And to top it off we do not get any credits for watering our gardens or filling our pools. (those of us who have them). That water IS NOT GOING INTO THE SEWER SYSTEM. But yet You are charging us as if it is going into the system. This is so not right. I wish my old septic

system was still operational to run into.

We cannot let this hike happen, you have to fight for us.

If I have too I will compile a petition and walk the neighborhood in protest of such drastic hikes. In my opinion it all comes down to greed.

Sincerely Linda Welcome *Linda Welcome*