



**Board of Selectmen**  
**Ware Town Hall, Meeting Room, 126 Main Street**  
**Regular Meeting Minutes – Tuesday, July 21, 2020 at 7:00 p.m.**

**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**

**Phone: 929-205-6099**

**Present:** Selectman Alan G. Whitney, Selectman Keith J. Kruckas, Selectman Nancy J. Talbot, Selectman Thomas H. Barnes, Selectman John J. Morrin, Town Manager Stuart B. Beckley, Executive Assistant Mary L. Midura, Police Chief Crevier, Fire Chief Gagnon, Building Inspector Anna Marques, Director Planning and Community Development Rebekah DeCoursey

**Present Via Zoom:** John E. Carroll, Ware River News Editor Eileen Kennedy

**Absent:** None

**Meeting Opened by Chairman Whitney**

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

Selectman Kruckas stated he had not received the Town Manager report; Selectman Morrin provided copy. Selectman Barnes asked about a cooling center capability. Mr. Beckley noted that the Fire station or Senior Center have been used in past heatwaves, and a cooling center can be arranged if needed.

**Consent Agenda**

- **Approval of June 23, 2020 and July 7, 2020 Minutes**

Selectman Kruckas stated he wanted to wait, as he had discrepancies and wanted to watch the meetings again.

Selectman Kruckas said "And while we're on the subject, is there a reason that our secretary doesn't attend these meetings and record minutes here? Seems like it would be appropriate especially with everyone wearing masks, complaints from people at home of papers shuffling, to take accurate minutes from home is not a very viable option, never mind if we have Executive Session, it's useless without a recording secretary."

Town Manager Stuart Beckley explained that she is listening in now from home, re-watches the videos, can zoom in, but can be here. Chairman Alan G. Whitney noted that it would be preferable for the secretary to be present for meetings which have Executive Session.

Selectman Kruckas said, "Certain people within this building and town, we've upped their hours in the last couple years, making significantly more money and working significantly less. I don't think it's fair to all other employees here every day. It's also our secretary, not just yours." He then requested to cancel the planned Executive Session for the evening. Chairman Whitney asked Mr. Beckley if there was a need for a motion, and Mr. Beckley said there was not.

#### **Scheduled Appearances**

- **Appointment of Police Officers**
- **Appointment of Police Sergeant**
- **Appointments of Part-Time Officers**

Chief Crevier requested the appointments of Patrick Kackley and Nicholas P. Newman as Part-Time Officers.

**Selectman Kruckas made the motion to approve the appointments of Patrick Kackley and Nicholas P. Newman as Part-Time Officers. Selectman Morrin seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Abstention (Selectman Talbot).**

Mr. Beckley noted 4 candidates are presented tonight for appointment as Police Officers. Interviews were conducted by Palmer Police. Candidates each gave brief information regarding their qualifications.

**Selectman Kruckas made the motion to approve the appointments of Derek Ames, Jacob Crevier, Scott Romani, and Troy Turpin as full-time Police Officers, pending physical exams, background checks, and completion of the State Police Municipal Academy scheduled to begin on September 28, 2020. Selectman Barnes seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Abstention (Selectman Talbot).**

Chief Crevier presented Officer Diana Gliniecki and recommended her promotion to Sergeant. He noted that Officer Gliniecki has been with the Ware Police Department since 2012 and is also the K-9 Officer. Officer Gliniecki introduced K-9 Sampson, who is now 6 years old. Officer Gliniecki will be the first woman Sergeant in the Ware Police Department.

**Selectman Barnes made the motion to approve the promotion of Diana Gliniecki. Selectman Kruckas seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Abstention (Selectman Talbot).**

All present applauded and congratulated officers and Sergeant Gliniecki.

- **Dr. DiLeo: Update on Schools**

Dr. DiLeo stated she is here with an update for the plan for the Fall, per Department of Elementary and Secondary Education (DESE) and the Return to School Committee. We have drafted a plan for remote learning, health and safety protocols and a social/emotional learning plan. We have purchased PPE and 740 Chromebooks with hot spots, plexiglass in front offices and library. Through DESE, we have done a feasibility study on in-person learning, hybrid learning or remote learning. We are presenting to the School Committee tomorrow evening (7/22/20) a number of options for hybrid learning, and applied for a technology grant through DESE. We have the CARES grant, a tech grant, and Coronavirus grant to cover costs to get kids back in the Fall. I need to provide DESE with a preliminary Reopening Plan by July 31. On August 10, final plans need to go to them. We still have outstanding factors – still waiting on number of students that can be put on a school bus, lack of a budget, trajectory of the virus that we will monitor over time. We have been meeting every couple of days for planning committee and with my senior leadership. To say this is a herculean task is understating it. We will keep at it until we have a plan in place and are able to implement the plan.

Selectman Talbot asked What does hybrid learning comprise of? Dr DiLeo said this is part-time in-person and at home. Presenting different scenarios – one week on/one week off, or other form of hybrid. We will have discussion with the School Committee tomorrow evening. Selectman Talbot asked Are classroom sizes going to be reduced? Dr. DiLeo said We are looking at 3' social distances versus 6' and this will also be a topic of discussion and needs teachers' consensus of the reopening plan.

Selectman Morrin asked if the Family Survey results have been made public. Dr. DiLeo noted these would be presented tomorrow night, and we are on Family Survey #2. We have asked parents how many will send their students and how many want to continue to remote-learn. We are in the process of researching a learning platform, management platform for remote learning – time when we will have students in classroom and students at home and will help us to manage that, so the learning management system will be able to help in that challenge. It's been quite an interesting experience, as every time I peel back a layer, we have 4 or 5 issues to address. We'll be at this for as long as it takes and hope we have a budget that shows no impact to Chapter 70.

Selectman Morrin asked what platform; Dr. DiLeo said Canvas. Selectman Morrin asked Dr. DiLeo's thoughts on the Massachusetts Teachers Association (MTA) reopening plan? Dr. DiLeo said first and foremost we must make sure everyone is safe, cleaning protocols are in place, we feel we can build safe for all students, faculty and staff and as a community. Selectman Morrin asked if the results of the survey will be posted; Dr. DiLeo stated that can be done.

Dr. DiLeo noted the schools may survey again, collecting names, next challenge is bus, and she speaks to the Commissioner once a week. Still no guidance on transportation, if we have to add tiers to our runs.

Selectman Barnes questioned Do all students have internet access or no? Dr. DiLeo said some do not, we asked parents in the surveys, have those numbers, have purchased hot spots with the purchase of the Chromebooks and will provide internet access and make sure there was equity for all. If there is a silver lining of this pandemic – not to make fun as people have lost their lives and some have gotten the virus and been ill – this will afford us to become a one-to-one district. Make sure equity and provide for families that do not have access.

Chairman Whitney asked Instead of six feet, you are allowed to provide 3 feet social distancing? Is that in Massachusetts recommendations? I have not heard of that, and it concerns me.

Dr. DiLeo stated that 3 feet is from World Health Organization (WHO) and original DESE guidance was 3 – 6 feet. A number of pediatricians have also spoken to us. Younger children do not share the virus as much as adults. I read a New York Times article that children have it more frequently than was first thought. The trajectory of the virus is something we watch very closely. Massachusetts has done a great job in keeping those numbers low. Chairman Whitney questioned Are we talking of 6 years old or 17 years old? Dr. DiLeo noted 10 years old or younger. Chairman Whitney noted 3 feet for Grades K-12? Dr. DiLeo stated that is correct. Chairman Whitney requested we keep an eye on this as a 17 years old is pretty much an adult and can take the virus home to multi-generational family. He said I think you're doing a great job, but 3 foot social distancing is concerning. Dr. DiLeo noted We will be social distancing wearing masks, washing hands, scheduling hand washing breaks, mask breaks, make sure surfaces are clean, get the kids into Fall, with what model is still to be determined but is part of the reopening committee and will bring to School Committee tomorrow and have that discussion.

Chairman Whitney asked if we can have copies of the Reopening Committee minutes. Dr. DiLeo agreed. She stated It is a continuum of plans and we must be able to flip plans on a dime. Schools closed March 13 and we were thrown into blended learning model. We need to be able to be ready if flu in Fall/Winter is as severe as it was last winter. This may create havoc. We need to be able to go from one plan to another at a moment's notice. We must watch this all year long.

The Board asked Dr. DiLeo to come back to each meeting; the next meeting is August 4, 2020.

- **Appointment to Parks Commission, Term to Expire ~~June 30, 2022~~ at April 2021 election, replacing John Morrin:**
  - **John Carroll**
  - **Paul Pariseau**

Parks Commissioners William Imbier and Kimberly Schwartz were present.

John Carroll stated he was on the Parks Commission for 20+ years before his 9 years as Selectman. He noted his home and other property are backyards to Grenville Park. He stated he worked to combine trust funds, resulting in savings of administrative costs, drafted regulations, aided in taking over recreation and pool, took over plowing at the schools, upgraded vehicles and equipment, and was part of the hiring of John Piechota as Parks Director.

Mr. Pariseau did not join the meeting.

Selectman Barnes made the motion to appoint John Carroll to the Parks Commission, term to expire at the April 2021 election. Selectman Kruckas seconded the motion. The motion passed on a roll call vote of 7 Yes, 0 No.

Selectman Alan G. Whitney	Yes
Selectman Keith J. Kruckas	Yes
Selectman Thomas H. Barnes	Yes
Selectman John J. Morrin	Yes
Selectman Nancy J. Talbot	Yes
Parks Commissioner Kimberly Schwartz	Yes
Parks Commissioner William Imbier	Yes

#### Old Business

- **Continued Public Hearing: 114 Main Street**

Building Inspector Anna Marques was present for the continued hearing. Daniel Barenboym was present via Zoom for the continued hearing. DPW Director Gilbert St. George-Sorel, Fire Chief Chris Gagnon and Planning Director Rebekah DeCoursey were also present for the hearing.

Chairman Whitney noted the consulting report from CSE. Mr. Barenboym stated he hired an engineering firm because of concerns from the last meeting. This report notes the building is not catastrophic, but recommends not saving it, but what is the tear down cost, materials removal, what documents for third floor structure. This firm is from Boston area, so I have now called Western MA, RI and NH but it takes time to make a determination. Chairman Whitney asked Mr. Barenboym what timelines he was looking at. Mr. Barenboym state he has made seven or eight trips to Ware at 1 ½ hours each trip. He asked what the town recommends.

Building Inspector Marques stated additional information with a timeline of 13-20 weeks to get demo design, noting proximity to the street, bid package of 1-3 weeks, which to do everything brings us to October 21 – December 16. Selectman Kruckas stated In the meantime we lose on construction, Since the beginning I've said this. Chairman Whitney asked Mr. Beckley what the State timeline is; Mr. Beckley noted the State has not given a timeline. Selectman Kruckas stated he clearly said we need this, and now they won't be paving. Chairman Whitney asked what cost to take the building down and we cannot allow this to stop the refurbishing of Main Street. Ms. Marques noted this may get us on the schedule for Spring. Chairman Whitney stated he was shocked there was no State schedule. Selectman Kruckas stated with no schedule, walking around us, can't do that section of the road. Ms. Marques noted this schedule is if the Town did the work, if Mr. Barenboym did the work it should go faster. Mr. Beckley noted five bids on 73 West Main Street and we've

talked to two. Ms. Marques noted all want a plan to take the building down, Mr. Barenboym needs to have an engineer to create a plan to remove the building.

Mr. St. George-Sorel stated that two things have to happen tonight. Number 1, the Board needs to vote to take this building down. And number 2, the Board must set a Special Town Meeting to vote the funds to do this, no one is going to fix this, you need to vote this building is a nuisance and dangerous and has to come down! The State won't do that section because of vibrations, if we post the warrant and award the bid, give two weeks to the bid, take the building down. Otherwise the State will demobilize and leave the site and the Town will end up paying all cost. It's not enough to take the third floor, as the Building Inspector already said take this down. You need to vote this a nuisance and dangerous and set a Special Town Meeting to fund this. I've heard stories over nine years, but we must take this down from the front and probably close Main Street while it's being done. This should have been done before the contractor arrived, but Ludlow must have unfettered schedule. Chairman Whitney noted this is assuming this passes at Town Meeting. Mr. St. George-Sorel stated we must be unified and present the information. Selectman Kruckas stated this has been going on 12 years, people in this room, management are part of this mess, financial, and lawsuits. Mr. Beckley stated you're threatening our staff, this is not a Town building. Selectman Kruckas questioned was there any insurance, does anyone know, what was collected from that building. I've asked at the last two meetings for information on the other buildings and asked for the Town attorney to be here.

Selectman Talbot noted the Board has the current report and all necessary information is here now. We need to discuss how we should be moving forward. Ms. Marques noted the start is to deem the building a nuisance and dangerous. Selectman Kruckas stated he asked for quotes and engineering costs. Mr. Beckley noted we should ask Mr. Barenboym his resources: do you have funds. Chairman Whitney stated this is not worth fixing and will entertain a motion. Ms. Marques noted a private owner quote will differ from a Town quote. Mr. Barenboym stated he could not convince the Board, he's only owned this for 1 1/2 years, and others were responsible for 9 years, this is inconvenient and it's obvious the Board has made its' decision even though this needs evaluation. Selectman Talbot noted the first motion on page 2 of 3 of the attorney's recommended procedure. Chairman Whitney stated to Mr. Barenboym, You bought the building. Selectman Kruckas questioned Can we attach and recoup from the insurance company, as I asked the last time. Selectman Morrin noted this is Mr. Barenboym's responsibility. Mr. Beckley noted this should be by a date specific, and these should move in parallel.

**Selectman Barnes made the motion: Based on the information presented, I move that the BOS issue an order adjudging the building at 114 Main Street to be a nuisance to the neighborhood and dangerous. Selectman Talbot seconded the motion. The motion passed unanimously (5-0).**

Chairman Whitney asked Ms. Marques, What else do we need to do tonight? Mr. Beckley noted to set a date for the Special Town Meeting. Chairman Whitney asked Selectman Talbot her recommendation as Town Clerk. Mr. St. George-Sorel stated the need for a demo plan to safely take down the building. Selectman Kruckas said he wanted to hear if the owner's insurance will cover any, as the owner said he has insurance.

Chairman Whitney noted this is not a cheap project. He asked Mr. Barenboym, Do you have any funds, savings, your insurance, investors?

Mr. Barenboym stated You ignore me, mute me, not let me speak, I cannot convince you, the decision was already made (by the Board). He said the report said the building was not catastrophic, this is completely ridiculous, not logical.

Chairman Whitney replied, You bought the building, your engineer's report showed they could not get to the third floor. Mr. Barenboym said the last meeting questions were about the foundation. Mr. Beckley noted that the last meeting request was for an engineering report, now we have the CSE report which says the building is

not salvageable. Mary Midura requested to speak, Chairman Whitney allowed, Ms. Midura noted meeting minutes of July 7, 2020, page 5 of 8, in which the Board gave a deadline to Mr. Barenboym to submit the report by July 10 at 4:00 p.m., which he did not do. Mr. Barenboym's engineering report must convince the Building Inspector and the State of the building's sound condition. Chairman Whitney noted the report was related to the third floor, not the foundation. Selectman Kruckas questioned if the insurance could be attached. Mr. Beckley noted this must be declared a nuisance and dangerous and taken down by a date specific.

Selectman Talbot noted the need to set a timeline. Ms. Marques stated that if private, three weeks to demo design to October 1, 2020. Chairman Whitney questioned if Mr. Barenboym or Town does the work. Selectman Talbot noted the Special Town Meeting could be anytime or within three weeks. Mr. Beckley noted this would move forward in parallel.

**Selectman Barnes made the motion: I move that the BOS issue an order requiring that 114Main LLC demolish the building at 114 Main Street remove all debris and level the lot to uniform grade with proper sanitary fill by October 1, 2020. Selectman Talbot seconded the motion. The motion passed unanimously (5-0).**

Chairman Whitney stated the need to set the STM date. Mr. Beckley noted that Mary Midura has pointed out there is one more motion to make to authorize the Chairman to sign the order.

**Selectman Talbot made the motion: I move that the Chairperson be authorized to sign the following order on behalf of the BOS:**

#### **ORDER**

**To: 114 Main LLC**

**Pursuant to Massachusetts General Laws Chapter 139 section 1, after notice and a public hearing held on July 7, 2020, continued to July 21, 2020, and upon consideration of all testimony, reports, documents and evidence presented, the Board of Selectmen adjudges the building located at 114 Main Street, Ware, MA to be a nuisance to the neighborhood and dangerous and hereby orders and directs that it be demolished and that all debris be removed and that the lot be leveled to uniform grade with proper sanitary fill on or before October 1, 2020."**

**Selectman Barnes seconded the motion. The motion passed unanimously (5-0).**

Selectman Kruckas questioned the insurance payment when the roof collapsed. Ms. Marques stated that is not in her files. Selectman Kruckas questioned issues with the copper; Ms. Marques stated there was no information in her files. Selectman Kruckas said Where has the Building Department, Town Manager, other departments been, all walk by, read reports, to say the building became that way in the last 1 ½ years is completely false, I drive by every day and that building has been bowed out for years. So, to act like it's a surprise to us, shame on us, not us.

Selectman Talbot proposed August 10 or 11. Mr. Beckley noted the STM warrant could be approved on August 4. Resident Cathy Cascio stated the voters need total costs for the STM and asked if emergency funds could be used. Mr. Beckley stated if the Town takes the property down, then the Town would place a lien on the property. Mr. Barenboym stated he was not following the conversation. Mr. Beckley explained that the Town liens the property. Mr. Barenboym stated this was completely silly, the town was not considering facts. Town Planner Rebekah DeCoursey told Mr. Barenboym that the cost is less if he takes the building down, and if the Town does it, the Town must pay prevailing wage and costs will be much higher. Mr. Barenboym stated he



understood and would have to bankrupt his company and walk away. He stated he would talk to his attorneys and thinks the town is very much responsible for the deterioration of the building for the last 9 years. He stated the fact that he was even able to buy the building in that condition says a lot about the town's responsibility. He will discuss with his lawyers and go forward.

**Selectman Talbot made the motion to schedule a meeting Tuesday, July 28, 2020 at 6:00 p.m. to set a Special Town Meeting warrant with one article for Monday, August 17, 2020 at 6:30 p.m. Selectman Morrin seconded the motion. The motion passed unanimously (5-0).**

### **New Business**

- **Duk Ha: 102 Main Street**

Ms. Marques spoke with Mr. Ha. He is ill today, but will come to Ware so that Ms. Marques can gain access, and he is interested still to develop as feasible. The previous owner placed a temporary roof approximately 1 ½ years ago.

Selectman Kruckas stated he asked this before, this conversation should have been taken before the other building, we need to know facts from inside, we cannot go to Town Meeting and tiptoe around to tear it down. He said, So when this guy says Sure I'm going to fix it up, last 4 or 5 owners in 10 years, here we are, so we spend extra dollars to a building that might be save-able, and that temporary roof is more than 1 ½ years, no way, I said from day one, we need to know what's up with that building. Yet we still don't have it and yet we're making decisions on something else and putting ahead, could be coming back next year or six months down the road and go through all this again. And if you think I'm going to sit here and look like an idiot with the rest of them, no way, that's stupidity.

Chairman Whitney asked Can we request an engineering study from him. Ms. Marques said We can, and we do have to follow due process and to issue violations I have to have knowledge of the building. I've never been inside that building. From the outside that one is less of a threat than 114 because of the height difference and it looks as if everything would fall back and I'm more concerned about the rear than the front.

Chairman Whitney asked So what's involved in due process. Can we get an engineering study on this and start the process?

Ms. Marques answered He knows I need to spend considerable time with him regarding next steps. I do not know if he is in conversation with Mr. Barenboym to try to work together. I do have to talk to him with these latest developments. Chairman Whitney said I think we need to take the reins with this, we have buildings all over town to bring up to code. Ms. Marques said the previous owner was hesitant because of 114 Main Street.

Selectman Kruckas said Not just next to it, we just voted, I wouldn't vote but agree with Gibby 100 percent with no choice but to do it. We should have the facts for a month, next door, whether we gotta break into the place and look at it and know, have some kind of information to come here and we sit here and ask people for this kind of money 'cause you're looking at ¾ to a million dollars guaranteed.

Ms. Marques said We have to follow law.

Selectman Kruckas said Yeah we've been talking about this for a month, I understand that, we know that building's bad. It's had a temporary roof on it at least two years leaking in. So you're not gonna tell me it's not in just as bad a shape as this thing.

Chairman Whitney said Well, that's what we're going to find out, like she said, due process, so we start it now, not wait a week or two, let's figure out what we need to do on that other building and get that started.

Selectman Talbot requested to ask Ms. Marques a question. Chairman Whitney allowed. Selectman Talbot said, You said you've had conversation with the owner, is it fair to say you could set a date to actually walk through the building to analyze and determination that you could report back to the Board of Selectmen?

Ms. Marques said I told him today and followed up with an email and within 1-2 weeks when his health but want to keep me updated every couple of days. Selectman Barnes asked Are there three buildings in a row or just two that are empty. Ms. Marques said, the white and brick are joined with an accessway, think residential units on back at some point, one half had the fire, the other did not.

Selectman Kruckas said, A building, if considered a threat, we don't have the legal right to access if possibly could be a danger? No law says that? If a safety issue, can we have access? Ms. Marques stated If there's a way to contact the owner, we need to seek permission.

Chairman Whitney said If this guy is sick, can we go in? We're all against a deadline here. Owners giving us the Heisman seem to be playing for time, we don't have it. Not concerned for the project, but if we foot the bill for this, might save money by doing all at once.

Ms. Marques said It needs to be done the right way, we have to be careful to not be sued.

Selectman Morrin asked If the owner delays, what is the next step to get into that building (Chairman Whitney asked what if he is sick for two weeks), what if he's sick for a year? Ms. Marques stated she will solve with the owner, ask can you send me a key.

Selectman Kruckas said You've got to this date, if you're not letting us in, we need access to that building. Chairman Whitney said I'd like you to talk to Mr. Ha and at the same time I want to see our lawyer at the next meeting, lots of questions, same process as 114 Main? Ms. Marques said other laws may apply, this was specific to 114 Main, I'd like to consult with town counsel regarding 102 Main. Chairman Whitney asked Can you come back in two weeks with a plan and any info you have about talking with the owner? If he works with us, we do this, if he doesn't, we do this. Keep this moving.

Selectman Kruckas said I think the guy's just saying Yeah I wanna do something with that isn't good enough plan with me. I want something concrete, in writing and actual plan because I can see this guy's not allowing us, think he's gonna be spending any money on something he spent \$60,000 on? He's gonna walk away and say keep it. If we're gonna pay for it and spend ¼ million to tear down one, then all three.

Chairman Whitney said That's what I'd like to understand, do we take down three and save some money. We need to know. Gibby have we done everything you wanted tonight? Mr. St. George-Sorel stated he hoped so. Chairman Whitney asked Anyone else want to say about 102 before more info at next meeting.

Selectman Kruckas asked Ms. Marques, Today is the first time you talked to him since this started a month ago? Ms. Marques answered Last week and forwarded an email. Selectman Kruckas said Talking a month, we said, I said, the whole time in last month guy could not come out and let us in that building? Ms. Marques requested this. Selectman Kruckas said I requested before, I said town wanted to know what was going on and asked again at the last meeting and continuously asked Stuart for months. So in 2-3 weeks if sick, how come last 2-3 weeks haven't been able to gain access to that building?



- **Disclosure and Appointment as Special Municipal Employee: John Morrin**

Mr. Beckley explained that John Morrin was fixing LED streetlights, ethics disclosure, under 10,000 citizens, board accept his disclosure, every couple of months we send him with bucket truck and DPW to repair any reported lights that are out. Not part of installation, just repairs.

Selectman Kruckas said What's the difference between that or any one of us working for the town, which we can't because you told us it's a conflict, because when I asked about it at one point, you said not possible to do because you're an elected official. Mr. Beckley noted that must have been talking about a bigger role. Selectman Kruckas said So you can pick and choose which jobs you take.

Chairman Whitney asked Any monetary value with this? Selectman Talbot said There are regulations on State ethics website with regard to special municipal employees – the position is what is delegated as special municipal employees – the filing of the report with the State Ethics Commission and tell them the situation, they advise you accordingly as to what form, because lots of forms under 216A and fill out appropriate and I'm sure that's the direction that John got. Because we're under 10,000 citizens, Board of Selectmen are automatically Special Municipal Employees. I provided to the Board a list. Most every board in this town are special municipal employees. State Ethics says might have someone serving on a board has certain job for payment and not interfere with serving. Appointed or elected members, only applies to community under 10,000. If over, they'd not get this.

**Selectman Talbot made the motion to accept the disclosure statement from John Morrin. Selectman Barnes seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Abstention (Selectman Morrin).**

- **Change of Polling Location for State Primary September 1 and November 3 General Election**

Selectman Talbot said, I thought this would be easy, due to Covid as of Monday, new regulations of any change in polling site, access, post on website, next meeting vote to change polling place. We talked to the schools for September 1 primary and November 3 election. Not at Great Hall because of construction. Must evaluate location for public health and safety, report, vote, review, change to new location, post description, notify voters and robo-call, ready for vote at August 4 meeting.

- **Hardwick Selectmen RE: Ambulance Agreement (Postponed to August 4, 2020)**

Selectman Kruckas noted agenda item regarding Hardwick is cancelled. Chairman Whitney asked Fire Chief Gagnon for comments. Chief Gagnon stated the advisory committee is receptive for discussion. Selectman Kruckas said I gotta be honest with you, I was shocked when papers said Hardwick saying they were blindsided. I've been on that committee, discussion brought up literally every meeting I've been at. Jen McMartin has been at them, Stuart you've been there, it's been an open conversation and issue we need to look at and I've said since the beginning, said they felt like they were blindsided, Julie Quink was at every meeting I was at, I was taken aback they said we were trying to balance our budget on their back, I thought that was completely out of line. Stuart did you receive any minutes from those meetings or no? Mr. Beckley said he asked for the notes.

Selectman Morrin asked Any updates on raising our rates? Chief Gagnon said No, started looking at that and would like to do more research, will be discussing. On last, found there had been an increase since, but still on low side. Selectman Barnes asked Chief, still consideration of new senior living. Chief Gagnon said It's a whole picture in consideration. We offer a tremendous service to town of Hardwick. And a way to keep that and our service, wonderful. What I'm hoping for is that we keep ALS and cultivate whatever service, it

behooves us to have these discussions. Chairman Whitney said Now we've run rate for several years and not balance on their backs, just get Hardwick to pay their fair share and be compensated.

Selectman Kruckas said More calls, the schools, Walmart, senior living. Now taking on school that's not our own and need to make sure this is feasible and make sure Ware's getting what we need.

Chairman Whitney said We were all taken aback that they were taken aback, as our discussion for awhile. Selectman Barnes noted Wheelwright. Chief Gagnon noted they were going to reach out, it takes much time to get there, two minutes is an eternity when you can't breathe. Chairman Whitney noted this is identified now, get the data and hammer this out.

### Comments and Concerns of Citizens

**Mary Midura, Executive Assistant to Town Manager:** Mr. Chairman, I would like to ask Selectman Kruckas to please explain his comments from the beginning of the meeting. You mentioned my name, you mentioned my salary, you mentioned I wasn't working enough hours, you said I wasn't here and where was I and you couldn't have an Executive because I wasn't here. You could have nicely invited me to join the meeting, but according to Covid I'm supposed to be taking minutes from home. I also watch the meeting several times over at work and take extra minutes to make sure I get everything that everyone says. You indicated that I'm not working for my extremely higher pay.

Selectman Kruckas: I said "some people".

Ms. Midura: I went from 30 hours to 35, and I work every one of those 35 hours. You disparaged my name at the beginning of this meeting.

Selectman Kruckas: I don't think I ever said Mary, did I?

Chairman Whitney: Well, you said secretary 3 or 4...

Ms. Midura: We sure know who you were talking about.

Selectman Kruckas: Oh, really? First of all, second of all, you should be, it's probably your boss didn't tell you, but I emailed him last week that exact question.

Ms. Midura: he told me this morning and he gave me the choice. Until now, no one has objected to my taking the minutes from home. Until now, but you have to do it in a public meeting. You couldn't come to my office and speak to me personally, you had to do it in a public meeting.

Selectman Kruckas: I spoke to him in his office numerous times and if he's not telling you, then the problem is with him, where there is many.

Chairman Whitney said What I got earlier was regarding Executive Session, which is not broadcast and I thought this.

Ms. Midura: You have a Clerk of the Board, Selectman Barnes is the Clerk. If for some reason I cannot be present.

Chairman Whitney noted this is something we should talk about.

Ms. Midura: I would like an apology from Selectman Kruckas.

Selectman Kruckas: You were not...

Ms. Midura: You talked about me.

Selectman Kruckas: No I was just speaking about you working from home.

Ms. Midura: I am here every day from 8 to 4.

Selectman Kruckas: That's great, everybody should be, as far as I'm concerned. But regardless, there's been many conversations with Stuart about that very thing and if he's not transferring or talking to you about it, he's your boss, not us. And it's a typical problem in this building that nothing gets transferred because there's a complete lack of management.

Chairman Whitney said We are done with that topic and take it outside.

#### **Cathy Cascio:**

Cathy Cascio announced the concert series in Grenville Park, bring chairs, and a great time. She asked if G & G Medical, can we go back for taxes. Mr. Beckley said no. Ms. Cascio said this should be in all future contracts. She noted the work on Main Street and was glad these buildings that are eyesores are being taken care of. She noted that with the state of the country, it's good to have new police, but the town needs more diversity, more minorities, females. She noted the issues of the fire department and family members, now the Board has done this for police and she noted she would be watching this.

Selectman Kruckas questioned the progress of the dog park and has the cost gone over. Mr. Beckley noted meetings last week and today, fencing and list to complete as well as benches.

Selectman Kruckas stated no prior information was given about the recovery center, he read it in the newspapers. Mr. Beckley stated that the SUA peer-led group has discussed over a year, a place to have meetings, daycare, support for addiction. A space of 800 – 1,000 square feet. Selectman Kruckas said the Board should have input in these decisions.

The Board requested the next meeting have an agenda item for discussion with businesses to include the Slum and Blight designation.

#### **Town Manager Report**

Old Belchertown Road bridge: The project is being awarded to Kodiak construction. The contract work should take about 15 days to complete and the project timeline is approximately 3 months.

Water Treatment. Representatives from the USDA asked to attend the September 15 meeting instead of tonight. They will be able to keep to their funding schedule.

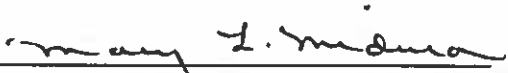
The Town, on behalf of the Quaboag region, received a five year grant of \$300,000 per year to work on drug and alcohol prevention particularly in youth and young adults.

The Town has submitted eligibility questions to the Department of Revenue regarding expenses under the CARES Act. To date, the DOR has responded favorably to proposed upgrades to the ambulance and certain trash removal services.

Recovery Center. The Substance use alliance is looking to start a Recovery/Resource center in Ware for the region. This would be peer led and offer many services to people in recovery as well as their families.

### Adjournment

Selectman Talbot made the motion at 9:18 p.m. to Adjourn the Regular Meeting to go into Executive Session: ~~M.G.L. Chapter 30A, Section 21(a) #1 Discussion of Complaints Regarding Public Employee, NOT TO RECONVENE IN OPEN SESSION~~. Selectman Kruckas seconded the motion. The motion passed unanimously (5-0).

Attest:   
Mary L. Midura, Executive Assistant to  
Town Manager  
VIA TV15 Ware Community TV Live  
Broadcast, Personal Attendance, and Videotape  
Completed 7/27/2020