

Selectmen Meeting  
September 2, 2021

Who is in attendance: David Dufresne, Richard Eichacker, Derick Veliz

1. **Call the Meeting to order: 6:04 PM**
2. **Pledge of Allegiance:**
3. **Michelle Loglisci:** Michelle did a PowerPoint presentation on the crumbling foundation caused by Pyrrhotite. She let us know that they have found this element in a quarry in CT and not believe in a couple of quarries in MA. The foundations were poured between 1983 and 2015. There is one home so far in Warren. For more information, please see the slides attached. Her request from the Board of Selectmen and the residence is to write letters to the Committee on Environment, Natural Resources and Agriculture to ask them to hold a hearing on S548 in September and vote it out favorably. This will help people that have this problem not be out of pocket for the entire cost. She also left some pamphlets in the Selectmen's office if anyone would like more information. Karen is writing a letter for the selectmen to sign and send in.
4. **Update of Police** Derick forward the plans to DexTrust, and we are waiting for a meeting with them to find out the details of the lease. They said that they would reach out in the next couple of day. We will have more information soon as far as cost. At that time, we can get into more detail on the move etc.
5. **Awarding the Hands-Free Bid:** The bid was awarded to BEC, we had three bids, one company was lower but when speaking with them they withdrew their bid. BEC would like to have payments in 3 phases. The Board of Selectmen voted on okay the change and will sign the contract once the change is made.
6. **Review of Northeast IT contract:** Mr. Eichacker went over the contract, we may need to update our server at some point in the future. There were a couple of machines that had an older window program, on it and maybe they need it for the programs they are running. There will be several things that will be followed up on:
  - a. Proceed with creating a WISP
  - b. Proceed with Security awareness Training and the Phishing Campaign
  - c. Adding MS office to be installed on some computers
  - d. Help everyone to save documents to their share folder

7. **Warrants, Bills, Motion made to pay the warrants and bills, 2<sup>nd</sup> AIF passed**

a. Warrants:

|        |         |              |
|--------|---------|--------------|
| i. 18  | Payroll | \$53,849.78  |
| ii. 19 | Vendor  | \$162,648.00 |

b. Bills:

|   |              |
|---|--------------|
| i. Tanko Lighting material for repairing streetlights | \$550.00     |
| ii. Tanko Lighting New streetlight                    | \$1,680.31   |
| iii. Commonwealth of MA for Karen's Notary            | \$60.00      |
| iv. National Grid Streetlight account                 | -\$24,778.60 |
| v. Google for monthly fee July                        | \$366.00     |
| vi. Google for monthly fee August                     | \$366.00     |
| vii. Northeast IT Agreement                           | \$2,136.00   |
| viii. WB Mason  | \$33.48      |
| ix. Kellco  | \$137.95     |

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|                                  |             |
|----------------------------------|-------------|
| x. Karen Dusty Stamp for Notary  | \$52.07     |
| xi. McKenzie Engineering Co. Inc | \$13,600.00 |

**8. Minutes: no meetings to approve**

**9. Correspondence:**

- a. Letter regarding the EV charging stations from Sandra Nichols with a newspaper article this is attached to the minutes. There was a discussion, that it will cost more for the town to purchase the equipment to charge people then the electricity it takes to charge the cars. The selectmen board will look at having it free for the first year then reevaluate.
- b. Letter from Stan Soltys sealed the selectmen are sending the letter to legal and will get back to Stan with an answer once they hear from legal.
- c. Fire department quarterly report for 1<sup>st</sup> and 2<sup>nd</sup> quarter read and accepted
- d. Warren West Brookfield Youth Football & Cheerleading Organization would like to set up a voluntary toll fundraiser wanted to know where and make sure there were enough adults to protect the children.

**10. New Business:**

- a. Voting on accepting the \$40,000.00 as a gift to the town from Heal Inc. To use this money to move the police and pay for the structural assessment on the Town Hall. Motion to accept, 2<sup>nd</sup> AIF passed
- b. Comins Pond public use agreement not needed because it is closed.
- c. Voting and signing the Single Precinct Authorization Form motion 2<sup>nd</sup> and AIF passed and signed.
- d. Voting and signing the agreement with Shawn Romanski voted to send to legal because of the wording. Once this is back, they will go over it and discuss.

**11. Comments & Concerns:** Question was asked if the dehumidifier been running in the Town Hall. Chief Millett was just down there today and yes, it is running.

Question on the regionalization of the schools, a letter to accept a grant. It was brought up that we already have an agreement and if we redo it there needs to be a new agreement written so that we are protected. That this grant will not be in place until 2024. We will make sure that the expenses are all shared equally between all towns. This is just to get a grant study.

Email from a concern resident as to why Warren is #2 in the state for the lowest vaccinations. Mr. Dufresne: We have been advertising, we have done clinics here in town, we have made appointments for residences and taken them to the appointment. The vaccine is available at Walmart, Walgreens, CVS and at their Dr. office. We cannot force people to be vaccinated. He as the residences to please get vaccinated. We are putting in hands-free devices to help prevent the spread.

Mr. Eichacker spoke about ARPA funds after speaking with Tammy she would like to come up with a list of things that we would like to use the ARPA funds for so that a councilor by the name of Scott McIntire can let us know if they are approved or not. We will be audited on this because of the amount. So, we want to make sure we are using the funds properly. We should be using it. Tammy would like a list soon. Karen to reach out to the departments. Keyless entry would be great it would save us money, with the keyless entry we can lock it out and lock the door if it was left unlock. Rich will be looking into getting bids for this. Question was asked about the handicap chairlift in working order and inspected by the state. Mr. Dusty answered that it was totally working and inspected. More outlets in the selectmen's meeting room, new copiers. Etc.



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Karen and Mr. Eichacker were talking about shortening the minutes that are type up. My thought is to do detail notes and short minutes. No, one objected to shortening the minutes. Keep them accurate. No drawing in the minutes.

We need to set up training for the town employees like sexual harassment etc.

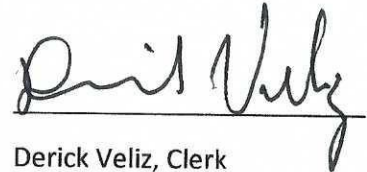
Streetlight update waiting for material to fix the last 3 and put up the new one on Ware Road.

**12. Next Meeting Date:** September 9, 2021, Dog hearing and Discussing the Town Hall.

**13. Adjourn:** Motion to adjourn 2<sup>nd</sup> AIF we are adjourned.

Respectively Submitted

Karen Dusty  
Administrative Secretary

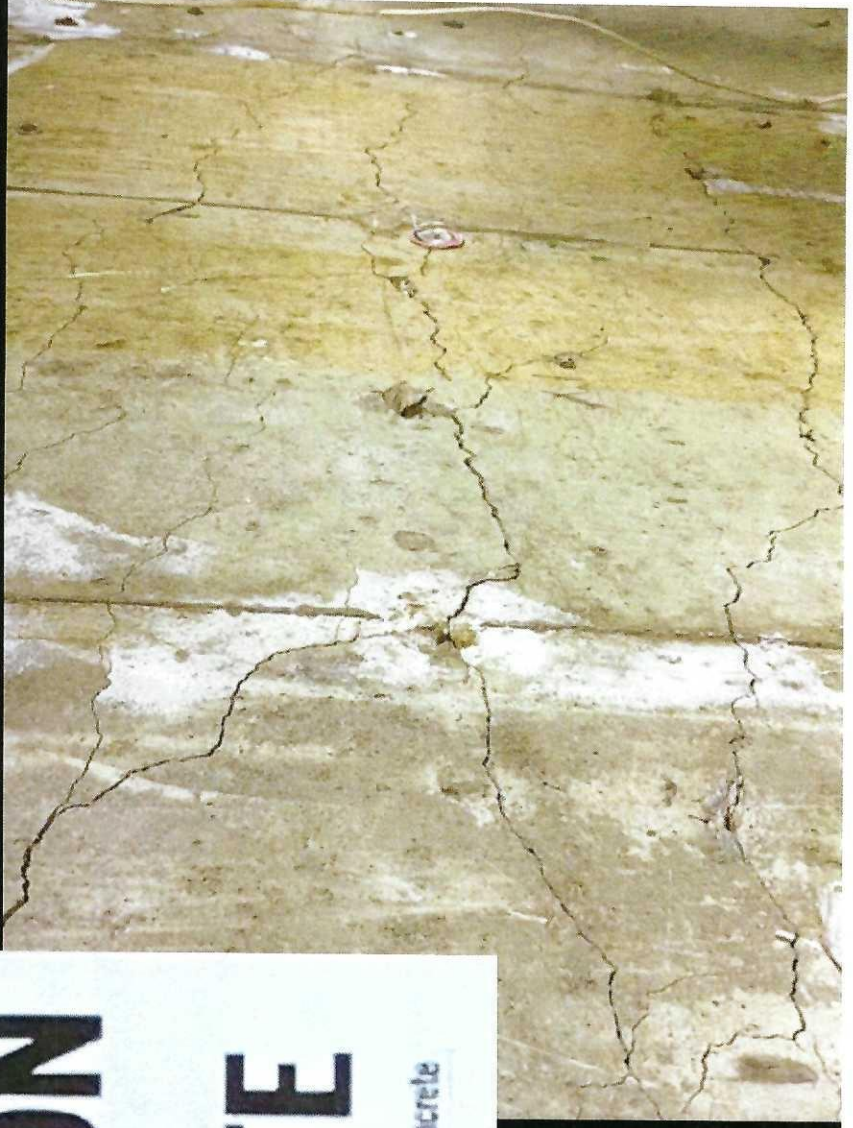
A handwritten signature in black ink, appearing to read "Derick Veliz", written over a horizontal line.

Derick Veliz, Clerk

# **CRUMBLING FOUNDATION CAUSED BY PYRRHOTITE**

 [Massachusetts Residents Against Crumbling Concrete](https://www.facebook.com/MassachusettsResidentsAgainstCrumblingConcrete)

[www.massracf.com](http://www.massracf.com)





## **PYRRHOTITE INSIDE FOUNDATION CONCRETE**



## **RESULT OF PYRRHOTITE DEGREDAION IN CONCRETE**



### **WHAT IS PYRRHOTITE?**

**IT'S A SULFIDE  
MINERAL SIMILAR TO  
PYRITE –  
AKA FOOL'S GOLD**

### **WHAT DOES IT DO?**

**WHEN MIXED WITH  
CEMENT, WATER AND  
OXYGEN IT BEGINS A  
SLOW DEGRADATION  
OF THE CONCRETE**



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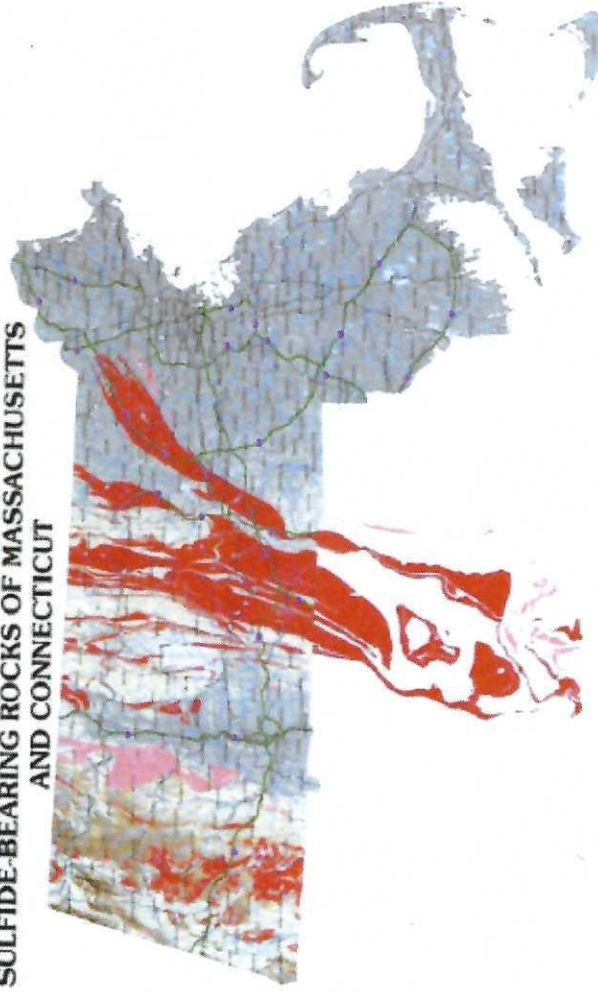
**WHEN MIXED WITH  
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# IS PYRRHOTITE ANYWHERE ELSE BESIDES WILLINGTON, CT?

11 Map of Locations Where Pyrrhotite May Be Found

## SULFIDE-BEARING ROCKS OF MASSACHUSETTS AND CONNECTICUT



### Explanation

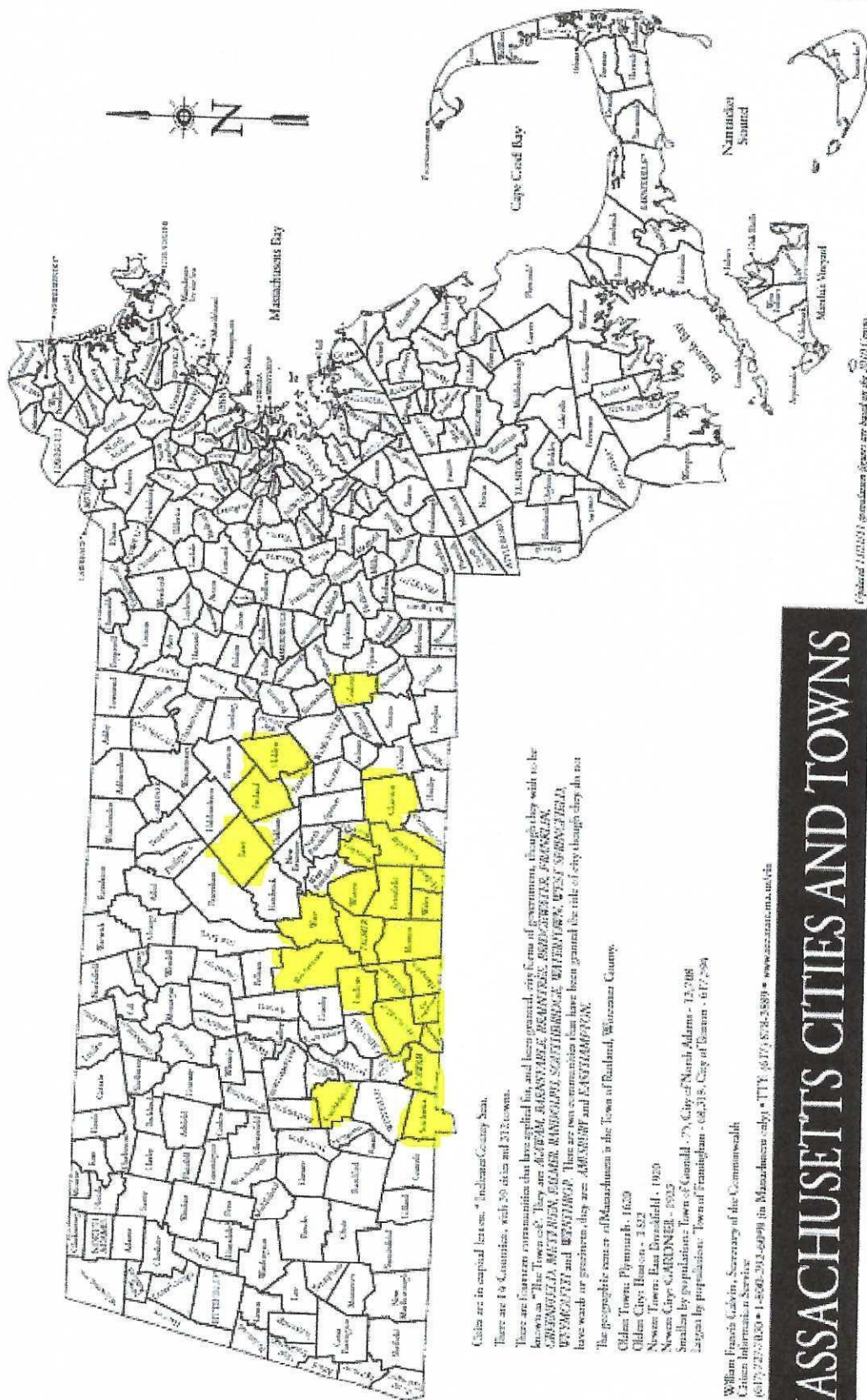
▲ Beckers Quarry

CT Formations with Pyrite

CT Formations with Pyrrhotite

MA Formations with Sulfide-Bearing Rocks

MA Formations with Some Sulfide Bearing Rocks



Cities are in capital letters. \* Indian Country. See.

There are 14 Counties, with 29 cities and 312 towns.

There are five townships that have applied for, and been granted, city status of government, though they still retain their names as "The Town of". They are ANDOVER, BARNSTABLE, BRAINTREE, BURLINGTON, and DORCHESTER.

GREENFIELD, LEICESTER, FRANKLIN, HAMPSHIRE, MIDDLESEX, NORFOLK, SUFFOLK, and WINDHAM. These are the only towns that have been granted the title of city though they do not have ward or precincts, they are ANDOVER and BURLINGTON.

The geographic center of Massachusetts is the Town of Becket, Worcester County.

Oldest Town: Plymouth - 1620

Oldest City: Boston - 1322

Newest Town: East Bridgford - 1920

Newest City: CARLISLE - 1925

Smallest by population: Town of Gosnell - 79, City of North Adams - 13,208

Largest by population: Town of Framingham - 64,318, City of Boston - 617,894

William Francis Galvin, Secretary of the Commonwealth  
 Office of Information Services  
 (617) 725-0200 • 1-800-252-6099 in Massachusetts only • TTY: (617) 878-2881 • www.mass.gov/inf

# MASSACHUSETTS CITIES AND TOWNS

Updated 1/2001 population figures are based on the 2000 Census.



# HOW ARE HOMES MADE WHOLE AGAIN?



ALL UTILITIES ARE REMOVED FROM THE BASEMENT

THE FOUNDATION HAS POCKETS CUT OUT OF IT FOR BEAM PLACEMENT

THE FLOOR IS REMOVED AND CRIBBING IS BUILT, THEN BEAMS ARE PUT IN PLACE

THE HOME IS LIFTED OFF THE FOUNDATION

THE FOUNDATION IS REMOVED AND REPLACED

THE HOME IS LOWERED

THE FLOORS ARE PREPOURED

THE UTILITIES ARE REPLACED.

THE HOME SHOWN HERE IS IN HOLDEN AND THE COST WAS \$280,000.





HOW DO YOU KNOW IF  
YOUR HOME IS  
AFFECTED?

GET A STRUCTURAL  
ENGINEER INSPECTION

GET A CORE TEST

GET INVOLVED WITH THE  
MASSACHUSETTS  
RESIDENTS AGAINST  
CRUMBLING CONCRETE





# **WHY ARE WE ADVOCATING FOR HELP?**

- 1. NO RECOURSE
- 2. NO INSURANCE COVERAGE
- 3. NOWHERE TO TURN
- 4. COSTS THAT RANGE FROM  
\$150K - \$300K+



# SPECIAL COMMISSION

- 2019-Special Commission holds five meetings.
- December 31, 2019 Report is released and makes recommendations.
- Current State Senate Bill S548 would put in place some of these recommendations.

Final Report of the Special Commission to Study the  
Financial and Economic Impacts of Crumbling Concrete  
Foundations due to the Presence of Pyrrholite

December 31, 2019





Congressman Neal, State  
Senator Gobi and  
Representative Ashe visit  
Wales, MA homes





### Special Commission Recommendations

Based on its findings, the Special Commission recommends the following actions be taken in order to assess and remediate the overall impact of the presence of pyrrhotite in concrete foundations in Massachusetts:

1. Enable a Captive Insurance Company to conduct business in Massachusetts for the purpose of overseeing the evaluation, repair, replacement and reimbursement of qualified residential crumbling foundations.
2. Create a Crumbling Foundations Assistance Fund. Contributions to the Fund shall be used exclusively for the repair and replacement of qualified residential foundations. The Fund shall be administered by a Captive Insurance Company.
3. Increase awareness and educate residents and professionals in impacted industries. This can be done by establishing a training program for inspectors, assessors, and real estate professionals to educate them on the issue and aid in establishing an accurate method of assessment for affected properties, establishing a contact person knowledgeable about the process to provide assistance to residents with questions or issues, and by creating and distributing flyers in affected areas.
4. Continue the Concrete Testing Reimbursement program established in line item 7006-0142 of chapter 154 of the Acts of 2018, and expand the distance range from 20 to 50 miles.
5. Prohibit all concrete from Becker's Quarry in Willington, Connecticut to be used in Massachusetts for residential or commercial purposes, and require a core test for the presence of pyrrhotite for all current and future quarries within Massachusetts. This test will be in addition to all physical quality tests currently being performed.
6. Engage with insurance companies with emphasis on: (a) Encouraging insurance companies to contribute to the Crumbling Foundations Assistance Fund; and, (b) Provide wrap-around coverage offered by other insurance (i.e., replace landscaping, deck, walkways, etc., ruined by foundation replacement).
7. Waive building permit fees for all work associated with crumbling concrete foundations replacement.
8. Require all Massachusetts home sellers to disclose to the prospective buyer any testing, inspection or repairs performed to their foundation and require, at the point of sale, core testing on any Massachusetts home foundation built between 1983 and 2015 located within 30 miles of Becker's Quarry in Willington, Connecticut as defined by the map in Appendix G.
9. Develop a standard tax abatement to be used by all towns impacted. Any impacted town will work with homeowners with a crumbling foundation on a plan to make the repairs within a reasonable time in order to get the home back on the tax roll. If no plan for foundation replacement is in place within 5 years, the tax abatement process should continue until the foundation is replaced.
10. Advise the Massachusetts Commissioner of Insurance to discourage the cancellation of policies for homes with crumbling concrete foundations and remind carriers of their obligation to strictly adhere to the statutes governing cancellation of property insurance policies.

COMMISSION RECOMMENDATIONS  
INCLUDED IN SENATE BILL S548:

ENABLE A CAPTIVE INSURANCE COMPANY  
TO OPERATE IN MA

STANDARDIZE PROPERTY TAX  
ABATEMENTS

ELIMINATE PERMIT FEES FOR  
FOUNDATION REPLACEMENTS

SELLER DISCLOSURE REQUIREMENTS – SO  
NO UNSUSPECTING HOME BUYER GET'S  
STUCK WITH ONE OF THESE  
FOUNDATIONS

BEGIN QUARRY TESTING STANDARDS:

LET'S STOP THIS FROM CONTINUING



# HOW CAN YOU HELP? AS A HOMEOWNER, AS A NEIGHBOR, AS A SELECTBOARD MEMBER?

- **BILL S548 – AN ACT RELATIVE TO CRUMBLING CONCRETE FOUNDATIONS**

IS CURRENTLY IN COMMITTEE WAITING FOR A HEARING BY

THE JOINT COMMITTEE ON ENVIRONMENT, NATURAL RESOURCES AND AGRICULTURE.

- **YOU CAN MAKE A DIFFERENCE BY CONTACTING THE CHAIRS OF THIS COMMITTEE:**

- [Becca.Rausch@masenate.gov](mailto:Becca.Rausch@masenate.gov)

- [Carolyn.Dykema@mahouse.gov](mailto:Carolyn.Dykema@mahouse.gov)

ASK THEM TO HOLD A HEARING ON S548 IN SEPTEMBER AND VOTE IT OUT FAVORABLY.



# Calculating electric vehicles' charge costs

by JONATHAN ELFALAN  
Edmunds

One of the challenges people have with electric vehicles is figuring out how much they cost to operate.

The price of fully charging an electric vehicle's battery can vary wildly depending on when and where you charge it. For the bigger picture, you should also include the amortized cost of buying and installing a home charging station and the rates your utility company charges.

Here's how to calculate what it will cost to charge your EV, as compiled by Edmunds' experts.

## In: kilowatt-hours per 100 miles, Out: MPG

When you're shopping for a gasoline-powered car, you pay attention to how many miles per gallon it gets. For plug-in vehicles, the window sticker and the government's [fuelconomy.gov](http://fuelconomy.gov) website will have a big EPA-estimated mpg equivalent figure. But this isn't a useful metric for determining cost.

A battery stores energy in kilowatt-hours, much like a gas tank stores fuel in gallons.

Instead, look for the amount of energy an electric car consumes, which is measured in kilowatt-hours per 100 miles (kWh/100 miles). This value tells you how much energy in kilowatt-hours a vehicle would use to travel 100 miles. Note that this is just the government's estimate; your EV's actual consumption can vary because of your driving style and environment.

## Cost for charging at home

The cost of electricity is more stable than the cost of gasoline, but that cost varies state by state. According to the most recent data, the residential average per kilowatt-hour ranges from 9.9 cents in Idaho to 32.3 cents in Hawaii. The national average is 13.3 cents, which is only about 2 cents more than it was a decade ago. To find

Audi's new all-electric production car, the 2022 e-tron GT, charging up at one of many public charging stations. (HENDRYK MEYER / COURTESY OF AUDI VIA AP)

your state's average, check the state-by-state list of the average cost per kilowatt-hour online at [eia.gov/electricity/monthly/index.php](http://eia.gov/electricity/monthly/index.php).

Your state's average is just that, however. What you pay is determined by your utility company and the plan you use. Electricity cost usually rises with your consumption and varies depending on the time of use.

A kilowatt during the day at peak hours or at month's end is likely to cost more than one during nighttime off-peak hours or at the beginning of the month. Look at your latest utility bill or check your utility's website to see the current rates.

To estimate your cost of charging at home, multiply your vehicle's kWh/100 miles figure by the electric rate for the time of day you'll most often be charging. That figure will tell you the cost per 100 miles.

Here's an example: Let's say you own a 2021 Tesla Model 3 Standard Range Plus — it gets an EPA-estimated 24 kWh/100 miles — and your utility's pricing plan starts at 18 cents per kWh and rises to a

maximum of 37 cents per kWh. As such, it would cost as little as \$8.64 to recharge at home after driving 200 miles or potentially \$17.76 if you recharged during your utility's peak rates.

EVs vary in efficiency too. Let's say you sold your Model 3 in the above example and replaced it with a 2021 Audi e-tron. The Audi uses an estimated 43 kWh/100 miles. Now you'd be paying \$15.48–\$31.82 after driving 200 miles using the same rates above.

## Cost of home charging setup

Besides understanding what it will cost to power an EV, it's also important to know the cost of the charging equipment itself. Technically, the vehicle's "charger" is actually built into the car.

That box with the colored lights, long cord and connector plug that you hang on the wall of your garage or carport is properly known as the "electric vehicle supply equipment" or EVSE. But it's OK if you call it a car home charging station or an EV charger — almost everyone does.

Most vehicle automakers have

a preferred charger provider, but there are dozens of companies selling EVSEs. A search online will help you find the features, power output and pricing that best suit your needs. Just search for "EVSE" or "EV home chargers." Prices for a good 240-volt Level 2 home system can range from just under \$200 to more than \$1,000 before installation. Some of these systems can report exactly how much electricity you use to charge your vehicle.

Installation costs for EVSEs vary by region, depending on such factors as local labor rates, materials used, and government permit costs and requirements. The biggest variable is typically permit costs. National average costs for a wall-mounted EVSE can range from \$850 to \$2,500.

**Edmunds says:** EV charging is unfamiliar territory for anyone raised in a gas-car culture. But if you spend just a little time getting familiar with how it works and what's involved, figuring out your charging costs will eventually be less work than driving to a pump. And cheaper too.

animalleague.org • 877.472.8373

*fyi - I thought you might be interested in an article on the Sunday Republican rather than returning to a corner at your meeting!*

*Danial Mehl*

*P.D. No one ever paid for my gas, why should I have to pay for someone's electricity?*



## Warren Selectmen

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**From:** Stefanie Williams <smwilliams83@yahoo.com>  
**To:** Sunday, August 29, 2021 4:56 PM  
**Subject:** Warren Selectmen  
Toll booth

To Whom it May Concern,

The Warren West Brookfield Youth Football and Cheerleading Organization would like to set up a voluntary toll fundraiser in town again. We would like to do this on September 11th, the same day as the town wide yard sale.

Thank you,  
Stefanie Williams (fundraising coordinator)

Stefanie





## Board of Selectmen Meeting

Facilitator: David Dufresne

Date: 9/2/21

| Objectives |  |  |  |
|------------|--|--|--|
|            |  |  |  |
|            |  |  |  |
|            |  |  |  |

Attendee:

A. Banville

Attendee:

Attendee:

J. M.

Attendee:

Attendee:

Michelle Logeise

Attendee:

Attendee:

Jim Dusty

Attendee:

Attendee:

Karen Dusty

Attendee:

Attendee:

Bunny Schmitt

Attendee:

Attendee:

Beverly Soltys

Attendee:

Attendee:

David Dufresne

Attendee:

Attendee:

Richard Eichacker

Attendee:

Attendee:

Derick Waliz

Attendee:

Attendee:

Attendee:

Attendee:

Attendee: