

Town of Petersham Massachusetts
SELECTBOARD MINUTES
Town Hall Upper-Level South Main Street
TUESDAY, November 9, 2021
6:00 PM

Present in person: Selectboard members Nancy Allen, Becky Legare

Others present in person: Rich Cavanaugh, Mark Bishop, Sandy Page, Jim Dowd-Advisory Finance Committee, Annette Ermini, Paul Youd, Janice Olson, Roy Nilson

Others present remotely: Marie Erie

The meeting was called to order at 6:03 PM.

On-going business:

Nichewaug Inn & Academy Property continue review of project status:

Nancy Allen and Rebecca Legare both individually invoked the rule of necessity to achieve a quorum based on the fact that Nancy Allen is an abutter to the Nichewaug Inn & Academy property and in order to discuss the property due to the failing conditions of the building and per the guidance of Town Counsel.

For the demolition bid process, there was a 7th bid that was added to the list. It was determined upon review that this sealed bid was submitted on time but was stuck in the back of the exterior deposit box where it could not be seen and was not found until after 3:30 PM on the day of the bid opening of Nov. 2. There were 2 witnesses that attested that this bid was submitted on time and also the bidder fully explained his hand delivery of the envelope. That bidder was updated on status. This is important due to the fact that this bid was the second lowest bid and is approx. \$30K above the lowest bid.

The top 3 bidders in rank of lowest bid all have the correct paperwork showing that they are qualified. The calculations for the backfill quantity was calculated by square footage of the building basement. The total calculation came out to 5900 tons or approximately \$124K at the low bidder's \$21 per ton cost. There is an additional 5% added to the budget for contingency. In addition, there is a budget figure included for a Clerk of the Work who would be hired by the town to represent the town with project oversight.

For Article # 2, there is an additional \$2K for the Clerk of the Works in the case that there is more work associated with keeping the Chapel section. For Article #3, engineering & constructions cost estimates are added so as to close up the 2.5 story south side exposure. All other costs are the same.

Paul Youd asked if the building sections that will be saved whether the town would be able to obtain liability insurance. The Selectboard explained that MIIA would not be able to provide insurance due to the fact that the roof is failing and that the floor is failing and the town is not planning on putting any funds into repairs. Jim Dowd who is a master stonemason relayed that he reviewed the sills at the Nichewaug Inn and stated that some are missing missing and some are rotting.

The Selectboard and AFC reviewed examples of 3 different loan lengths and interest rates as presented. This was not the actual loan data since the Town Treasurer can only obtain the actual loan amounts after Town Meeting votes.

A review of the initial budget plans was performed. The funding will be a combination of a loan, use of the Stabilization Account and use of ARPA funds. It was explained that additional ARPA funds can be used for the purposes of building demolition and examples and information of what other towns and cities are doing was distributed by the Selectboard to the AFC.

The Recommendations to voters from the Advisory Finance Committee for the Warrant articles are due in their final form on November 30th. The AFC will continue with their own meetings for their analysis.

The Selectboard asked the AFC if they wished to take an interior site visit of the building prior to Town Meeting since none of them had seen the interior; the AFC took the question under consideration for their meeting. The two Boards agreed that the joint Selectboard-AFC Public Information Meeting will be scheduled for November 21st at 4 PM. The Moderator will be informed.

Continue review of American Rescue Plan Act (ARPA) process and projects:

The Board reviewed a next round of ARPA funded projects with Center School having just made a request for support. A motion was made and seconded for ARPA fund proposals for Phase 5 projects for an upgrade for a Center School Walk-In Freezer up to \$11K and for the Nichewaug & Academy for possible building demolition up to \$127K. The motion passed unanimously.

Review Petersham Lions request for Bandstand holiday decorating:

A motion was made and was unanimously passed for the Lions Club to decorate the bandstand the week after Thanksgiving and taken down the first week of January.

Review approve local Business Permits:

None.

Correspondence:

- Selectboard memo for the 7th bid being added to the list of contractors
- Notice of Mahar school district for the science teacher of the year to Barbara Schultz
- The Veterans' Legion invited the Selectboard to a dinner on Veteran's Day – Becky will be attending
- Resident's question about a meet and greet with the new Police Chief
- Senator Gobi's assistant sent a memo to let all know that they will be assisting with the transition to the new Senator
- Notice from the Franklin Regional Transportation Agency have reviewed their new by-laws; they are asking to provide feedback
- Mass Municipal Association notice re State budget committee announcing how they are using ARPA funds
- MA Dept. of Local Services November edition of their newsletter and a statewide conference about ARPA
- National Grid opening up public hearings about the use of public utilities and announcements about pricing increases
- National Grid memo about their net zero goals
- MA Dept. of Local Services notice re COVID recovery funds (ARPA) and April 30th, 2022 reports are due on ARPA expenditures
- Note from Town Administrator Sherry Berube that she has jury duty on May 2nd, 2022.

Questions from Public and Press:

None

Minutes:

Meeting Minutes were tabled

Next Meeting:

Next Meeting: November 16 @ 6 PM

Adjournment:

There being no further business, moved to adjourn at 7:51 PM. Motion passed unanimously.

Respectfully submitted,



Becky Legare, Selectboard Clerk