

GREENFIELD TOWN COUNCIL
Regular Meeting Minutes
March 16, 2011

GCTV-15

7:00 pm

CALL TO ORDER: Meeting was called to order at 7:08 p.m. by Vice-President Singer.

Vice-President Singer stated this meeting was being recorded. If any other person present was doing the same, they must notify the chairperson at this time. It was noted the Town Council was audio recording and GCTV-15 was video recording the meeting for future broadcast.

ROLL CALL OF MEMBERS: Roll Call was taken. Councilors McLellan, Allis, Sluter, Farrell, Guin and Sutphin were absent.

ALSO PRESENT: Mayor William Martin; Director of Municipal Finance and Administration Marjorie L. Kelly; Assistant Town Clerk Deborah Tuttle; Candidate for Town Council at Large Seat Cameron Ward; Principal Planner for Concord Square Planning and Development Inc., Karen Cullen; GCTV-15 staff; Anita Phillips, *the Recorder*; and members of the public.

ACCEPTANCE OF MINUTES: On a motion by Councilor Maloney, second by Councilor Letourneau, it was unanimously **VOTED:** TO ACCEPT THE TOWN COUNCIL MINUTES OF FEBRUARY 16, 2011.

ACCEPTANCE OF MINUTES: On a motion by Councilor Maloney, second by Councilor Devlin, it was unanimously **VOTED:** TO ACCEPT THE TOWN COUNCIL MINUTES OF MARCH 7, 2011.

PUBLIC HEARINGS: Vice-President Singer opened the Public Hearings at 7:10 pm. He stated there were not enough Councilors in attendance to vote on the Capital Improvement Program; however there was a quorum which would allow the Public Hearing to be held. Councilor Maloney read the Public Hearing notice:
In accordance with Home Rule Charter the Greenfield Town Council will hold public hearings on Wednesday, March 16, 2011, beginning at 7:00 p.m. at GCTV-15, 393 Main Street to receive public input on the following two items:

1.) FISCAL YEAR 2012 CAPITAL IMPROVEMENT PROGRAM

PROGRAM/PROJECT		
GENERAL GOVERNMENT	Amount	Funding
	Requested	Source
Purchase Treasurer Folding/Insertion Machine	25,000	BORROW
Update Town Code	17,000	TAX
CENTRAL MAINTENANCE		
Purchase Central Maintenance Bucket Truck	30,000	BORROW
POLICE		
Purchase Police Video/Audio Recording System	20,900	BORROW
Purchase Police Radio/Phone Recording System	21,450	BORROW
Purchase Two Marked Police Cruisers	68,000	BORROW
FIRE		
Repair Fire Station	10,000	TAX
Purchase Personal Protective Equipment	25,800	BORROW
Purchase Firefighting Equipment	36,250	BORROW
SCHOOL		
Purchase School Technology	145,000	BORROW
Install Elementary School Flooring	65,000	BORROW
Purchase Three Student Transport Vehicles	50,000	BORROW
Review Elementary School Asbestos	11,000	BORROW
Repair Elementary School Trim	60,000	BORROW
PUBLIC WORKS		
Repair & Replace Town Sidewalks	100,000	BORROW
Replace Town Guard Rails	27,000	BORROW
Purchase Rubbish Collection Truck	198,000	BORROW
Purchase DPW Dump Truck	216,000	BORROW

Install Solar Powered Radar Speed Signs	11,000	BORROW
Purchase Sewer 3/4 Ton Pickup	32,000	SEWER FUND
Replace WPCP Chlorination Analyzer	28,000	SEWER FUND
Construct WPCP Vactor Dumping Station	20,000	SEWER FUND
Improve Sewer Inflow/Infiltration	350,000	SEWER FUND
Authorize Chapter 90 Paving Program	500,000	GRANT
Purchase Water Enterprise Van	28,000	WATER FUND
RECREATION		
Upgrade Green River Swimming Area Park	10,000	TAX
Purchase Beacon Park Tables & Benches	8,000	TAX
LIBRARY		
Replace Energy Management Software for HVAC	10,000	BORROW
Replacement Computers	12,000	BORROW
TOTALS	2,135,400	

To meet these appropriations, the Treasurer with the approval of the Mayor is authorized to borrow, \$ 1,590,400, under G.L.c. 44, or any other enabling authority.

- 2.) The Town of Greenfield and the Greenfield Redevelopment Authority are proposing an amendment to the Bank Row Urban Renewal Plan, which was adopted by the Town Council June 21, 2006 and last amended in October 20, 2008. The purpose of the amendment is to change the status of two properties to "To Be Acquired" – 39 Bank Row (Parcel 51-17) and 45 Bank Row (Parcel 51-18). 39 Bank Row was built in 1900 (according to the Tax Assessor's records) and is a one story wood frame building. 45 Bank Row was built in 1947 and is also a one story wood frame building. The purpose of the proposed amendment is to acquire these properties and demolish the buildings in order to assemble and create a viable development parcel for a proposed parking structure in an efficient and cost effective design, which will support the redevelopment of the properties within and adjacent to the Urban Renewal Area.

The Town Council will consider the same at their meeting on Wednesday, March 16, 2011 which begins at 7:00 p.m. at the GCTV-15 Studio, 393 Main Street. Materials in alternative format can be obtained from the Town Clerk's Office with advance notice. Copies are available in the Greenfield Town Clerk's Office from 8:30 am – 5:00 pm., Mon. - Fri.

Councilor Maloney noted the Chapter 90 Paving Program funds would be approximately \$658,000 . Bond Counsel suggested some funding sources be changed.

Vice-President Singer asked if anyone from the public wished to speak.

Mayor Martin and Ms. Cullen discussed the following regarding the Bank Row Urban Renewal Plan:

- Handed out maps of the property to be amended.
- Reviewed property previously acquired.
- The Greenfield Redevelopment Authority purchased property which was already for sale. The purchase must be for fair market value.
- This was a portion of the permanent parking solution for Greenfield.
- This did not expand the Urban Renewal Zone; it just changed the properties to be acquired.
- The acquisition of property would allow for a more efficient garage to be built. There would be between 250 and 350 parking spaces on 4 levels.
- No specific design has been selected to date.

Vice-President Singer closed the Public Hearings at 7:34 pm.

COMMUNICATIONS:

MAYOR: None.

SCHOOL COMMITTEE CHAIRMAN: None.

TOWN OFFICERS: None.

Discussion was held regarding the Capital Plan second reading and tabling of the same.

MOTIONS, ORDERS, AND RESOLUTIONS

MOTION: On a motion by Councilor Maloney, second by Councilor Letourneau, it was unanimously,

TABLED: THE FY 2012 CAPITAL PLAN ORDERS UNTIL SUCH TIME THAT CLARIFICATION WAS OBTAINED FROM BOND COUNSEL FOR THE EXACT WORDING OF THE SECOND READING.

Councilor Maloney noted the Ways and Means Committee forwarded a unanimous positive recommendation. The committee held lengthy discussion regarding the proposed Capital Plan orders. He suggested Councilors contact him or Ms. Kelly if they had questions.

Order no. FY 11 -063

MOTION: On a motion by Councilor Bitters, second by Councilor Letourneau, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL APPROVE AMENDMENTS, ATTACHED HERETO AS EXHIBIT A, TO THE BANK ROW URBAN RENEWAL PLAN APPROVED BY THE TOWN COUNCIL ON JUNE 21, 2006 AND AMENDED ON OCTOBER 20, 2008 AS SUBMITTED BY THE PLANNING DEPARTMENT AND THE MAYOR.

DISCUSSION: Councilor Bitters suggested tabling the issue until more Councilors were in attendance. None of the EDC members remembered discussing the issue. Mayor Martin stated the plan had received the approval of the Planning Board and the Greenfield Redevelopment Authority.

MOTION: On a motion by Councilor Devlin, second by Councilor Bitters, it was unanimously,

TABLED: MOTION ORDER NO. FY 11 -063.

Order no. FY 11-062

1 of 2

MOTION: On a motion by Councilor Bitters, second by Councilor Letourneau, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL APPROVES AMENDMENT # 1 TO THE LEASE AGREEMENT, APPROVED BY THE TOWN COUNCIL ON JUNE 16, 2010 AND EXECUTED BY THE MAYOR ON JUNE 25, 2010, BETWEEN THE TOWN AND AXIO GREEN, LLC TO EXTEND THE CONTRACT PERIOD FROM TWENTY (20) YEARS TO THIRTY (30) YEARS UNDER THE TERMS AND CONDITIONS AS WRITTEN IN THE ATTACHED PROPOSED AMENDMENT AND AUTHORIZE THE MAYOR TO EXECUTE SAID AMENDMENT. (Amends- Order No FY10-095)

DISCUSSION: Vice-President Singer noted in 2010, the Town Council included language to petition the State to extend the Lease to a term of 30 years. The Town Council could now extend the contracts to 30 years without petitioning the State.

It was unanimously,

VOTED: TO APPROVE MOTION ORDER NO. FY 11 -062, 1 of 2.

Order no. FY 11-062

2 of 2

MOTION: On a motion by Councilor Bitters, second by Councilor Letourneau, it was unanimously,

VOTED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL APPROVES AMENDMENT # 1 TO THE POWER PURCHASE AND SALE CONTRACT, APPROVED BY THE TOWN COUNCIL ON JUNE 16, 2010 AND EXECUTED BY THE MAYOR ON JUNE 25, 2010, BETWEEN THE TOWN AND AXIO GREEN, LLC TO EXTEND THE CONTRACT PERIOD FROM TWENTY (20) YEARS TO THIRTY (30) YEARS UNDER THE TERMS AND CONDITIONS AS WRITTEN IN THE ATTACHED PROPOSED AMENDMENT AND AUTHORIZE THE MAYOR TO EXECUTE SAID AMENDMENT. (Amends- Order No FY10-096)

Order no. FY 11-061

MOTION: On a motion by Councilor Maloney, second by Councilor Letourneau, it was unanimously,

TABLED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL AMEND THE ZONING OF THE FOLLOWING PARCELS OF LAND FROM RURAL RESIDENTIAL (RC) TO GENERAL COMMERCIAL (GC): R25-32, R25-33, R36-7A, R36-10B, R37-3A, R37-4, R37-8, R37-13A, R37-16, R37-18, R37-30, R37-30A, R37-32, AND R37-35, ON THE NORTH SIDE OF THE MOHAWK TRAIL (ROUTE 2).

Order no. FY 11-065

MOTION: On a motion by Councilor Letourneau, second by Councilor Bitters, it was, **MOVED:** THAT IT BE ORDERED, THE GREENFIELD TOWN COUNCIL HEREBY APPROVES THE ATTACHED TOWN PRELIMINARY ELECTION WARRANT FOR APRIL 19, 2011 AND FURTHER AUTHORIZES THE TOWN COUNCIL VICE PRESIDENT TO SIGN SAID WARRANT ON BEHALF OF THE TOWN COUNCIL.

**TOWN PRELIMINARY ELECTION WARRANT
TOWN OF GREENFIELD
COMMONWEALTH OF MASSACHUSETTS**

Franklin, ss

To either of the Constables of the Town of Greenfield, County of Franklin

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said town, who are qualified to vote in elections, to meet at the polling places designated for the several precincts in said Town as follows:

Precincts 1, 2,3,4,5,6,7,8, and 9 **Greenfield Senior High School**
1 Lenox Avenue

On TUESDAY, THE NINETEENTH DAY OF APRIL, 2011 from 7:00 a.m. to 8:00 p.m. for the following purpose:

To choose by ballot the following Town Office:

ONE TOWN COUNCILOR AT LARGE **3 year term**

Given under our hands this 16th day of March, 2011.

David Singer, Town Council Vice-President

A true copy,
Attest:

Constable Date of Posting

DISCUSSION: Vice-President Singer stated the Election Warrant was being voted tonight in the event the April 19, 2011 election was held. If the election were held, the election budget would be backfilled for the cost of the election.

It was unanimously,
VOTED: TO APPROVE MOTION ORDER NO. FY 11 -065.

PRESENTATION OF PETITIONS AND SIMILAR PAPERS None.

REPORTS OF COMMITTEES

COMMUNITY RELATIONS AND EDUCATION COMMITTEE – Chairman Letourneau reviewed the committee meeting at which time a presentation was given by “the 84 project.” This dealt with youth tobacco products and uses. The CRE Committee signed a resolution to support the project. The next committee meeting would be held on April 24, 2011.

WAYS AND MEANS COMMITTEE – Chairman Maloney reported the committee discussed the Fiscal Year 2012 Capital Budget. He noted the Mayor would submit the Fiscal Year 2012 Operating Budget to the Town Council soon. Councilor Maloney reminded Town Councilors of the sensitivity of the economy which affects the budgets from the Town and State.

APPOINTMENTS AND ORDINANCE COMMITTEE- Vice-President Singer announced the committee was meeting frequently regarding the review of General Ordinance in the hopes to complete by the end of the current fiscal year.

Vice-President Singer noted a representative of the Secretary of State would be attending a Charter Commission meeting at the end of March to discuss the election process in Greenfield.

UNFINISHED BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

MOTIONS FOR RECONSIDERATION: None.

PUBLIC FORUM: None.

Councilor Maloney wished everyone a Happy St. Patrick’s day tomorrow and Happy Evacuation Day.

Vice-President Singer announced the Town Council’s next meeting would be held on Wednesday, March 30, 2011 at 6:00 pm at the GCTV-15 Studio.

It was by unanimous consent, Town Councilor’s agreed to dedicate a page in the minutes for former Board of Selectmen and Town Councilor Bernard McGarrah. Councilor Maloney spoke in memory of Mr. McGarrah.

ADJOURNMENT: On a motion by Councilor Farrell, second by Councilor Allis, it was unanimously **VOTED:** TO ADJOURN THE MEETING AT 8:19 P.M.

A true copy,

Attest: _____
Maureen T. Winseck, Town Clerk

GREENFIELD TOWN COUNCIL MEMBERS

GCTV-15
Regular Meeting
March 16, 2011

1. Bitters, Paul	P						
2. McLellan, Thomas	A						
3. Allis, Brickett	A						
4. Maloney, Mark	P						
5. Singer, David	P						
6. Letourneau, Danielle	P						
7. Sluter, Shenandoah	A						
8. Vicencio-Rasku, Iris	P						
9. Hirschfeld, Norman	P						
10. Farrell, Timothy	A						
11. Guin, Daniel	A						
12. Devlin, Patrick	P						
13. Sutphin, Tracey	A						

In memory of

BERNARD J. MCGARRAH

OCTOBER 7, 1922 – JANUARY 27, 2011

