

SELECTBOARD AGENDA& **MEETING NOTICE**

Mon., November 6, 2023

***Indicates item added after the 48 hour posting

bold underlined time = invited guest or advertised hearing

(all other times are approximate)

Location: Town Hall, 2nd floor meeting room, 325 Main Road, Gill

5:30 PM <u>Call to Order</u> (If the meeting is being videotaped, announce that fact. If remote participation will occur, announce member & reason, & need for roll call voting)

Old Business

- o Review of Minutes: 8/29/22, 9/12/22, 10/11/22, 11/21/22, 12/5/22, 12/19/22, 1/30/23, 2/13, 2/27, 3/13, 3/28, 3/30, 4/10, 4/24, 5/8, 5/22, 6/5, 6/20, 7/3, 9/11, 9/25, 10/23
- Review and sign warrant for November 27th Special Town Meeting

New Business

- Tree Warden Joe Williams discuss process for removal of a dangerous/dead tree limb and other hazardous trees
- o Purchase Order Highway Dept., \$2,172 for (4) wheels & studded tires for 2009 International
- Conservation Commission's recommended Associate Member Policy
- MIIA FY24 Risk Management Grant award \$6,775 for 1) "smart" water line shut off valves for four buildings, and 2) de-energizing boiler at Riverside Building
- Sewer Abatements
 - Jeff Suprenant, 25 Oak St, \$31.47 for water used to fill pool/spa
 - Chris Pelletier, 28 Walnut S, \$62.54 for water used to fill pool/spa
- Other business as may arise after the agenda has been posted.
- Public Service Announcements, if any
- Warrants

FY24 #9 Vendors (\$92,746.19) & Payroll (\$39,589.02), #9A Vendors (\$445.00) – reviewed & signed on 10/23/23

FY24 #10 – review & sign

Adjournment

Other Invitations/Meetings:

Date	Time	Event	Location
Mon 11/13	5:30 PM	Selectboard & FinCom budget	Town Hall
Tues 11/14	6:30 PM	STRPB presentation	Town Hall
Mon 11/20	5:30 PM	Selectboard Meeting	Town Hall
Thur 11/23		Thanksgiving holiday	
Mon 11/27	7:00 PM	Special Town Meeting	Town Hall
Mon 12/4	5:30 PM	Selectboard Meeting	Town Hall

TOWN OF GILL

MASSACHUSETTS



SELECTBOARD MEETING MINUTES October 23, 2023

Called to Order: The meeting was called to order at 5:31 PM in the 2nd floor meeting room at Gill Town Hall.

<u>Members Present:</u> Charles Garbiel, Randy Crochier, and Greg Snedeker <u>Members Absent</u>: None Others Present: Ray Purington, Town Administrator; Kate Savage, and Janet Masucci

<u>Review of Minutes:</u> Greg made a motion, seconded by Charles, to approve the minutes of October 10, 2023. The motion was approved by a unanimous vote.

Regional EMS Task Force: Northfield's Selectboard has voted to establish a multi-town task force to examine ways to move forward with the recommendations in the Regional Emergency Medical Services (EMS) Study prepared by the Collins Center. The Selectboard reviewed the charge of the EMS Task Force. Greg made a motion, seconded by Charles, to appoint Gene Beaubien as the Fire Department's representative to the EMS Task Force and Randy Crochier as the Selectboard's representative. The motion was approved by a unanimous vote.

<u>Draft Solar PILOT Agreement with Kearsarge:</u> The Selectboard reviewed a draft of an "Agreement for Payment In Lieu Of Personal Property Taxes" (PILOT) between the Town and Kearsarge Gill, LLC. Kearsarge is the owner of a commercial solar facility located at 586 Main Road on land leased from the Northfield Mount Hermon School. The system was originally permitted and constructed by Borrego in 2015-2016, and the Town had executed a PILOT agreement with Borrego that was assumed by Kearsarge when they purchased the facility from Borrego in 2016.

Kearsarge and the Town have been at odds about the terms of the original PILOT, specifically whether the scheduled payments to the Town were intended to cover personal property and real estate taxes on the equipment and the land (Kearsarge's position) or only personal property taxes on the equipment (Town's position). Kearsarge filed two abatement applications with the Town in Fiscal Year 2019 and after being denied by the Board of Assessors appealed both applications to the Massachusetts Appellate Tax Board (ATB). Both cases are still pending before the ATB.

In 2020 the Town engaged the services of Matthew Thomas, an attorney who specializes in solar taxation matters, and Thomas has worked on the Town's behalf with motions and arguments at the ATB as well as negotiating a new PILOT agreement and ATB settlement with Kearsarge. The new PILOT agreement complies with changes made to solar taxation laws in 2021. In addition, the agreement covers a new 20-year term (Fiscal Years 2024 through 2043) and features an annual 2.5% increase to the payments received by the Town. The original agreement covered Fiscal Years 2019 to 2038 and only had a 2% payment escalator. Ray noted the total payments to the Town under both agreements is just shy of \$500,000. The Year 1 payment for Fiscal Year 2024 will be \$16,489.81.

The draft agreement is largely identical to one discussed with Thomas and the Board of Assessors in executive session on March 30, 2023, and Thomas has indicated Kearsarge is prepared to sign the agreement. Greg made a motion, seconded by Charles, to recommend the Town approve signing the PILOT agreement with Kearsarge contingent upon the Board of Assessors receiving a settlement agreement that acceptably resolves the two ATB cases and outstanding payments due to the Town. The motion was approved by a unanimous vote.

Schedule Special Town Meeting: The PILOT agreement with Kearsarge must be approved by a Town Meeting vote before the agreement can be signed. The Selectboard decided to hold a Special Town Meeting on Monday, November 27th at 7:00 PM, which will give enough time for the Assessors to approve a settlement agreement, for the Finance Committee to review and recommend the articles, for the Town Clerk to hold voter registration, and to get past the busy Thanksgiving holiday. Ray suggested the warrant could include an article for some financial housekeeping, as there are a number of completed capital project with authorized, but unused borrowing that should be rescinded. He will also look into the timing of a vote to expand the membership of the Sewer Commission, and will include that as an article if it otherwise cannot wait for the 2024 Annual Town Meeting.

Grant Awards: The Police Department has been awarded a \$19,987.50 grant from the Massachusetts Executive Office of Public Safety & Security's FFY2024 Municipal Road Safety Program. The grant funds cover traffic safety enforcement as well as certain equipment purchases such as portable breath testers and speed feedback signs. Greg made a motion, seconded by Charles, to accept the grant and authorize Ray to sign paperwork as necessary to execute the grant. The motion was approved by a unanimous vote.

<u>Firefighter Appointment:</u> Greg made a motion, seconded by Charles, to appoint Brian Dew as a Firefighter through June 30, 2024. The motion was approved by a unanimous vote.

STRPB Meeting: Greg reported the Six Town Regionalization Planning Board (STRPB) will hold a meeting on November 14th at the Gill Town Hall. The presentation and discussion will center on updates to the financial and town assessments models prepared by the Abrahams Group, the consultant assisting the STRPB in its study of a possible merger of the Gill-Montague and the Pioneer Valley Regional School Districts.

Savage left the meeting at 5:55 PM.

<u>Warrant:</u> The Selectboard reviewed and signed the FY 2024 warrant # 9 with totals of \$92,746.19 for vendors and \$39,589.02 for payroll. The Selectboard reviewed and signed the FY 2024 warrant # 9A with a total of \$445.00 for vendors.

The meeting adjourned at 6:25 PM.

Minutes respectfully submitted by Ray Purington, Town Administrator

Signed copy on file. Approved on 11/06/2023

Greg Snedeker, Selectboard Clerk

COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS. TOWN OF GILL

SPECIAL TOWN MEETING: NOVEMBER 27, 2023

To any of the Constables of the Town of Gill in the County of Franklin,

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said town, qualified to vote in elections and in town affairs, to meet at the Gill Town Hall in said Town on Monday, the 27th day of November, in the year Two Thousand and Twenty Three (11/27/2023) at 7:00 PM then and there to act on the following articles.

Article 1: To see if the Town will vote to approve the Solar PILOT Agreement between the Town of Gill and Kearsarge Gill, LLC, 1200 Soldiers Field Road, Suite 202, Boston, Massachusetts 02134 for a Solar Facility located at 588 Main Road (Gill Assessors' Map 202, Lot 4.1), pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, Clause 45th, as amended by Section 61 of Chapter 8 of the Acts of 2021, and to authorize the Town of Gill Board of Selectmen, the Town of Gill Board of Assessors, and the Town Administrator of the Town of Gill, collectively, as the "authorized officer" to execute said Solar PILOT Agreement on behalf of the Town, or take any action relative thereto.

Article 2: To see if the Town will vote to rescind the unused borrowing authority voted under previous Town Meeting articles as listed in the table below, or take any action relative thereto.

Town Meeting Vote	Project	Original Debt	Amount to be
		Authorization	Rescinded
06/28/2010, Article 26	Energy Project with Siemens	\$430,000.00	\$302,500.00
	Building Technologies		
05/07/2012, Article 18	Police Cruiser	\$33,000.00	\$122.85
05/07/2012, Article 21	Town Hall Roof	\$68,000.00	\$20,000.00
06/26/2021, Article 8	Gill Elementary School Floors	\$300,000.00	\$300,000.00
06/26/2021, Article 17	Highway Department Dump Truck	\$ 161,284.85	\$0.85

Article 3: To see if the Town shall vote to amend the membership of the Sewer Commission from the three elected members of the Board of Selectmen to five members, of which three members shall be the elected members of the Board of Selectmen, and two members shall be appointed by the Board of Selectmen. In making the appointments, the Board of Selectmen shall give preference to qualified applicants who meet one or more of the following criteria:

1) is a resident- or non-resident-owner of real estate served by the Riverside Sewer System; 2) is a tenant of real estate served by the Riverside Sewer System; 3) is an owner or an owner-designated employee of a business served by the Riverside Sewer System; and 4) is the appointed representative of any agency that owns real estate served by the Riverside Sewer System. Qualified applicants for appointment do not need to be residents of Gill. In the event there are no qualified applicants, the Board of Selectmen may appoint any resident of Gill they deem to be qualified to serve in the position. For the two appointed members, one shall be appointed for an initial term of two years and the other for an initial term of three years. Thereafter, terms shall be for three years. The Board of Selectmen may fill any vacancies in the appointed members of the Sewer Commission and the Board of Selectmen shall have the authority to remove an appointed member of the Sewer Commission. Or take any action relative thereto.

And you are directed to serve this Warrant by posting up attested copies thereof at the Town Hall, Main Road; Post Office, Mount Hermon; The Gill Tavern, Main Road; and the Riverside Municipal Building, Route 2, in said Town fourteen days at least before the time of holding said meeting.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place of meeting as foresaid.

Given under our hand this 6th day of Novem	ber in the year Two Thou	sand Twenty Three.
Selectboard of Gill		
Randy P. Crochier	, Chair	
Gregory M. Snedeker	, Board member	
Charles J. Garbiel, II	, Board member	
A true copy Attest:		
Doreen J. Stevens	, Town Clerk	Date:
	Iall, Main Road; Post Of	habitants of the Town of Gill by posting up fice, Mount Hermon; The Gill Tavern, Main perfore the date hereof, as within directed.
	Constable of Gill	Date:

Individuals who may need auxiliary aids for effective communication for this meeting should call the Gill Town Hall at (413) 863-9347 or MA Relay System at (800) 439-2370.

Ray Purington/Gill Selectboard

From: John Miner / Gill Highway Superintendent <highway@gillmass.org>

Sent: Wednesday, November 01, 2023 11:38 AM

To: administrator@gillmass.org

Subject: Tires for truck

Good Morning Ray,

I would like to purchase out of my snow and ice budget 4 studded tires and wheels for our 2009 international. Currently it has what is called on-spot chains so when it is slippery you push a button and chains rotate in front of the rear wheels. Over time we have had to repair them and the parts are just getting too expensive to keep repairing. I am looking to purchase the 4 wheels also so that the tires don't have to keep being changed back and forth on the wheel. This way we can just un-bolt the wheel and switch to our summer or winter tires in house. The studded tires should last quite a while as they will only be run in the winter months. With all of the freezing rain we have been experiencing the last couple years this would be a great addition to the truck. These wheels and tires are the same as what we purchased for our other truck when we purchased it.

Tires- 4 @ \$407.00 Wheels- 4 @ \$136.00 Total Price- \$2172.00

John



Virus-free.www.avg.com

Gill Conservation Commission

Associate Member Policy

Roles, Responsibilities and Limits of Authority

Associate Members are volunteers who have offered their time and expertise to assist the Gill Conservation Commission (GCC) in a myriad of ways to handle the wide variety of issues and opportunities that the Commission encounters. These Associate Members are an invaluable resource, and the Commission greatly values their contributions. However, we feel it is vitally important to clearly define the roles, responsibilities, and limits of authority of every Associate Member to avoid confusion within the Commission and with applicants, members of the public, or other interested parties.

General Roles and Limits of Authority:

- Are recommended to the Selectboard for appointment by a majority vote of the Commission for the purpose of involvement in GCC business to assist full Members and Staff in their duties on behalf of the Commission, as well as educating themselves on GCC business should they wish to apply as a Full member when a vacancy occurs. Being voted as an Associate Member does not guarantee future appointment as a full GCC member.
- Shall be appointed for a 2-year term, subject to reappointment by the Selectboard following a majority vote of the Commission.
- Shall volunteer for or be asked to perform specific tasks/projects by the Commission within the scope of their appointed role.
- Shall not participate in any discussions or review of projects in which they may have or appear to have a conflict of interest.
- May offer their comments and ask questions during public hearings and meetings. If their comments are not related to areas of responsibilities of the Commission, they shall clearly state that they are speaking as a member of the general public and not as an Associate Member or on behalf of the Commission.
- Shall not have voting rights.
- Shall not sign documents on behalf of the Commission.
- Shall not participate in Executive Sessions.
- Are encouraged to attend a minimum of three Commission meetings each calendar year.
- Are encouraged to become familiar with the Massachusetts Association of Conservation Commission (MACC) Environmental Handbook.
- Are encouraged to become familiar with Massachusetts "Open Meeting Law" and participate in online or in person training opportunities.
- Are encouraged to become familiar with Massachusetts "Conflict of Interest" laws and are required to complete online training course.
- Number of Associate Members is limited to three.

Adopted by the Conservation Commission:

Approved by the Selectboard:



MIIA Grant Statement

Gill

Grand Total:

\$6,775.00

\$6,775.00

Grant ID	Department	Category	Purpose	Status	Requested Amt	Awarded Amt
RM 103	Town Administrator	Boiler room upgrades - CO detectors, shutoff valves, pressure relief valve replacement, external shutoff switches along with service upgrades to sump pumps.	water line shutoff valves for 4 buildings and de-energize one backup boiler	Yes	\$6,775.00	\$6,775.00



October 4, 2023

Town of Gill Attn: Ray Purington, Town Administrator 325 Main Rd Gill, MA 01354

Re: Water Flow Smart Sensors Install Quote

We appreciate the opportunity of providing you with a proposal to install water flow smart sensors at multiple locations. We propose to furnish all the labor and material needed to install the equipment listed below.

Equipment: Moen Auto Water Shut-Off (Model# 900-006)

Associated Materials

Scope: Water Flow Smart Sensors Install:

- Install water shut-off's with smart sensor water detection at the following locations:

Riverside/Four Winds School

Safety Complex

• Town Hall

• Library

- Pipe in a bypass for emergency use

- Test operation

Cost: - Riverside/Four Winds School: \$1,500

- Safety Complex: \$1,500- Town Hall: \$1,500- Library: \$1,400

Payment

Terms: Signed proposal and/or PO

Billed out upon completion

Prevailing

Wage Rate: Included

Lead time: In stock and ready to ship

Jamrog HVAC Inc

194 Millers Falls Rd Turners Fall, MA 01376 ph. 413-548-9024 www.jamroghvac.com



Freight:	Included

Electrical: Use of existing

Calibration: We will adjust the units as needed to correct operating specifications

Notes: We are an approved Massachusetts Statewide Contractor: TRD01 – Vendor ID 00027073

Restocking fees up to 20% may apply

Due to material price changes beyond our control, the above price is valid for 15 (fifteen)

days

Terms & Conditions:

All labor and materials are guaranteed for a period of one year with all applicable manufacturer's warranties in force from the date of installation. All work to be completed in a workman like manner according to standard practices. Any alteration, deviation or unforeseen circumstances from the above specifications involving extra costs will be executed only upon written orders and will become extra charge over and above the estimate as we may agree. All agreements are contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by workman's compensation and liability insurance. Jamrog HVAC is not responsible for any changes to rebate and/or promotional programs that may occur.

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance:	
Customer Signature: _	



October 4, 2023

Town of Gill Attn: Ray Purington, Town Administrator 325 Main Rd Gill, MA 01354

Re: Riverside/Four Winds School – Disconnect/Decommission Boiler Quote

54 French King Hwy Gill, MA 01354

We appreciate the opportunity of providing you with a proposal to disconnect/decommission the boiler at the above location. We propose to furnish all the labor and material needed to install the equipment listed below.

Scope: Disconnect/Decommission Boiler:

- Disconnect electrical from boiler

- Disconnect oil from boiler

- Remove LWCO from boiler

- Drain boiler and heating loop

Cost: \$875.00

Payment

Terms: Signed proposal and/or PO

Billed out upon completion

Prevailing

Wage Rate: Included

Electrical: N/A

Calibration: N/A

Notes: We are an approved Massachusetts Statewide Contractor: TRD01 – Vendor ID 00027073

Due to material price changes beyond our control, the above price is valid for 15 (fifteen)

days

Jamrog HVAC Inc

194 Millers Falls Rd Turners Fall, MA 01376 ph. 413-548-9024 www.jamroghvac.com



Terms & Conditions:

All labor and materials are guaranteed for a period of one year with all applicable manufacturer's warranties in force from the date of installation. All work to be completed in a workman like manner according to standard practices. Any alteration, deviation or unforeseen circumstances from the above specifications involving extra costs will be executed only upon written orders and will become extra charge over and above the estimate as we may agree. All agreements are contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by workman's compensation and liability insurance. Jamrog HVAC is not responsible for any changes to rebate and/or promotional programs that may occur.

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

TOWN OF GILL

MASSACHUSETTS



www.gillmass.org

SEWER ABATEMENT REQUEST FORM (Revised 03/03/22)

If the usage figures are believed to be incorrect for the current billing cycle, an abatement form must be filled out, signed, and dated to allow the Town to respond and consider the request. **The bill must be paid before any abatement will be considered.** Sewer abatements will not be granted for the following uses: watering gardens; watering lawns; washing vehicles, buildings, driveways, etc.; no water meter reading or use.

Abatement requests must be in writing to the Sewer Commissioners within 30 days of the Bill Date. (NOTE: 30 days of the Bill Date, NOT the Due Date.)

ot ti	ie Bill Date, NO	I the Due Date.)	2/12/23			
Sew	er Bill Date: 🕏	1 the Due Date.) 4/02/23	_ Sewer	Bill #: <u>[p45]</u>	<u> </u>	
	r Sewer Commiss	ioners: I am reque	sting abatement of n	•	• • • • • • • • • • • • • • • • • • • •	
	(Abate	ement shall not be grant	ed if calculated amount is	less than \$10.00)	•	
(Inaccurate re	eadings (must be co	onfirmed by Water C	ommissioners)		
(Excessive re	ading due to broke	n water pipes (must	prove that excess	water did not enter sew	er system)
(Other (expla	•				
Exp	lanation: <i>HE</i> .	LP FILL 19)	150NIN 1	2W 27F1	PASSOVE GR	つひむつ
	Post	•	•			
	<i>PDC</i>					
					·	
			·····			
Usas	ge History:					
	Date	"A" Meter Reading Before (Cu. Ft.)	"B" Meter Reading After (Cu. Ft.)	"C" # of Cubic Ft (B – A)	"D" Sewer Rate (from bill) 0.3278 \$/cu. ft.	\$ Requested for Abatement (C x D)
	Example	075074	075162	88	0.3278	28.85
	8/22/23	3213.8	3309.1	96 CUF)	0.3278	31,47
	7 1	,			0.2278	

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0.3278

O.3278

Total requested

SEWER ABATEMENT REQUEST FORM, page 2

Signature Tollary Sensans	Today's Date 9/1/23
Name JEFFREY SUPIRENANT	Account # (from bill) 6450
Address 25 0BK ST 51754	
Tel. 4/3.522-2385	·
Email STEFF, SUPPENBUTE COME AUT. 16	
Meter location if different from above address	
Submit this completed form to the Sewer Commissioners Mail: 325 Main Road, Gill, MA 01354 Email: administrator@gillmass.org Do not send this form with your sewer payment. Do not send sewer Please keep a copy of this form for your recon	r payments with this form.
Town Use Only Below This Line	
Date received by Sewer Commissioners $\frac{9/11/23}{}$ (Town has 90 days fi	rom receipt to process abatement.)
Sewer bill is paid & no outstanding sewer charges? YES NO Tax Collect	or signature 14
Sewer Commission response: Approved Denied	Date
Sewer Commissioners	
· 	

TOWN OF GILL

MASSACHUSETTS



www.gillmass.org

SEWER ABATEMENT REQUEST FORM (Revised 03/03/22)

If the usage figures are believed to be incorrect for the current billing cycle, an abatement form must be filled out, signed, and dated to allow the Town to respond and consider the request. **The bill must be paid before any abatement will be considered.** Sewer abatements will not be granted for the following uses: watering gardens; watering lawns; washing vehicles, buildings, driveways, etc.; no water meter reading or use.

Abatement requests must be in writing to the Sewer Commissioners within 30 days of the Bill Date. (NOTE: 30 days of the Bill Date, NOT the Due Date.)

Sev	ver Bill Date: _	10/12/23	Sewer	Bill #:	·	
	Metered	nissioners: I am reque water used for filling s Abatement shall not be grant	swimming pools or s	pas (complete ch		
	O Inaccurat	te readings (must be co	onfirmed by Water C	Commissioners)	water did not enter sew	ver system)
Exp	lanation:					
						
Usa	ge History:				T .	
000	Date	"A" Meter Reading Before (Cu. Ft.)	"B" Meter Reading After (Cu. Ft.)	"C" # of Cubic Ft (B – A)	"D" Sewer Rate (from bill) 0.3278 \$/cu. ft.	\$ Requested for Abatement (C x D)
	Example	075074	075162	88	0.3278	28.85
	8/21/23	9506.3	9697.1	190.8	0.3278	62.54
					0.3278	
					0.3278	-
					0.3278	

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^{\$} 62.54

Total requested

SEWER ABATEMENT REQUEST FORM, page 2

Signature	Munty lin /	Today's Date
Name	Christopher Pelletier	Account # (from bill)
Address	28A Walnut St.	
	Gill, MA 01354	
Tel.	413-522-8537	
Email	crpell@msn.com	
Meter locat	ion if different from above address	
,	Submit this completed form to the Sewer of Mail: 325 Main Road, Good Email: administratora, Do not send this form with your sewer payment. Do Please keep a copy of this form	ill, MA 01354 gillmass.org not send sewer payments with this form.
	Town Use Only Below	This Line
Date receive	ed by Sewer Commissioners 10/25/23 (Town	n has 90 days from receipt to process abatement.)
Sewer bill i	s paid & no outstanding sewer charges? YES NO	Tax Collector signature
Sewer Com	mission response: Approved Denie	d Date
	Sewer Comm	issioners