

Board of Selectmen Meeting
7/8/21

Board Attendance: Mr. David Dufresne, Rich Eichacker, Derick Veliz

1. **Call the Meeting to order:** Mr. Dufresne at 6:02 pm
2. **Pledge of Allegiance**
3. **Pole hearing on Reed Street:** a question on if this was for a residence or not. The person from National Grid read the request and Mr. Veliz made a motion to approve and Mr. Eichacker 2nd it. AIF Passed
4. **Pole hearing on Richard Street:** The person from National Grid again read the request Mr. Veliz made the motion to allow the pole in and Mr. Eichacker 2nd it AIF Passed
5. **Peter Krawczyk on Poorly done jobs on roads:** He wanted to know if there is some way, we can hold outside contracts liable for work being done in our town. That some of the work that was completed 2 years ago is falling apart. Jeremy Olson the Highway Surveyor let him know that we have 1 year to call them back and after that it is up to us. Mr. Olson said that there is only so much money to fix the road so we try to stretch it as far as we can, sometimes the results aren't the best but better than doing nothing. He also said that if it needed to do before they could get to it would take a town special meeting or wait until spring. Mr. Krawczyk also wanted the selectmen to let him know that they stand by fixing the curb by his relative home and will get to it by the end of 2022. But could not give him a date other than that. Mr. Dufresne let him know that Mr. Olson is a very honest man and if he says he will do the job it will be done. Mr. Krawczyk asked if there was a clerk of works on the project. Mr. Olson let him know not on all jobs unless the town wants to pay for it out of our pockets. Mr. Krawczyk was satisfied at the end of the discussion that the selectmen would watch and make sure it was done.
6. **Update of School District merger:** Mr. Veliz let us know that their first meeting is on July 21. Once something is known he will report on it.
7. **Merrick O'Connell engagement letter for Planning Board:** Mr. Eichacker made a motion to allow the Planning Board to hire a new legal representative. Mr. Veliz 2nd AIF Passed.
8. **Pre-selection committee assignments:** It was discussed how many people we should have on the committee: they decided that 11 should be on Mr. Eichacker made a motion to have Police Chief Gerry Millett; Fire Chief, Adam Lavoie, Town Surveyor Jeremy Olson, Treasure, Dawn Swistak; Town Clerk, Nancy Lowell; Planning Board, Ed Londergan; Resident Stan Soltys; Resident Jim Fountain; Cemetery Steve Cristol; Cemetery Jim McKeon; Maintenance Jim Dusty. The Board decided that the selectmen committee could have 30 days to make their sections and report back to the Board on August 12, 2021, Mr. Eichacker made the motion, Mr. Veliz 2nd AIF Passed. Mrs. Dusty to send out email and print and give out resumes. Letting them know that all meetings need to be posted.
9. **In-depth information on Walk Thru:**
Mr. Dufresne started off by letting everyone know that they found a lot of concerns which trigger them asking our Building Inspector to come and look over the building. We took pictures that we want to show you. Mr. Dufresne asked if BJ Church (Building Inspector) wanted to talk first or should we show the pictures first. Showed several pictures of the basement, showing the lally column that are holding up a floor beam. BJ said the bigger

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problem is not the columns that hold up the joist that hold up the beams but that the rafters are 30' span and code is 14'. The brick pillars are crumbling. Should the burnt rafters. Ms. Church said that she would not let it go if she was in charge. Schedule maintenance has not been done on this building at all or for many years. Ms. Church said that she would just comment on the number of code violations in the building and with those in mind she would say that this building should not be occupied until they can be rectified. For example, the egress for this building is not accessible and since this building is occupied you must keep it accessible or vacate the building because it is covered with vines and poison Ivy. The moisture barrier is not doing its job anymore. As we walked on it, it cracked on it.

Ms. Church said because of the code violations this building should not be occupied.

Mr. Dufresne stated that because of what the selectmen saw they were getting a structural Engineer to evaluate the building.

Ms. Church pointed out the micro cracks in the exterior and that there has been brick falling off the building in a public walkway. She fills that we got our use out of this building and does not want what happened in Florida to happen here with the building collapsing. She knows that community gets attached to the building, but maintenance gets pushed off. Ms. Church's recommendation is to close the building until the building can be determined if it is structurally sound. Mr. Eichacker pointed out that (2013) 8 years ago there was a report on a structural engineering firm that came in and said that to get the building up to code it would cost 2.3 million. When we task out the engineer, we will need a current number to bring it up to code or take the building down.

Mr. Veliz wanted to make a comment about how the building is such a part of the town and it saddens him that the building is in such need of repair, and he also feels that we should get an engineer to let us know what it is going to take to get the building up to code or take it down. As a town we should all be looking for ways to get the money to repair the building.

Mr. Dufresne stated it is sad, maintenance should have been done in this for many years. That is why it is so important for us to do maintenance in all the public buildings, sometimes we look at the price of maintenance but if we do not do it, we will end up in this place with all of our buildings. The clock tower is on the website, and he loves looking at that. We need to consider the people that are occupying that building and their safety and the safety of people outside. We are probably going to get a lot of heat for any decision that we make that is why we are going to the expert telling us, and not our decision based on emotion.

Ms. Church on Pulaski St. she has a tenant that is doing some repairs and has the number down for those repairs for \$50,000.00.

Mr. Dufresne said looking at a quote from 8 years ago at 2.3 million, this is a decision the I do not feel we as the Selectmen can make and it will need to go to a special town meeting. We should give the town the opportunity to decide what they want to do with this building. Beth Soltys, wanted to know if the selectmen had picked an engineer firm yet?

Mr. Dufresne said that are looking at several, but no decision been made yet. The selectmen will be seeking advice from the "Friends of the Old Town Hall", the Historical Commission.

Ms. Soltys that it started out with a maintenance budget for \$20,000.00 and it was cut to

\$10,000.00 but never used. Ms. Banville said that we should have a program for each of the building and it needs to be followed.

Ms. Church stated that we should have a maintenance program in every building and each year make sure it is done. Part of the problem is that there was not planning to get the maintenance. We are working with the Town Custodian and going through each building and identifying what needs to be done and working on it. Because of this we found the disarray of the Old Town Hall. The Board changes all the time and depending on the board their interest changes.

Mr. Dufresne said that is why we are getting a Town Administrator.

Mr. Allard wanted to know what we are going to do with the building once it is going to be done with the building. What are we doing with it? Mr. Dufresne like the building but it needs to get it safe and decide what we are doing with the building either way.

Chief Lavoie: there are 2 problems that we are facing, what it will cost to bring the building up to code and the other problem even if we brought the building up to code it still is not a functional Police department. It was not intended to be a Police department and it can not ever be made a good Police department because it being a Historical building you can not change it enough to really function as a Police department. What the building to occupy it down. Would like to see the plays as of yesteryear, but there is no parking. Even if you do the renovation, you cannot put a garage, or things that are needed for the Police to function in there so now what? There are a lot of factors coming down.

Mr. Dufresne said it all come down to cost. We will have to raise the taxes to pay for what ever the town votes on to do with this building. There is no way we can come up with the money and as far as I know there are no grants. Ms. Soltys said that there are matching grants, but you must have a purpose. That is the thing the engineer is the one that will give us guidance on this and lets us know what we can do with building. To be honest this is a decision for the town's people. We can do an immediate decision and we are going to have to with the police department based on what we know. What will happen with the actual structure will need to be voted on. You cannot just let it sit there and do nothing. It will come down on its own. We need to consider the collapse zone.

Chief Lavoie, spoke of collapse zone, if case of a fire it is 1 ½ times the size of the building. If this happens all of downtown would be affected. What do we do to keep the public safe?

Ms. Church with the bridge going in is also adding to the questionable integrity of the building. We need to address this now instead of 10 years from now. You have a waterway, train, and the new bridge is just the perfect storm.

Chief Lavoie asked if there is any way we could us temporary something to hold the building together until it can be repaired.

Ms. Church said that it wasn't just the base of the building that concerns her. The hole building is a concern. There are vines growing into the bricks and not sure how far they have penetrated. I have seen it done in Hadley, but just a few columns.

Mr. Soltys You really have a money problem. What you need to show the town is how much it is going cost no matter which way it goes repair or remove. Do it right or not do it. 7 years ago, I got an estimate it was 800-900 thousand to take it down. People need to see how much it going to be it is not going to be cheap. Putting pictures on the website. This is

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beyond the selectmen it is up to the town. We have a lot to figure out. This is going to be a process.

Ms. Church said she could shut it down because of the many code violations.

Chief Millett said it is a lot to take in. There was a moisture problem in 2013. Said that they need a dehumidifier. It is working. There was 2-3 inches in water before I put it in. They should have brought in a company to take care of it.

Mr. Allard without the police department to keep the insurance down.

Mr. Dufresne do sacrifice the safety of our Police for a building?

Mr. Eichacker: We now need to start looking at what we are going to do with the Police department. Temporarily and long term. The next few months.

Mr. Dufresne right now we are being told that they need to get out. I have call other places. We can look at Portable office building. There are issues with those, septic, cost, where, for the foreseeable future and it could cost thousand of dollars a month. Third option we looked at is the West Warren Fire station. There are offices there, bathrooms, all we need to do is tell them to move. We then need to move the equipment we could put up a temporary building either at the Highway or the side of the Fire department in the basketball court. Prefab building. The good thing about purchasing that building we could sell it or give it to highway. It is not like we are building a permanent building. It is hard to tell the town we are paying a monthly bill.

Kerry: brought up the Shepard building. It was not secure.

Chief Lavoie This is going to take time to get them moved no matter where they will be going. If the Board takes a vote that they need to leave the building tomorrow not sure where they would go. If you make that call tonight, even if they go to Station B it will take a while to get our stuff out of there. Luckily, we do not use that every day.

Mr. Dufresne: Chief you do not need to move the equipment tonight. If we decide that they need to get out tonight they could move into there tomorrow.

Chief Lavoie: There will not be able to take prisoners there.

Mr. Dufresne: They put them on a bench now they can bring the bench. It seems like Station B would be our best bet because the building would be theirs. They are going to have to have time to move equipment, evidence, radios, etc. If that building came down and crushed your equipment, servers, don't care, but is there was an Officer in there that is what I care about that is our concern. I don't any of us want to go to a funeral, because we know what we know about the building. What ever we do we are concern more about the building then people. I don't want to tell a family that they died due to us not being about to make a decision. Where is the money going to come from to move them? The portable buildings are a monthly bill, renting a building some where is going to be very expensive. Not going to a private property. The Shepard building is a working building. They need there own building. What if we had an escapee? We don't have the space here. We are bringing a Town Administrator. Kerry was asking about offices upstairs. We don't have the space.

Chief Millett: There is so much that has to happen. Have you thought about what is good for you? Does Station B make sense to you?

How quickly does this need to happen? Moving people should happen quickly and we would need to move radios.

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Chief Lavoie: They can move overnight they need all the equipment that allows them to communicate with Rutland. The emergency equipment will take time. We need a time frame that is reasonable. It can't happen overnight and maybe not even it a week or two. If they have to be out we will have a nonfunctioning Police department.

Ms. Church doesn't think that the building will be coming down tonight. So we do have a little time.

Chief Lavoie: We need some time to get our ducks in a row. I suggest a 30 day target and keep the Board up to date.

Mr. Veliz: We have time to get you guys to move, we need to not just say it needs to be done but make sure we are moving forward.

Chief Lavoie: I was just worried that you were going to us that the Police needs to be out tonight and that would shut them and us down. It would be chaos if we needed to get them out tonight. Just give us time to get those things taking care of.

Mr. Dufresne: I think 30 days is a good time frame. If you need more time to complete the move if you have things that are not under your control, we can extend the time. If we have an engineer that tells us what needs to be done and starts doing the work, we shouldn't have people in the building during that time.

Mr. Veliz: Get in touch of Rutland and find out how long it will take them to get you moved. You have a lot to do we can work it out together.

Chief Lavoie: I would like to not have a time frame.

Mr. Dufresne: We need to put a target date to keep it moving in the right direction.

Chief Lavoie: This will give us time to figure out the building for the equipment and meet with my board to figure things out. This good.

Mr. Krawczyk: We don't have a line items to do this. Where are you getting the money for this. I think you should talk to the account to figure out how you are going to pay for this.

Mr. Dufresne: We have to have a town meeting; this goes beyond the board. We have to make some decision and notify the town. Madeline gave us some information.

Mr., Eichacker: Ms. Church can you give us a letter? Yes, I will base it on my yearly inspection.

Mr. Dufresne: Give the Police 30 days to move out and they will be moving to the Station B and give us updates each meeting. Mr. Eichacker made a motion and Mr. Veliz 2nd it AIF Passed

Chief you have 30 days before you are evicted.

- 10. Update on bids for various items:** Chief Lavoie read the information from Mr. Dusty basically all the bids have not come in. 2 of the people he has reached out to for the hands free pulled out of the bid process. For the Proposal maintenance we need 1 more bid.

11. Warrants, Bills, Invoices, Line-Item Transfers:

- a. Warrants: Motion by Mr. Eichacker 2nd by Mr. Veliz AIF Passed

FY 2021	106 Payroll	\$ 47,722.86
	107 Vendor	\$126,563.17
	108 Payroll	\$ 39712.76
	109 Vendor	\$ 33,139.02

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FY 2022	1 Vendor	\$462,757.00
	2 Payroll	\$ 10,336.87
	3 Vendor	\$ 68,711.77

b. Bills: Motion by Mr. Eichacker 2nd by Mr. Veliz AIF Passed

Ricoh	\$50.10
Central MA Regional Planning Commission	\$1,544.97
Custom Drug Testing Inc	\$100.00
Modern Pest Services	\$80.00
ACES Animal Care	\$1,401.99
C2 Adams II LLC Shepard	\$545.64

c. Invoices: NONE

d. Line-Item Transfers: Warren Fire Department to transfer \$750.00 from AMB Hourly Pay to AMB Full-Time Pay

BOS to transfer the correct amount 271.40 from Shepard Building Expense to Shepard Janitor Salary. Motion by Mr. Eichacker 2nd by Mr. Veliz AIF Passed

12. Minutes: Accepted with a few minor changes. Motion by Mr. Veliz 2nd by Mr. Eichacker AIF Passed

13. Correspondence: None

14. New Business: Mr. Olson (Highway Surveyor reported on the underpass that it will be closed for the next foreseeable future at least 3 weeks, but it is just a short detour. It was repaired by 3 in the afternoon. He was very impressed with how the water district handled this. The break was further up the line not in the underpass. But water runs downhill and errored the ground and came up in the weakest point.

He also let that the reason there was no paint on the road due to no paint. But it will be painted ASAP.

15. Comments & Concerns:

16. Next Meeting Date: July 15 Public Hearing for Liquor License for Citgo and selectmen meeting

17. Adjourn: Mr. Eichacker motion to adjourn Mr. Veliz 2nd AIF Passed

Respectably submitted:

Karen Dusty



Derick Veliz, Clerk



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Facilitator: David Infresne

Date: 7/8/21

Objectives			

Attendee: <u>M. Patenaude National Grid</u>	Attendee: <u>Beverly Soltys</u>
Attendee: <u>JJ 8/27/5</u>	Attendee: <u>Adam Lavoie</u>
Attendee: <u>PETER KRACZYK</u>	Attendee: _____
Attendee: <u>JR</u>	Attendee: <u>Pct "B"</u>
Attendee: <u>Gerald Millette</u>	Attendee: <u>P.D.</u>
Attendee: <u>Deane Banfield</u>	Attendee: <u>Anne Benoitte</u>
Attendee: <u>MARK & GWEN SZYSZKIEWICZ</u>	Attendee: <u>Derrick Valiz</u>
Attendee: <u>Tom DUSTY</u>	Attendee: <u>Rich Eichacker</u>
Attendee: <u>MICHAEL BARICOLA</u>	Attendee: <u>/</u>
Attendee: <u>L. Allard</u>	Attendee: _____
Attendee: <u>Vincent Pyle</u>	Attendee: _____
Attendee: <u>Greg Schmidt</u>	Attendee: _____