



## **Board of Selectmen**

**Ware Town Hall, Meeting Room, 126 Main Street  
Regular Meeting Minutes – Tuesday, July 20, 2021 at 7:00 p.m.**

**6:00 p.m. – Executive Session: M.G.L. Chapter 30A, Section 21 (a) #2 Negotiations, #3 Collective Bargaining**

**Instructions for call in option: at or before 7:00 p.m., call the phone number below and when prompted enter the Meeting ID number. The platform is Zoom Meetings.**

**Join online: <https://us02web.zoom.us/j/7846041861> (the online option will require a download).**

**Meeting ID: 784 604 1861**

**Passcode: 01082**

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**Present: Selectman Keith J. Kruckas, Selectman John J. Morrin, Selectman Thomas H. Barnes, Selectman Nancy J. Talbot, Selectman Caitlin M. McCarthy, Town Manager Stuart Beckley, Executive Assistant Mary L. Midura, DPW Director Gilbert St. George-Sorel, Fire Chief Chris Gagnon**

**Present via Zoom: Ware River News Editor Eileen Kennedy, Finance Chairman Lynn Nenni, ACO Sydney Plante**

**Meeting Opened by Chairman Kruckas at 7:02 p.m.**

**Opening Remarks, Announcements, and Agenda review by Chair**

Chairman Kruckas read a commendation of David A. Wojcik, who served as town counsel for 43 years. Chairman Kruckas read a commendation of Marc Lagrant, who was a 47-year DPW employee, with 34 years as Foreman. The Board wished both men a happy retirement!

## **Consent Agenda**

- **Approval of July 6, 2021 Meeting Minutes**
- **Special Event Permit Application: Ware Lions Club Presents Fireworks and Band Concert, Saturday, August 14, 2021 @ Grenville Park**
- **Special Event Permit Application: Workshop 13 Presents Rock the Park, Saturday, August 28, 2021 @ Grenville Park**
  - **Application for One-Day Liquor License: The Beer Guy LLC, Saturday, August 28, 2021**
  - **Application for One-Day Liquor License: Hardwick Winery, Saturday, August 28, 2021**
  - **Application for One-Day Liquor License: Workshop 13, Saturday, August 28, 2021**

**Selectman Talbot made the motion to approve the Consent Agenda. Selectman McCarthy seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

- **Review and Approval Town Policies Sections 5 and 6**

**Selectman Barnes made the motion to approve Town Policies Sections 5 and 6. Selectman Morrin seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

HR Director Trish Barnes noted that all policies will be compiled into binders and distributed to department heads, then bound and distributed to all employees. New employees will have orientation including the town policies. The Board of Selectmen thanked Ms. Barnes for her work.

## **Scheduled Appearances**

### **Old Business**

- **Review of Hardwick Ambulance Agreement**

Hardwick Board of Selectman Chairman Kelly Kemp, Selectman Julie Quink, Selectman Robert Ruggles and Town Administrator Nicole Parker were in attendance.

Chairman Kruckas noted the concerns that Hardwick needs to transfer to its own system, and this agreement for \$77,000 for one year is adequate, but a concrete plan must be presented by December 2021. He noted this is not a long-term solution, and our department is understaffed as is. Selectman Talbot asked to clarify that Hardwick was pursuing the Town of Barre for an agreement. Ms. Kemp noted that Barre was asked to cover Wheelwright, but an agreement has not yet been signed. The Ambulance Oversight Committee in Hardwick will meet on August 2<sup>nd</sup>. Hardwick is aggressively working to bring back ambulance service to Hardwick. Fire Chief Gagnon noted that this agreement is most feasible for all communities. Hardwick has maps of areas to be covered by Ware and by Barre, including street listing.

**Selectman Talbot made the motion to approve the agreement with the inclusion of maps clearly indicating areas of service, and a plan or discussion of how Hardwick will move forward after this agreement year. Selectman Barnes seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

Hardwick Chairman Kemp noted that Hardwick will vote on the agreement on Monday, July 26, 2021 at their posted meeting. The Hardwick vote will conform to a request by KP Law.

**Selectman Talbot made the motion to follow the request of KP Law. Selectman Barnes seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

- **Approval of Regional Animal Control Agreement**

Ryan McNutt, Palmer Town Manager was present. He noted the goal of the regional committee was to build a new shelter, until costs increased. The Monson facility can be rehabilitated. The Town of Palmer is willing to host the employees. Costs such as travel time have increased fees by \$.25 per resident. The Town of Monson must go through zoning process at a special town meeting in the Fall of 2021.

**Selectman Barnes made the motion to approve the Regional Animal Control Agreement. Selectman Morrin seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

#### **New Business**

- **Approval of Use of Ludlow Retention Facility – Tabled to August 17, 2021**
- **HCA: Green Venture LLC**

Since the agenda publication, Mr. Harris notified the Town Manager office that Green Venture LLC was denied as a name. Mr. Harris has been approved as Green Adventure LLC. This replaces 82<sup>nd</sup> Wellness.

**Selectman Barnes made the motion to approve the Host Community Agreement of Green Adventure LLC. Selectman Morrin seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

- **Approval of PILOT Agreement: Canadian Tree Solar Project**

**Selectman Talbot made the motion to approve PILOT Agreement: Canadian Tree Solar Project. Selectman Morrin seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

- **Coronavirus Local Fiscal Recovery Fund (CLFRF)**

Mr. Beckley noted the memo and listing of uses for infrastructure from DPW Director St. George-Sorel. He noted that Department Heads compiled an extensive list of ideas for uses of the \$1.4million Federal funds: for the pool, a youth center, buildings, food assistance, stormwater and much more. There should be a clear plan before any spending, as all uses must be reported to the Federal government. Mr. St. George-Sorel noted that the Park Avenue sewer would be part of the Bank Street project. Any projects must follow Chapter 30B guidelines for project, design, cost. Selectman Talbot noted the need for supplies for public safety. Chairman Kruckas asked Town Manager Beckley to ask the Town of Warren to work as a team for trash and bulky items. Mr. Beckley noted a Bulky Drop Off Day on August 28. He stated that the town is also working with Tri-County regarding recycling. Selectman Talbot suggested the town provide pick up of bulky items. Mr. Beckley noted that use of funds must answer the question "Was this caused by Covid?" Selectman Morrin requested an update at every Board of Selectmen's meeting to

show progress on all these issues. Selectman McCarthy noted a survey to be distributed at National Night Out.

- **Report from Water Resources Committee**

Selectman Barnes read the report of the Water Resources Committee (attached). He noted there are 50 fire hydrants to replace, with the plan to do 5 each year. The water quality report is published each year. The next meeting of the Water Resources Committee is August 11, 2021. Mr. St. George-Sorel noted that the tanks have been inspected inside and out, and he hoped to use CLRF funds toward the repainting and cleaning of the tanks – each tank would take approximately four months. The screen at the WWTP is very crucial.

### **Comments and Concerns of Citizens**

Selectman Barnes thanked all first responders, police, fire, DPW for their work on emergencies all over town this past weekend.

Cathy Cascio spoke of the emergency at Quarry Street and Morse Avenue. Chairman Kruckas noted similar emergencies on East Street in Belchertown and Rondeau Road in Palmer – the Board of Selectmen did issue a Declaration of Emergency effective on July 18, 2021.

Ms. Cascio stated that a neighbor called the Fire Station, and there was no answer. Fire Chief Gagnon noted that the Fire Station was hit by lightning and phone service was lost – the 911 system was still operational through the Police Department.

Ms. Cascio stated that calls to the Police Department resulted in the police stating that officers were busy at Walmart and would check out the situation soon, but officers only came halfway up the road. She stated the DPW was not notified until 5:30 a.m. and did not come until 6:00 a.m. She noted the need for the Board to have an emergency plan. Selectman Barnes noted this is a critical issue with the Conservation Commission for several years now.

Jack Cascio stated that the problem was no response to calls for over two hours. He said some of the stress was alleviated when Chief Gagnon, Selectman Kruckas and Selectman Barnes came to the street to help.

## **Town Manager Report**

### Dates

National Night Out, August 3. No Board meeting. 6-8 p.m. at Grenville Park  
Fireworks, August 14

Storm Damage – The Highway Division has cleaned up washouts around town including Quarry Street, Monson Turnpike. Additionally, the division is keeping an eye on potential hazards along Old Belchertown Road, Crescent Street, Doane Road. The Fire Chief as Emergency Management Director has established connection with MEMA reviewers in the event that State or Federal Funds become available to assist the town with restoration. Conservation Agent John Prenosil has reviewed areas that may need Emergency Orders for conservation work, particularly Quarry Street and the Lamcotec building on Palmer Road.

Personnel: The Town, through the HR department, has conducted interviews for Truck Drivers/Laborer (hiring one along with an internal transfer), Planning and Community Development Director, and Executive Secretary. Positions should be filled within 7-10 days.

Grants. The Town has follow up interviews on grant applications for Monroe Street and the Millyard. Construction work is underway along the southern section of the Ware River Valley Rail Trail. Work includes drainage and accessibility improvements. The section from Malboeuf Road to Gibbs Crossing will include the placing of packed gravel. The poles and lamps for the decorative LED lighting (MassWorks and CDBG grants) are scheduled to arrive in September as materials have been delayed. The marketing video produced with Mass Office of Travel Tourism grant funds will run on Facebook and TV during August and September. The Mass Historic grant for repointing Town Hall will fund masonry work to start by September 15. The work will be complete before cold weather with most work being completed from a lift. The next Green Communities Grant is due in October and will seek funds for improvements at the WWTP and the schools.

Planning Department assistant Rob Watchilla is researching a grant for technical assistance on underutilized property. This could be used to assist with the feasibility review of the Mary Lane property. The information from Baystate regarding Mary Lane costs is attached.

Reed Pool. The Parks Commission hosted nearly 30 residents at their meeting last week. The pool condition was explained, and many ideas were discussed for offering swim lessons and cooling for the summer. The Town will continue its review of options and costs and will initiate an assessment for needs and location. There was general agreement that a new site should be looked. Discussion about a year-round pool facility was met favorably.

A group is working on the creation of a Youth Center in town. This too will go through a process of determining community youth needs and a vision for the facility.

Main Street construction will continue as it has this week for another two weeks. Ludlow construction expects a binder course of pavement to be laid in mid-August.

Selectman Morrin asked the status of the dangerous dog, as the Board had issued an order. Mr. Beckley will contact the ACO. Mr. Morrin asked about creating a business list for the sprinkler grants, and to help businesses to process the paperwork. Chairman Kruckas noted that the Ware Business & Civic Association must keep such information. Selectman McCarthy noted that vacant buildings should be included to attract businesses.

Mr. Beckley noted that the Parks Commission meeting noted consideration of the vacant St. Mary's school or the vacant hospital building. He also noted final bills for the SMK elementary and Ware Middle School projects. There may also be a grant to apply for tech assistance to look at the hospital property.

The Board of Selectmen presented flowers to Mary Midura, with thanks and congratulations upon her retirement at the end of this month.

### **Adjournment**

**Selectman Talbot made the motion at 8:37 p.m. to Adjourn the Regular Meeting. Selectman Barnes seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

Attest: \_\_\_\_\_

*Mary L. Midura*  
Mary L. Midura

Executive Assistant to Town Manager

# **Water Resources Committee (WRC) Meeting**

## **July 19<sup>th</sup>, 2021**

### **Main Talking Points and Important Takeaways**

#### **Old Business**

Current Financial State of Water and Sewer Enterprise Funds (report from Director of DPW)

- \$1,335,780 in the Water Enterprise Fund
  - In good shape to fund capital improvement items
- \$12,583 deficit in the Sewer Enterprise Fund
  - \$124,000 deficit projected for FY22
- The sewer deficit mostly the result from spending on necessary chemicals and sludge disposal (Town has to outsource for sludge removal)

Any new interest from a large demand, commercial customer to participate on the WRC

- Terry Smith (Chair of WRC) proposes leaving a seat on the WRC vacant until the Committee determines a list of the top 10 largest water users in town. From this list, a new Committee member will be selected.
- This measure was voted upon and approved by the WRC with a roll call vote.

#### **New Business**

**Current or potential problems within the existing system, recent dirty water complaints, discussion of pipes and storage tanks (Report from Ware Water Operator Andy Lalashius)**

- No recent dirty water complaints, except for one on Pulaski Street.
- The Water Storage tanks are aging and need exterior repainting.
  - Cost would be \$800,000 for each tank for repainting. This cost includes replacing the internal components and electrical devices as well.
  - The tank inspections were superficial, as they only inspected the outside of each tank.

- Andy proposes mixing in chlorine with water in the tanks in order to improve water quality. This prevents sediment collection at the bottom of the tanks overtime.
- Over the past several decades, water use in Ware has dropped by 60%.
  - The Town produces 3 to 4 times the average daily demand of water every day.
- Water system can operate off 1 storage tank while the other tank is rehabilitated.
- Asbestos Cement (AC) pipes present water pipe break issues along Mechanic St and Greenwich Road. 90 % of the pipes on Greenwich Road are AC pipe.
- AC pipe breaks were seen along West Street as well.
- Next water system flush to occur around Mid-September.
  - Takes about 5 weeks to carry out.
- As stated in the 2016 Capital Improvement Plan (CIP), 50 fire hydrants were identified to be replaced with the Town's own funds.
  - 5 per year according to the CIP.
  - Installing new hydrants helps with water flushing.
  - Hydrants cost \$2,500 and with all the needed the components (including gate valve) total to \$4,000.
  - Water Operator claims that it is easier to replace fire hydrants with DPW workers as opposed to contracting out.
  - 4 hydrants have been replaced since the CIP was submitted in 2016.

**Discussion about sampling locations, frequency and procedures to understand the 2020 Water Quality Report published in the Ware River News (Report from Ware Water Operator Andy Lalashius)**

- Water quality report has to be published yearly in the Ware River News.
- All water contaminants are below EPA required levels.
- Iron and Manganese are only tested at the source and cistern as opposed to sampling from all over the Town's water system.
  - Town wide sampling only used to test for Bacteria.
- Town's portion of water distribution system show now lead pipes on the Town's portion of the water lines.
  - Water department does not know if private residences still have lead pipes.



**Discussion of lost revenues to the Water & Sewer Enterprise funds resulting from closure of Bay State Mary Lane Hospital**

- Between 2018-2020, the Town had a 74% loss in water & sewer revenues.
  - This was mostly due to the loss in the Sewer Enterprise Fund.
- Baystate Mary Lane had two water meters.
  - One for a 6 inch pipe and another for a 2 inch pipe
  - Revenues of water for the 6 inch pipe water meter
    - 2018: \$45,000
    - 2019: \$46,000
    - 2020: \$35,000

**Discussion and amount of deficit associated with Sewer Enterprise Fund and recommendation to consider a Sewer Rate Evaluation Report**

- The BOS would want a full cost estimate report on the total cost of conducting a sewer evaluation report.

**WRC's charge and position involving rate discussions with BOS, as requested**

- The WRC feels that it may be wise to take the water filtration plant out of the equation and to go through with the water quality report.
- Sewer rate study started July 1<sup>st</sup>
- Sewer rates will be discussed at the August 17<sup>th</sup> public hearing date.

**Next Water Resources Committee will be on August 11<sup>th</sup> at 5 PM**