

Rowley Municipal Lighting Plant



February 10, 2021 Commissioner's Meeting

6:00 PM – Remote GoTo Meeting

Commissioners Present: Bryan DiPersia, Mark Cousins, and Danby Whitmore. Also in attendance was General Manager Matthew Brown, Office Manager Eric Grover

See attendance sheet for the public sign-in.

Mark Cousins opened the meeting at 6:01 PM

Citizen Query

Nobody from the public participated in this citizen's query.

John Coyle Duncan & Allen DC Office [Presentation]

John Coyle from Duncan and Allen did a great Powerpoint presentation for the board. A copy of the presentation is attached with the minutes.

Review and Approve Meeting Minutes

After reading the minutes from January 20, 2021 provided, there were no corrections.

Bryan DiPersia made the motion to accept the regular minutes for January 20, 2021. Danby Whitmore seconded the motion. All voted in favor at 6:46 PM through a roll call vote.

Annual Town Meeting Warrant

Manager Brown brought the annual warrant to be read at this year's town meeting. This is a standard article that is read every year by the RMLP. Mark Cousins read it into record.

Mark Cousins and Bryan DiPersia moved to pass the article. Danby Whitmore abstained due to the language in the article. A roll call vote was taken, Cousins and DiPersia "I" Whitmore "Abstain" 7:00 PM.

24 Daniels Road [Vacant Buildings]

The property at Daniels Road had been turned over to the RMLP when the owner's son passed away. Former General Manager Robert G. Merry made the agreement back when the town was looking for a place to put its new substation. The Town recently gave the RMLP's contact information to Habitat for Humanity. They inquired about our plan for the vacant house at 24 Daniels road and were given a tour to see if a rehab/affordable housing project was even feasible. Manager Brown reported back that they would be willing to take it on as a project if it became available in the future. Manager Brown's concern is that to allow this to move forward RMLP would have to deem the property surplus, therefore turning it over to the Town of Rowley. He stated that someday we will need a new operations center and although not sure if he would construct at Daniels road, he did not want to deem anything surplus until there was a long-term plan for the RMLP. "I would hate to think I could find another property, give this one away that we own and then have to report back to the board that I can't find land and by the way I had you vote that buildable piece surplus" His recommendation was to demo the two outbuildings and agree to hold off on demo of the house in case we could deem it surplus in the future and it could be turned into something useful. Manager Brown had Ken Ward the Rowley building inspector on site to give his opinion of the buildings. Manager Brown thought the two outbuilding should be demolished and keeping the house for now as there is a new roof on it, was ok. Ken Ward agreed with Manager Browns thought process. Mr. Ward did cite concerns over the two outbuildings not being secure and a potential liability to the department. Commissioner Whitmore thought the buildings should all be saved and questioned whether they were structurally sound? She asked Manager Brown to have building Inspector Ken Ward re-visit the outbuilding to determine their structural integrity. Bryan DiPersia said a report should be done inspecting the outbuildings. Mark Cousins wanted to put on record that the department is on notice and is assuming risk and exposure of someone getting hurt on this property. He said that doing nothing is not an option. Danby Whitmore said the porch on the front of the house should come down and just put a simple set of stairs and block up the door to make more secure and that we could easily close the shed and find a use for the buildings. In response to the question of RMLP renting the property out to someone Mark Cousins said we are in the business of selling electricity and not being landlords. He asked if the property was deeded to the department which we can check on but believed to be accurate. Manager Brown said if we deem the property surplus, we will have to give it to the town, and they would presume ownership to do what they feel is right. The lot sits on app. 2.8 acres and Danby Whitmore was wondering if we could even put an operation center in a residential neighborhood. Manager Brown stated we all like to do nice things, but we need to think and do what is best for the ratepayers in this matter. The roof on the house was put on in 2012 and Bryan DiPersia was wondering what the actual condition of the house was. It has no services or connected heating system and has been vacant for almost 10 years. So, it was decided to continue discussion of the property at next month's meeting. In the meantime, Manager Brown will verify we have coverage through the Departments insurance and consult with the Town Building Inspector for a written report.

MLP Solar Update

Manager Brown said there was not a notable change from the January 2021 meeting. The program was extended until June 2021 with another pledge from the RMLP of \$30,000.00 and there were funds left over to cover one system from 2020. So, there are enough available for app. 6-7 average size systems in town.

Manager's Update

Manager Brown just brought up a few points over the past month:

- We are working on year end close-out and the inventory should be complete.
- Completed the Report of the Rowley Municipal Lighting Plant for the Towns' annual report.
- The balance sheet and income statement should be submitted after the year end close-out like last year.
- February's bill has a message box devoted to the Good Neighbor Energy Fund along with green envelopes inside if a ratepayer should decide to donate.

- We have been in talks with Market Basket about installation of a Level 3 fast DC charging station. There is an EV charging grant with a deadline of March 19th that we intend to apply for if talks progress.

All Other Items Not Anticipated by The Chair

There was nothing added in by the chair.

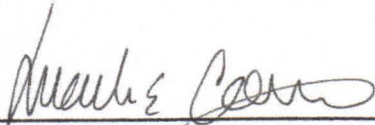
"Executive Session" If Required.

Executive session was not required for this meeting.

Adjournment

Bryan DiPersia made the motion to adjourn. Danby Whitmore seconded. All voted in favor at 7:37 PM with a roll call vote with everyone saying yes.

Minutes submitted by Eric R. Grover



Mark Cousins, Chair



Bryan DiPersia, Member



Danby Whitmore, Clerk