

Groveland Municipal Light Department  
Minutes of Meeting  
May 8, 2019

TOWN OF GROVELAND  
2019 JUN -4 AM 11:36  
TOWN CLERK  
RECEIVED/POSTED

Present: K. Cross, S. LaBelle, S. Daniels, K. Snow, Diedre Lawrence and M. Croteau

Time Started: 3:36 p.m.

The Pledge of Allegiance was performed by all present.

Citizen Query opened at 3:36 p.m. and closed at 3:51 p.m.

Approval of the Agenda:

- Motion to approve by S. LaBelle.
- 2<sup>nd</sup> by S. Daniels.
- All in Favor.

Approval of Warrants (19-39, 19-41, 19-43)

- Motion to approve by S. LaBelle.
- 2<sup>nd</sup> by S. Daniels
- All in Favor.

Approval of Minutes of from April 2, 2019.

- Motion to approve by S. Daniels.
- 2<sup>nd</sup> by S. LaBelle.
- All in Favor.

Lease Properties:

- S. Daniels recused himself due to the fact that he is a tenant.
- Diedre Lawrence enters the meeting to discuss the lease for tenants at 944 Salem Street.
- K. Snow handed out copies of the leases to go over with the commissioners.
- D. Lawrence mentioned that leases have to have proof of liability insurance.
- K. Snow will approach Mr. Tub about his lease.
- K. Snow made mention that he doesn't see the need for the space to be used by GELD. Therefore, GELD should opt out for having tenant and maybe tear down the end of the building to have more of a work yard.
- S. LaBelle asked how much does the department collect in rent?
- K. Snow replied \$70,000.00 a year.
- K. Cross made mention because of the history not being good with one of the tenants I think GELD should not re up that lease.
- S. LaBelle had a small discussion with K. Cross on issue cause by that particular tenant.
- D. Lawrence said the potential for liability has to be weighed. This is a point that has to be considered. This is an unusual circumstance. There is a lot to consider, maybe you may need it or maybe not. This is not your primary business.
- K. Snow agreed that GELD is a light department not a landlord. He made mention again to tear down end of building and make a pole yard out of it.
- K. Cross had said his piece and thinks there could be other options.
- S. LaBelle mentioned that he didn't mind being a landlord given that \$70,000.00 is coming in.

- D. Lawrence reminds the commission that if the lease is re-signed, that the department may run into a lot of problems. If you don't you may see a law suit. This tenant maybe leaving eventually. Maybe offer a month to month lease and leave it at that.
- K. Cross replies that he could say yes to a year.
- S. LaBelle was not opposed to the yearly option.
- S. LaBelle would like the department to send the tenant a letter that has been drawn up by D. Lawrence and see what the response is.
- K. Cross wants this done sooner than later to make the tenant aware.
- D. Lawrence will do the lease over with more protection for the Light Department. If the tenant doesn't like it he doesn't have to sign it.

Pentucket:

- K. Snow was approached by Greg Hadden of PRSD regarding the possibility to feed an athletic field house once the old high school was torn down and new facility was built on the Groveland line. He informed that in 2006 GELD was approached by the school to see if they could be serviced by us. First of all National Grid would have to let them and agree. If the National Grid doesn't allow them to let us service the building, then Pentucket would have to petition the DPU in order for it to be done.
- S. LaBelle asked what kind of service?
- K. Snow said 600 amps.
- D. Lawrence would like to see a map and the history of the land. If it is in National Grid's territory the DPU usually goes with the IOU's arguments. But we do need to see exactly where the property was 100 years ago to make that determination.
- K. Snow said it was one continuous lot.
- D. Lawrence it's all National Grid. The issue being to shop for a better rate and reliability will not go with the DPU. This isn't a cost GELD can push on to their rate payers. GELD would have to pay fund to fight this. This is probably how this will go: It will take about three and a half years to see anything happen. It will take about \$70,000.00 in legal fee all for a 600 amp service.
- S. LaBelle doesn't like the probable outcome.
- K. Cross replied was that it doesn't look like GELD should be involved.
- S. Labelle tells K. Snow to let them know that the board of commissioners isn't in on this plan.
- K. Snow will draft a note with that on it and send it to them with a thank you for thinking about GELD.

At 4:15 p.m.

A Motion to go into Executive Session by K. Cross to consider the litigation of real property because an open meeting may have detrimental effect on the negotiating position of the Board of Commissioners of the Light Department which will reconvene to regular session after the discussion in executive session is over.

Roll Call vote:

- K. Cross: Aye.
- S. LaBelle: Aye.

- S. Daniels: Aye.
- Executive session ended at 4:18 and a roll call vote was taken to go back into regular session.
- A motion was made by K. Cross to go back into regular session to discuss regular business at 4:18 p.m.

Roll Call vote:

- K. Cross: Aye.
- S. LaBelle: Aye.
- S. Daniels: Aye.

General Managers Reports:

- K. Snow informed the commissioners that the generator will arrive the first week of August. The line crew will have the pad poured in June. K.Snow and R.Saunders had a discussion with the building inspector and all that has to be done is pull an electrical permit for the electricity to run generator.
- 4 G's solution with Verizon. K. Snow tried one of our old units in the field last month and it collected. On May 23<sup>rd</sup> he will have the crew put it up again and see if meters can be read from the unit and the component at the end of this month. If all goes well the old units will go up and will be running by the end of July. On another note Honeywell is very difficult to get in touch with. Currently, I am waiting to hear back from Dan Chase on the server and components. Merrimac and our office are going to get our on servers. The key to it all is Honeywell.
- S. LaBelle asked if this was supposed to keep our metering system going. If we don't get the server and the components what is plan "B".
- K. Snow replied there is no plan "B".
- K. Snow continued on a different subject referring to A.W. Chesterton and the solar they are trying to place on their property. K. Snow was in touch with developers but informed them the department needs something in black and white on paper. The report will be given to D. Lawrence once they send it so she can look it over and give legal advice.
- K. Snow informed the commissioners that the departments year to date income is \$192,000.00 and better than last year.
- K. Snow informed the commissioners he had heard that the town was looking for more money for in lieu of taxes. K. Snow met with Denise at town hall and asked why. The town is looking to be compensated for putting the payroll in. K. Snow asked Denise what that cost. Denise didn't have an answer at that time.
- S. LaBelle asked does that equal what the electric department does for the town at no cost? Does it include the taxes that the light department agreed to pay when this building was purchased? Which the department doesn't have to pay.

- K. Snow replied that we don't have to pay any tax money at all. He also mentioned to Denise that last year the department didn't have to give the town any money because the department didn't have a surplus.
- K. Snow wanted to make the commissioners aware that truck two had been in the shop twice in the last month. He thinks that the light department will need to purchase a new truck next year. He will put in the budget.
- A motion was made by K. Cross to adjourn the meeting at 4:48 p.m.
- 2<sup>nd</sup> by S. LaBelle.
- All in favor.

Next meeting will be held on Monday, June 3<sup>rd</sup> at 3:30 p.m.

Approval of minutes:

*A. H. Cross*

Date:

*6-3-2019*