

MONTAGUE SELECTBOARD MEETING

VIA ZOOM

Monday, September 15, 2025

AGENDA

Join Zoom Meeting <https://us02web.zoom.us/j/83190386746>

Meeting ID: 831 9038 6746 Passcode: 915957 Dial into meeting: +1 646 558 8656

Topics may start earlier than specified, unless there is a hearing scheduled

Meeting Being Taped

Votes May Be Taken

1. 6:00PM Selectboard Chair opens the meeting, including announcing that the meeting is being recorded and roll call taken
2. 6:00 Approve Minutes: Selectboard Meeting September 8, 2025, if available
3. 6:00 Public Comment Period: Individuals will be limited to two (2) minutes each and the Selectboard will strictly adhere to time allotted for public comment
4. 6:02 Vote on Proclamation to declare October 5th, 2025, Farren Memorial Appreciation Day
5. 6:05 **Sewer Commission with Clean Water Facility Superintendent Chelsey Little**
 - Hydroelectric Feasibility Study Findings
 - Screw Pump Replacement Project Update
 - Monthly Permit Summary for July 2025
6. 6:25 **Assessing Department Business with Adam Tocci Director of Assessing**
 - Analysis of HERO Act property tax exemptions for disabled veterans
 - Anticipated Payment in lieu of taxes (PILOT) agreement with Kearsarge Solar LLC for solar projects at 248 Montague City Road and 131 Turnpike Road.
7. 6:50 **Personnel Board**
Wendy Bogusz, Town Clerk
 - Request for Assistant Town Clerk to receive out of grade compensation during planned absence of Town Clerk in accordance with NAGE agreement Article 17 (\$39.29 per hourly) Effective 9/8/2025 through 10/11/2025.
 - Request to hire Abigail Moore as Administrative Assistant for the Town Clerk's Office, Grade H Step 2 up to 20 hours per week at \$22.66 per hour**Police Chief Search Committee**
 - Report from the Police Chief Search Committee
 - Establish next steps in hiring process
8. 7:05 **Assistant Town Administrator's Business**
 - Authorize Change Order #1 with Associated Construction Company for CWF Screw Pump project. Change order value is \$13,265.56 to be funded with project contingency
 - Other Project Updates

Montague Selectboard Meeting
September 15, 2025
Page 2

9. 7:10

Town Administrator's Business

- Authorize Council on Aging Director to execute \$5,000 FY26 Creative Experiences grant for Spanish Language Lessons for Seniors
- Execute License Agreement with Eversource regarding access to Dry Hill Cemetery
- Authorize Town Administrator to execute a 36-month natural gas contract for the term of 4/1/2026- 3/30/2029 at rates to be quoted on 9/16/2025.
- Six Town Regionalization planning
- Topics not anticipated in the 48-hour posting requirements

Next Meeting:

- Selectboard: Monday, September 22, 2025, at 6:30PM via ZOOM.



**TOWN OF
MONTAGUE
MASSACHUSETTS**

TOWN HALL
One Avenue A
Turners Falls, MA 01376

413-863-3200
Ext. 108

Farren Memorial Appreciation Day Proclamation

By the authority invested in us as the Selectboard of the Town of Montague we hereby proclaim

WHEREAS the Farren Memorial Hospital (hereinafter "the Farren"), built by benefactor Bernard N. Farren in memory of his son Frank, opened in 1900; and

WHEREAS the Sisters of Providence ministered to patients with kindness and skill; and

WHEREAS many doctors, nurses, healthcare providers, and support staff worked together to create a healing atmosphere at the Farren; and

WHEREAS many area residents were born, treated, and died at the Farren; and

WHEREAS many high school students were given the opportunity to volunteer as "Candy Strippers" at the Farren; and

WHEREAS the Farren became a rehabilitation care facility for persons with both physical and mental health issues in 1990; and

WHEREAS the Farren provided unique healthcare services throughout its one-hundred-and-twenty-year history

Now, therefore: on behalf of the entire Select Board, we do hereby proclaim that Sunday, October 5, 2025 be observed as **Farren Memorial Appreciation Day** in the Town of Montague, and encourage citizens to celebrate the memory, and reflect on the contribution of The Farren to this community.

In Witness Whereof, we have hereunto set our hands and caused to be affixed the great Seal of The Town of Montague, Massachusetts, this 15th day of September 2025.

Matthew Lord, Chair

Richard Kuklewicz, Vice Chair

Marina Goldman, Clerk

The Town of Montague is an equal opportunity provider and employer

Town of Montague, Massachusetts
Clean Water Facility
Hydro Turbine Feasibility Study



Prepared by:
JK Muir, LLC
2275 Silas Deane Highway
Rocky Hill, CT 06067
860-249-0989

September 2025

Executive summary

This memo summarizes preliminary, high-level feasibility analysis of hydroelectric energy generation at Montague CWF including estimated generation potential, equipment costs, and potential funding sources. The evaluation is intended to estimate the magnitude of the opportunity and feasibility. The scope items covered in this memo are:

- Develop preliminary, high-level calculations of energy production potential, based on average flow and head from information provided by Montague CWF.
- Develop a preliminary list of manufacturers/technologies that may be appropriate for the application based on configuration and available flow and head.
- Obtain cost estimates for the equipment from manufacturers. Cost estimate to include equipment cost only.
- Identify potential funding sources.
- Present findings in a summary memo.

JKMuir recommends a pump-as-turbine configuration to be installed in the outfall pipe, which is estimated to produce 15,734 kWh of renewable electricity annually. The recommended next steps are to:

- It is recommended to further investigate the practicality of installing a pump in the outfall pipe manhole. It is likely that the steel outfall pipe would have to be altered with bypass piping to accommodate the proposed pump. This could be challenging to achieve within the confines of the 6' diameter manhole and might incur additional installation costs.
- It is recommended to contact grant programs to determine future funding availability for hydroelectric energy projects at both the federal and state level.

Introduction

Montague CWF has engaged JKMuir to perform a high-level feasibility assessment of hydro-electric turbine potential at the Montague CWF located in Montague, Massachusetts. The intent of this study is to assess the technical and economic feasibility of hydro-electric renewable energy production at the plant, which may generate energy and cost savings.

Information about the potential turbine installation locations was provided by Montague CWF. Relevant information includes a facility hydraulic profile, dimensional drawings showing available space in the two potential installation locations, elevation drawings, photos, historic hourly flows from January through December 2024, and a former application to the Alternative Energy Property Program from the 1980s prepared by Montague CWF in collaboration with West Stockbridge Enterprises, Inc.

Generation Potential

The two locations proposed for turbine installation are in the chlorine contact tank overflow weir and in the outfall pipe of the facility into the Connecticut River. Information pertaining to each location used for the feasibility analysis is summarized in Table 0-1. **Facility Info Summary Table**

Table 0-1. Facility Info Summary Table

Location	Elevation (ft)	TDH (ft)	Average Flow (gpm)	95 th Percentile Flow (gpm)	5 th Percentile Flow (gpm)	Pipe Dimensions and Material	Potential Feasible Technologies
Chlorine contact tank overflow weir	123	22	489	767	278	2' diameter steel pipe	-
Outfall pipe	119	26				2' diameter steel pipe in 6' diameter manhole	Pump-as-turbine, variable flow hydroelectric turbine, pico-turbine

Notes:

1. Flows are binned from hourly flow data provided by the plant for the calendar year of 2024.
2. TDH estimates from each location are based on the CWF hydraulic schematic and the Alternative Energy Property Program application completed by the Town of Montague Water Pollution Control Authority in 1983.
3. Potential feasible technologies are assessed based on size of equipment, orientation of equipment relative to pipe, and plant drawings. Further analysis is required to confirm specific technology compatibility with proposed install locations.

Potential energy generation from an installed hydroelectric turbine was estimated according to the following equation:

$$Power (kW) = \frac{Flow (gpm) * TDH (ft) * 0.746 * Turbine Efficiency}{3,960}$$

Potential energy production for each location is summarized in Table 0-2. Potential Hydro-electric Energy Production

Table 0-2. Potential Hydro-electric Energy Production

Location	Turbine Efficiency (%)	Mean Potential Power Draw (kW)	Max Potential Power Draw (kW)	Minimum Potential Power Draw (kW)	Annual Electricity Generation (kWh)
Chlorine contact tank overflow weir	75	1.7	3.4	0.7	13,316
Outfall pipe	75	1.5	4.0	0.8	15,734

Notes:

1. Turbine efficiency is based on pump as turbine (PAT) equipment performance curve with a slight efficiency penalty to account for pump running in reverse.
2. Minimum, mean, and maximum power draws are based on varying flow rates presented in Table 0-1.
3. Run hours are assumed to be continuous - 8,760 hours per year
4. Total annual generation is calculated based on 6 binned flows: 0-5%, 5-25%, 25-50%, 50-75%, 75-95%, and 95-100%.

Savings and emissions reductions associated with hydro-electric electricity generation are presented in Table 0-3:

Table 0-3. Annual Savings and Emissions Reductions

Location	Annual Electricity Generation (kWh)	Annual Dollars Saved (\$)	Annual Emissions Reductions (MTCO ₂ e)
Chlorine contact tank overflow weir	13,316	2,130	3.3
Outfall pipe	15,734	2,517	3.9

Notes:

1. First year annual dollars saved based on annual energy savings and respective blended electric rate \$0.16/kWh
2. Annual emissions reductions are based on the EPA's eGRID emissions factors for Massachusetts from 2023.

Technology Alternatives

Based on the considerations with each alternative (summarized in the following sections), we recommend Montague CWF opt for Alternative 3 – Pump-as-turbine given the suitability of the technology and the precedent of funding for similar projects in Massachusetts.

Alternative 1 – Submersible In-Pipe Variable Flow Turbine

Given the high variability and low magnitude of effluent flows at the Montague CWF, one option for hydroelectric turbine generation is an in-pipe variable speed flow turbine. In this alternative, an In-Pipe Energy HydroXS is proposed. The flow range of these units is 50-2,000 gpm, which matches the range of flows experienced by Montague CWF. These units are installed as a bypass option to a valve, allowing the turbine to be bypassed in the case of a wet weather event in which flows exceed the maximum design flow (Montague CWF's maximum flow was over 3,000 gpm in 2024).

There are several drawbacks to this alternative. Given the projected energy generation potential at Montague CWF, the cost of these units is likely prohibitive (the budgetary pricing for a variable flow turbine, not including installation nor interconnection, is \$240,000 to \$295,000 – with 50% IRA funding, the net equipment cost would be \$120,000 to \$147,000 which, based on annual savings of \$2,517, would take over 50 years to pay back). Also, the head conditions at Montague CWF are significantly lower than what is typically recommended for these variable flow turbines; the turbine would likely operate at significantly reduced performance. Additionally, these units require a footprint that would exceed the space available in the chlorine contact tank overflow weir and the 6' diameter manhole at the outfall pipe location.

Alternative 2 – Non-submersible Pico-Turbines

Given the low head conditions of both locations, there are few hydro turbines available that are adequately sized to capture the maximum potential electricity generation at Montague CWF's head and flow conditions. In this alternative, an 8kW non-submersible, vertical pico-turbine is proposed. The advantage of this alternative is that the vertical turbine is likely able to fit within the dimensions of either the overflow weir or outfall pipe. These units can handle a range of flows between 500-2,000gpm, and the typical head of 29.5ft is more in-line with the conditions at Montague CWF.

The main disadvantage is that this turbine is not built as submersible. Given that the two proposed install locations for the turbine, both the outfall manhole and the chlorine tank overflow weir, have substantial potential for splashing and wet conditions, additional costs required to mechanically-seal and waterproof the turbine and generator would be incurred.

Other manufacturers of hydro-electric turbines, such as Flygt, are oversized for the flows seen at this CWF. The minimum flow that the smallest unit manufactured by Flygt is capable of handling is 8,000 gpm, significantly greater than the maximum flow anticipated at Montague CWF.

Alternative 3 – Pump-as-turbine

Pumps can be run in reverse so that water flowing through the pump spins the impeller in reverse, generating electricity rather than consuming energy. This application is known as a “pump-as-turbine” (PAT) approach and is widely used in developing countries where decentralized communities can generate power from smaller flow sources and where pump parts are more accessible.

The advantage of a pump-as-turbine application for Montague is that there are a wider range of submersible pumps adequately sized for the conditions at Montague CWF, the pumps are more readily available in the U.S., the pumps are more serviceable, and funding via Massachusetts State programs has been awarded to similar pump-as-turbine projects.

The main disadvantage of this alternative is that the unsubsidized project cost would likely be uneconomic (payback period greater than 25 years – see Simple Payback Analysis) given the low savings associated with hydro-electric energy generation at Montague CWF. However, leveraging available grants may reduce the subsidized project cost substantially, as discussed in the following section. Also, the pump experiences a slight decrease in efficiency when operating in reverse (about 3% based on a review of pump-as-turbine projects¹).

¹ Nasir, Abdulbasit et. Al. “The pump as a turbine: A review on performance prediction, performance improvement, and economic analysis.” *Heliyon*, Vol. 10, Issue 4, 2024.

Recommendation and Simple Payback analysis

To understand financial viability, an acceptable project cost was determined based on the annual cost savings generated by the turbine and the expected turbine useful life as outlined in Table 0-1. Acceptable Project Cost Limit **Error! Reference source not found.** A turbine project that is expected to exceed the cost outlined below would not be a favorable investment as the savings over the project life would not justify the initial capital investment.

Table 0-1. Acceptable Project Cost Limit

Item	Unit
Annual Savings	\$2,517
Estimated Turbine Useful Life	25 years
Total	\$63,000

Note: Annual savings are based on a \$0.16/kWh electric rate.

The conceptual project cost should include the cost of the pump to be used as a turbine, the electrical powerhouse (including load control, capacitors, switches, and meters), transmission, and installation. Importantly, bypass piping modifications must be performed on the 2' steel pipe so that the turbine may be bypassed during wet weather events and to direct plant effluent water into a smaller diameter pipe suitable for the pump. Potentially, temporary bypassing costs might be necessary while the PAT is installed.

Hydropower turbine project costs range depending on equipment size, installation difficulty, and funding awarded. Several case studies from public sources and from JKMuir's work with public and private utilities suggest expected generation and relative capital costs. A 2021 pump-as-turbine project in Fitchburg, MA estimated to produce 10 kW/\$10,203 of annual energy savings had a total, unsubsidized project cost of \$362,481. A proposed variable flow turbine installation in Rockland County, NY with a TDH less than 46 feet is estimated to produce 10,510 kWh of annual energy savings with a total, unsubsidized project cost of \$800,000-1,160,000. A proposed microturbine project in Brooklyn, NY with a TDH of 8.4 ft and 55,000 gpm was estimated to produce about 583,000 kWh annually with an estimated project cost of \$7,600,000. A 2019 10 kW PAT rebuild project in Torrington, MA was estimated to cost \$37,274.

Anticipated project costs per unit capacity as a function of system capacity are plotted in Figure 1 below. Example projects with costs are taken from case studies of proposed variable flow turbines in New York State water utilities, proposed PAT and microturbine projects in NYC, and a completed PAT project in Fitchburg, MA. All project costs used are unsubsidized.

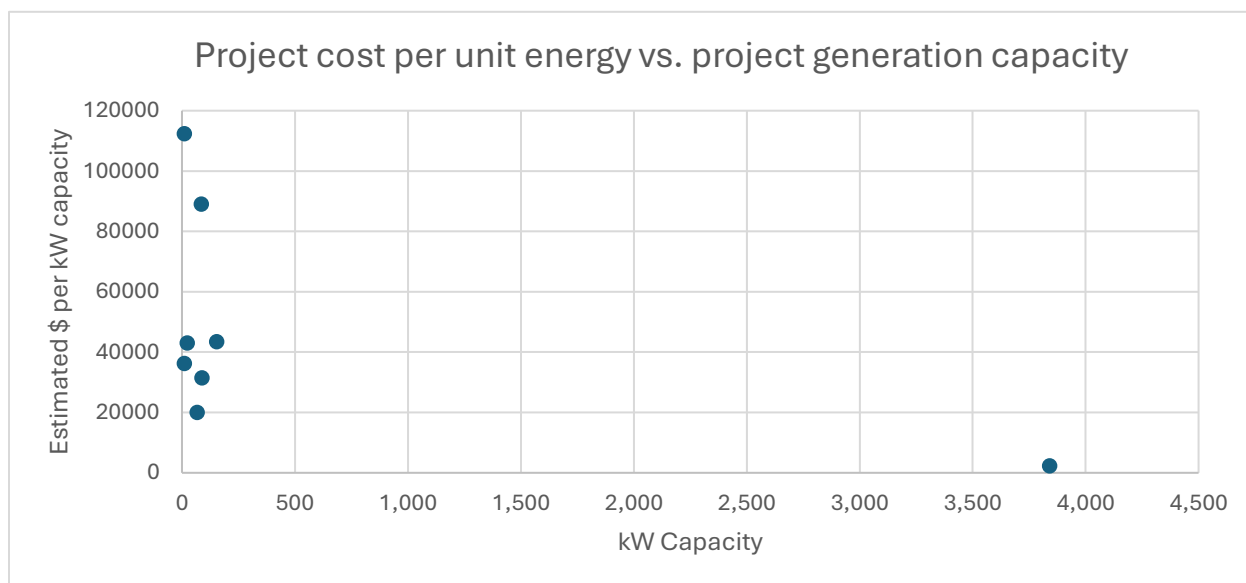


Figure 1 – Example hydropower projects with costs per kW vs. project size

A hydroelectric project at Montague CWF would be smaller than all the projects shown in the above figure. Given that hydropower capital costs benefit from economies of scale, the total installed project cost can be approximated using a conservative \$40,000 per kW capacity scaling factor. A PAT installation at Montague WPFC, therefore, could be expected to cost on the order of \$92,000. A theoretical cost breakdown and simple payback is proposed below.

Table 0-2. Simple Payback Analysis

Simple Payback Model	
Pump Flow/Head/Power	500 gpm / 26 feet / 2.3 kW
Pump Cost (\$)¹	\$10,500
Installation, Electrical, and Transmission Lump Sum (\$)²	\$81,500
Conceptual Project Cost (\$)²,³	\$92,000
Blended Electric Rate (\$/kWh)	0.16
Annual Savings (\$)	\$2,517
Simple Payback (years)	37

Note:

1. Quote for Pentair Aurora pump model 3801, 1200 RPM, 5HP. Pump cost includes performance testing, freight, and 1 day startup.
2. Lump sum estimated as total project cost based on \$40,000/kW capacity without the equipment cost based on analyzed New England hydroelectric projects. Lump sum cost should include bypass piping costs, and the potential need for temporary bypassing during equipment in installation.
3. In other studied projects, equipment cost has represented 10-20% of total project costs.

Although the total project cost is likely uneconomic given the long anticipated payback period, similar PAT projects in Massachusetts were able to receive substantial funding. Securing funding

from the Massachusetts Gap Energy Grant and the MassCEC programs could provide a cost-share of up to 75% of total project costs.

Table 0-3. Subsidized Simple Payback Analysis

Simple Payback Model	
Subsidized Project Cost	\$23,000
Blended Electric Rate (\$/kWh)	0.16
Annual Savings (\$)	\$2,517
Simple Payback (years)	9

Note: subsidized cost is estimated based on a pump as turbine project in Fitchburg in which a 75% cost-share was awarded through a combination of the MassCEC and Gap Energy Grant programs for a project with annual electricity cost savings of \$10,000.

Funding Sources

Several state, utility, and federal funding sources have been explored to help pay for the installation of hydro turbine generating equipment at Montague CWF. The funding programs are summarized below.

The Massachusetts Gap Energy Grant Program

Under a collaboration between MassDEP, Massachusetts Department of Energy Resources, and the Massachusetts Clean Energy Center (MassCEC), the Gap Energy Grant provides up to \$200,000 per community for implementing energy efficiency and generation projects at wastewater facilities. There have been three rounds of funding in 2014, 2018, and 2022. The most recent round of funding awarded \$8.1M across 62 wastewater and water facilities. In particular, this program has awarded projects using pump-as-turbine configurations generating savings in the realm of 65,000 kWh per year.

Based on the program website, the newest, fourth round of funding was noted as “forthcoming” in 2025, though there have not been apparent updates from the program since.

Commonwealth Hydropower Program

The Commonwealth Hydropower Program provides up to \$300,000 or 50% of actual costs in funding for feasibility studies and construction of hydropower projects at existing or new facilities. The fourteenth round of funding under the program closed in May 2025, though new funding rounds “generally open once per year in the early spring.”

Public entities are eligible for applications and must consider a useful lifetime of 20 years for the project. Facilities must also have a FERC license or an approved exemption. Funding can be used for a feasibility analysis or construction of new turbine equipment in a conduit owned by the facility.

Clean Water State Revolving Fund (CWSRF)

The U.S. EPA, in collaboration with MassDEP, funds a wide range of water infrastructure projects, including the energy efficiency projects, under the CWSRF. The program provides low interest loans to eligible recipients. Types of assistance can include direct loans, purchasing debt, guarantees and insurance, and other financial mechanisms.

Under the Trump administration enacting freezes on climate-related federal loans, it is not clear at this point that the CWSRF is available to new or existing applicants.

Clean Energy Investment Tax Credit (CEITC)

The CEITC is a federal, technology-neutral investment tax credit that replaces the Energy Investment Tax Credit. This credit is applicable to all generation facilities and energy storage systems that have no greenhouse gas emissions.

Under the Trump administration's "Big Beautiful Bill," projects eligible for clean investment credits must begin construction before July 4th, 2026, or must be placed in service before the end of 2027.

Conclusions

A hydroelectric installation at Montague CWF could generate up to \$2,517 in annual electric cost savings. If state funding is secured through programs like the Massachusetts Gap Energy Grant, then it could be financially viable to install a PAT in the outfall pipe to offset the facility's energy use.

- It is recommended to further investigate the practicality of installing a pump in the outfall pipe manhole. It is likely that the steel outfall pipe would have to be altered with bypass piping to accommodate the proposed pump. This could be challenging to achieve within the confines of the 6' diameter manhole and might incur additional installation costs.
- It is recommended to contact grant programs to determine future funding availability for hydroelectric energy projects at both the federal and state level.

APPENDIX A – EQUIPMENT CUT SHEET, PERFORMANCE CURVE, AND QUOTE

Item Number / Tags	: 001	Size	: 3801 - 4x5x9.5
Service	:	Stages	: 1
Quantity	: 1	Based on curve number	: 3800_4x5x9.5_1200
Quote number	: 2120987	Basic model number	: 4x5x9.5 3800 1800-CL
		Date last saved	: 09 Aug 2025 5:51 AM

Operating Conditions

Flow, rated	: 500.0 USgpm
Head, rated (requested)	: 26.00 ft
Head, rated (actual)	: 26.23 ft
Suction pressure, rated / max	: 0.00 / 0.00 psi.g
NPSH available	: Ample
Site Supply Frequency	: 60 Hz

Performance

Speed criteria	: Synchronous
Speed	: 1200 rpm
Impeller dia.	: 8.63 in
Impeller diameter, maximum	: 9.50 in
Impeller diameter, minimum	: 7.00 in
Efficiency	: 78.25 %
PEI (CL)	: 0.99
NPSH required / margin required	: 10.42 / 0.00 ft
nq (imp. eye flow) / S (imp. eye flow)	: 38 / 83 Metric units
Minimum Continuous Stable Flow	: 218.4 USgpm
Head max.	: 34.63 ft
Head rise to shutoff	: 31.82 %
Flow, best eff. point	: 473.7 USgpm
Flow ratio, rated / BEP	: 105.55 %
Diameter ratio (rated / max)	: 90.79 %
Head ratio (rated dia / max dia)	: 72.15 %
Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00
Selection status	: Acceptable

Liquid

Liquid type	: Water
Additional liquid description	:
Solids diameter, max	: 0.00 in
Solids size limit	: 0.34 in
Solids concentration, by volume	: 0.00 %
Temperature	: 68.00 deg F
Fluid density	: 1.000 / 1.000 SG
Viscosity	: 1.00 cP
Vapor pressure, rated	: 0.34 psi.a

Material

Material selected	: Standard
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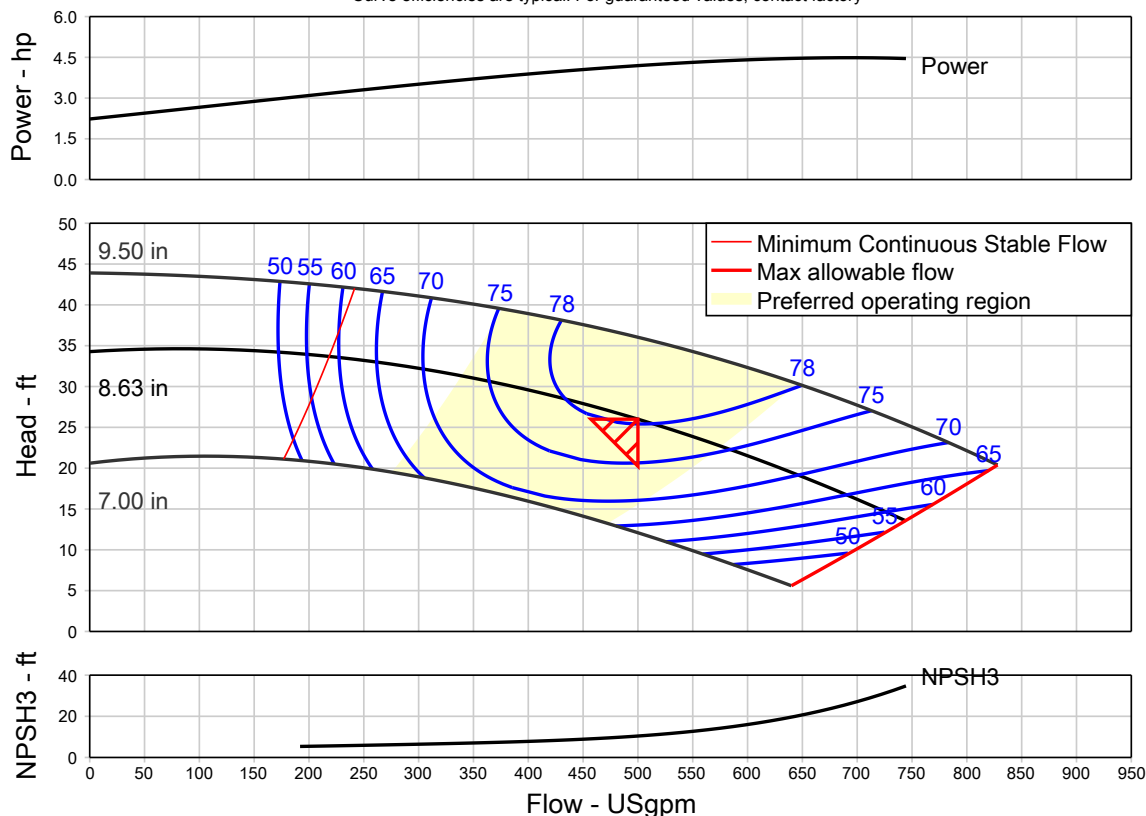
Pressure Data

Maximum working pressure	: 14.99 psi.g
Maximum allowable working pressure	: 175.0 psi.g
Maximum allowable suction pressure	: 175.0 psi.g
Hydrostatic test pressure	: 125.0 psi.g

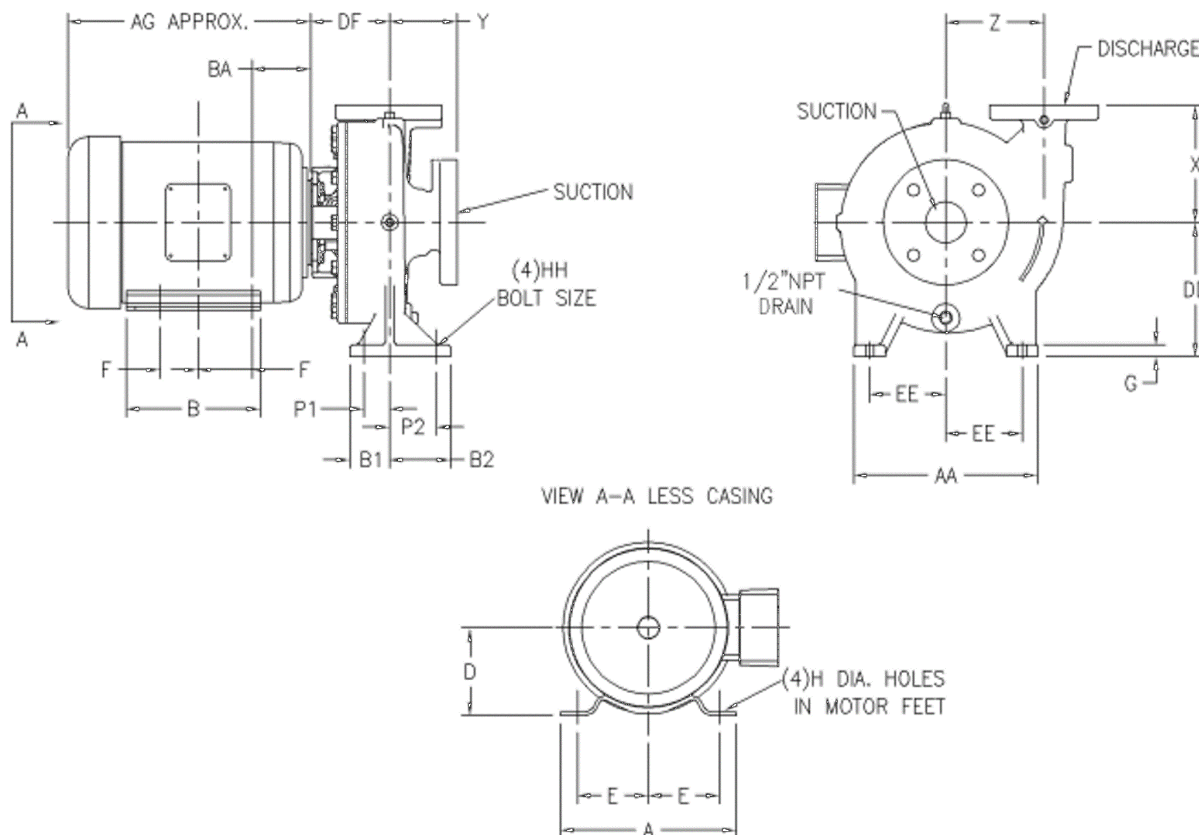
Driver & Power Data (@Max density)

Driver sizing specification	: Max Power
Margin over specification	: 0.00 %
Service factor	: 1.00
Power, hydraulic	: 3.28 hp
Power, rated	: 4.19 hp
Power, maximum	: 4.49 hp
Motor rating	: 5.00 hp / 3.73 kW

Curve efficiencies are typical. For guaranteed values, contact factory



General Arrangement Drawing



X	Y	Z	P1	P2	B1	B2	G	DD	DF	HH (Size)	EE	AA	AG	A	D	E	F	H	BA
8.00	5.00	7.00	1.88	2.50	2.69	3.31	0.75	10.00	4.69	0.44	4.56	11.00	15.00	10.50	5.25	4.25	3.50	0.41	3.50

NOTES:

All dimensions are in inches.

Dimensions shown may vary $\pm 3/8"$ (10mm) due to normal manufacturing tolerances.

Bases are designed to be completely filled with grout.

Conduit box is shown in approximate location. Dimensions are not specified as they vary with each motor manufacturer.

Dimension BA is a pump dimension from the bracket register to the front set of motor mounting holes.

This dimension is equal to the motor manufacturers dimensions BA+BC. Reference individual motor dimension page for specific motor dimensions.

Pump Data

Series	3800	Discharge Size	4.00 in
Model	3801	Suction Size	5.00 in
Size	4x5x9.5	Casing Size	9.50 in
Flow	500.0 USgpm	Pressure Rating	175.0 psi
Head	26.00 ft	Temperature Rating	68.00 deg F
RPM	1200 RPM	Connection Suc/Dis	Flanged 125#/125#
Rotation	Right	Base Type	No Base
Pump Paint	Standard blue paint	Coupling Type	None
Liquid Type	Water		

Motor Data

Power	5.00 hp	-	-
Phase	3	Efficiency (%)	Not available
Frequency	60 Hz	Efficiency Rating	premium
Volts	230/460	Enclosure	TEFC
RPM	1200	Manufacturer	US Motors
Frame	215JM		

Pump Materials of Construction

Pump Material	Stainless steel	Power Frame Body	-
Casing	Ductile Iron ASTM A536	Sealing	Type 21
-	Stainless steel, 316	Seal Material	Carbon Ceramic
Shaft	Carbon Steel AISI C1045	Case Wearing Ring	None
Shaft Sleeve	Stainless steel, AISI 316	Casing "O" Ring	-
Motor Bracket	Cast iron, ASTM A48	Impeller Wear Ring	-
Seal Plate	Cast Iron ASTM A48	Flushing Lines	None

Estimated Weights

Pump	192.0 lb
Driver	179.0 lb
Total	396.0 lb

Additional Options

-
-
-
-
-
-
-
-
-
-

Quote Information

Customer	
Customer Quote #	0
Job Name	Default
Market	-



Quote Item #	001
Quote Date	31 Jul 2025

To: ● Alec Wallace

Sat 8/9/2025 7:15 AM



JKM MA Plant Water Aurora ...



371 KB

Alec

See attached for an option that's a more typical municipal pump. The B&G is mostly an HVAC commercial pump, the Aurora as attached is a more common pump you would see in municipal applications because of the construction and certification options.

This is a low head boost so going with a 1200 rpm option, close coupled version will fit in your 3ft envelope.

Net price on a pump 4x5x9.5 with 5hp, TEFC ,3/60/460 Motor, performance testing, freight and 1 day of startup will be approx \$10,500.00

Let me know if questions.

Thanks

Hydro-electric Feasibility Study Summary

Two Potential Locations

Location	Total Dynamic Head	Energy Production (Mean)	Max Power Draw	Min Power Draw	Annual Electricity Generation	Annual Dollars Saved
Chlorine Tank Overflow Weir	22 ft	1.7 kW	3.4	0.7	13,316 kWh	\$2,130
Outfall Pipe	26 ft	1.5 kW	4.0	0.8	15,734 kWh	\$2,517

Three Technology Alternatives

Technology	Pros/Cons
Submersible In-Pipe Variable Turbine	-Cost Prohibitive (50-year+ payback) -Head conditions too low, reducing performance
Non-submersible Pico-Turbines	-Head conditions appropriate -vertical turbine will fit either location -non-submersible turbine, would need to spend more to retrofit -even smallest unit is oversized
Pump-as-Turbine	-used for low flows, pump run in reverse -pump parts more accessible/maintenance in house -readily available -unsubsidized cost uneconomical, payback 25+ years -would need to do major upgrades to system to insert bypass piping, additional expenses -potential permit violations during high flows

Payback Analysis

Technology Type	Estimated Project Cost	Annual Savings	Payback
Pump-as-Turbine	\$92,000	\$2,517	37 years

Potential Grant Subsidized Project

Grant	Cost-Share	Subsidized Cost	Annual Savings	Payback
DEP Gap Grant	75%/25%	\$23,000	\$2,517	9 years
Commonwealth Hydropower Program	50%/50%	\$46,000	\$2,517	18 years
Clean Water State Revolving Fund	Frozen under Trump Administration	---	---	---

CWF Screw Pump Project Update



Completed Work

- Brick masonry repairs to main tower
- Existing HVAC demo
- Bypass pumping installation
- Existing screw pump demo
- Concrete rehab
- Minor electrical/disconnect controls

Substantial Completion (51%): ~2/24/2026

Pending Work

- Wet well H₂S coating
- Concrete repairs to pump housing
- Repour concrete motor pedestals
- Install new pumps
- Install new HVAC
- Install new controls

Final Completion (100%): ~4/25/2026

Permit Summary July 2025

Parameter	Permit Required Limitation	Result
Flow	1.83 MGD (Average Monthly)	0.536
BOD mg/L	30 mg/L (Average Monthly Max)	24.0
BOD % Removal	>= 85.0% (Average Monthly)	90.6%
TSS mg/L	30 mg/L (Average Monthly Max)	15.1
TSS % Removal	>= 85.0% (Average Monthly)	96.1%
pH Low	6.0 SU (Daily)	6.61
pH High	8.3 SU (Daily)	7.36
<i>E. coli</i> (Daily)	409.0 MPN (Daily Max)	1,011.20
<i>E. coli</i> (Rolling)	126.0 MPN (Geomean Average)	64.9
Total Chlorine	1.0 mg/L (Daily Max)	0.5
Total Nitrogen	153 lbs/day (Average Monthly Max)	22.1

MGD=Millions of Gallons per Day (standard water/wastewater flow measurement)

BOD=Biochemical Oxygen Demand

TSS= Total Suspended Solids

pH= potential hydrogen (acid/base scale)

SU= Standard Units

mg/L= milligram per liter

MPN= Most Probable Number

lbs=unit of measure for loading calculations

*Note: Summary subject to change pending final data review and submittal to EPA/DEP

HERO ACT

TOWN OF MONTAGUE

What is the HERO Act?

MA Legislature passed the HERO Act in August of 2024

Act contains 30+ provisions aimed at modernizing Veteran's services, increasing benefits for disabled Veterans, and supporting Veteran-owned businesses

“This is our most comprehensive veterans’ legislation in over 20 years, and it’s the result of Massachusetts coming together to make veterans our priority. From the start, our administration has been dedicated to revitalizing veterans’ services in Massachusetts, ensuring that every hero receives the benefits, resources and support they deserve. As we celebrate the 250th anniversary of our country – we can and will be the state where veterans and service members continue to lead and make all our freedom and success possible.”

- *-Gov. Maura Healey*

What is the HERO Act (cont.)

Increases the disabled Veteran annuity (\$2,000 => \$2500 annually)

Protects access to sales tax exemptions (ex. Motor vehicle purchases)

Creates a military family advocacy program

Increase to the Veteran-hire tax credit

Expands access to behavioral health treatment through outpatient service visit reimbursement

Expands local options for Veteran property tax exemptions

What is an Exemption?

Exemptions are reductions in an individual's property tax levy during the fiscal year given to qualifying individuals as defined by each exemptions respective State statute.

- Montague currently offers Senior exemptions, Blind Exemptions, etc.

Taxpayer must apply by April 1st of each year to receive consideration for a property tax exemptions

State Tax Form 50-1
Revised 12/2022

THE COMMONWEALTH OF MASSACHUSETTS

Name of City or Town

Date Received
Application No.
Parcel Id.

VETERAN
FISCAL YEAR APPLICATION FOR STATUTORY EXEMPTION
General Laws Chapter 59, § 5

THIS APPLICATION IS NOT OPEN TO PUBLIC INSPECTION
(See General Laws Chapter 59, § 60)

Return to: Board of Assessors
Must be filed with assessors on or before April 1, or
3 months after actual (not preliminary) tax bills are
mailed for fiscal year if later.

INSTRUCTIONS: Complete the following. Please print or type.

A. IDENTIFICATION. Complete this section fully.

Name of Applicant
Telephone Number
Legal Residence (Domicile) on July 1,
No. Street City/Town Zip Code
Location of Property:
No. of Dwelling Units: 1 2 3 4 Other
Did you own the property on July 1, ? Yes No
If yes, were you: Sole Owner Co-owner with Spouse Only Co-owner with Others
Was the property subject to a trust as of July 1, ? Yes No
If yes, please attach trust instrument including all schedules.
Have you been granted any exemption in any other city or town (MA or other state) for this year? Yes No
If yes, name of city or town Amount exempted \$

DISPOSITION OF APPLICATION (ASSESSORS' USE ONLY)

Ownership	<input type="checkbox"/>	GRANTED	<input type="checkbox"/>	Assessed Tax \$	
Occupancy	<input type="checkbox"/>	DENIED	<input type="checkbox"/>	Exempted Tax \$	
Status	<input type="checkbox"/>	DEEMED DENIED	<input type="checkbox"/>	Adjusted Tax \$	

Board of Assessors

Date Voted/Deemed Denied
Certificate No.
Date Cert./Notice Sent
Exemption: Clause Date:

FILING THIS FORM DOES NOT STAY THE COLLECTION OF YOUR TAXES
THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

Exemptions & The Overlay

Exemption applications are due each year April 1st, however the tax levy for the fiscal year by January 1st

Assessing Department uses historical data to predict the total exemption amounts that will be granted during the fiscal year

The money lost to exemptions is made up in the overlay, so the Town does not encounter a deficit as a result of granted exemptions.

Montague's Current Veteran Exemptions

22a-f- \$400 exemption

- Largest number of exemptions given

22C- \$1500 exemption

- Total disability, specially adapted housing

22D- Full exemption

- Surviving spouses of military vets

22E-\$1000 exemption

- 100% disability w/ VA letter

FY25 Exemptions Given

- 22a-f **41**
- 22C **3**
- 22D **5**
- 22E **23**

FY25 Veteran Exemption Amounts

Exemption	# of exemptions	Exemption Amount	Total Exempted (Town)	Total Exempted (District)
22a-f	41	\$400	\$16,400.00	\$186.50
22C	3	\$1,500.00	\$4,500.00	\$77.40
22D	5	Full	\$23,057.56	\$1,917.65
22E	23	\$1,000.00	\$21,500.00	\$276.06
Totals	72	---	\$65,457.56	\$2,457.61

HERO Act & Veteran Exemptions

The HERO Act allows municipalities to locally adopt two clauses: 22I and 22J

- **Clause 22I-** [Clause 22I](#), if accepted, would increase the amount of the tax exemption granted to veterans on their domiciles under [Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F](#) annually by a cost-of-living adjustment (COLA) determined by the Department of Revenue (DOR) based on the consumer price index (CPI).
- **Clause 22J-** [Clause 22J](#), if accepted, provides an additional exemption up to 100% of the amount of the tax exemption granted to veterans on their domiciles under [Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F](#). This would work like the optional additional exemption that is already a local option under [G.L. c. 59, § 5C½](#) for all persons granted exemptions on their domiciles as veterans, seniors, blind persons, and surviving spouses.

Overlay Repercussions

22I would raise the exemption total for the Town by a cost of living adjustment (COLA) as determined by DOR annually

- 3% in FY25

22J would raise the exemption total by a percentage (ex. 25%, 50%, 100%, etc.)

- Percent to be determined by Selectboard

22I & 22J adopted together would raise the exemption total by both the COLA as well as by the adopted percentage

22I Adoption

Exemption	# of exemptions	Exemption Amount	Original Exemptipn Amount	New Exemption Amount w/ COLA
22a-f	41	\$400	\$16,400.00	\$16,892.00
22C	3	\$1,500.00	\$4,500.00	\$4,635.00
22D	5	Full	\$23,057.56	\$23,057.56
22E	23	\$1,000.00	\$21,500.00	\$22,145.00
Totals	72	---	\$65,457.56	\$66,729.56
	Increase to Overlay:	\$1,272.00		

**Assumes 3% COLA for FY26*

22 J Adoption


Exemption	# of exemptions	Exemption Amount	Original Exemptipn Amount	25% Clause J	50% Clause J	100% Clasue J
22a-f	41	\$400	\$16,400.00	\$20,500.00	\$24,600.00	\$32,800.00
22C	3	\$1,500.00	\$4,500.00	\$5,625.00	\$6,750.00	\$9,000.00
22D	5	Full	\$23,057.56	\$23,057.56	\$23,057.56	\$23,057.56
22E	23	\$1,000.00	\$21,500.00	\$26,875.00	\$32,250.00	\$43,000.00
Totals	72	---	\$65,457.56	\$76,057.56	\$86,657.56	\$107,857.56
			Increase to Overlay:	\$10,600.00	\$21,200.00	\$42,400.00

22I & 22J Joint Adoption

Exemption	# of exemptions	Exemption Amount	Original Exemptipn Amount	22I COLA	25% Clause J	50% Clause J	100% Clasue J
22a-f	41	\$400	\$16,400.00	\$16,892.00	\$21,115.00	\$25,338.00	\$33,784.00
22C	3	\$1,500.00	\$4,500.00	\$4,635.00	\$5,793.75	\$6,952.50	\$9,270.00
22D	5	Full	\$23,057.56	\$23,057.56	\$23,057.56	\$23,057.56	\$23,057.56
22E	23	\$1,000.00	\$21,500.00	\$22,145.00	\$27,681.25	\$33,217.50	\$44,290.00
Totals	72	---	\$65,457.56	\$66,729.56	\$77,647.56	\$88,565.56	\$110,401.56
				Increase to Overlay:	\$10,918.00	\$21,836.00	\$43,672.00

**Assumes 3% COLA for FY26*

Historical Overlay Balances

FY25		\$917,183
FY24		\$792,873
FY23		\$535,367
FY22		\$509,624

*The 2 year rapid increase in the overlay from FY24-25 was due to the ongoing litigation and PILOT negotiation between FirstLight, LLC and the Town of Montague.

**Overlay amount for FY26 has not been set, but the numbers will more closely resemble FY23 and FY22 as the FirstLight litigation has been settled.

Next Steps & Questions

The earliest any HERO Act Clause can be adopted by Montague is next year (FY27).

Open floor to questions



Kearsarge PILOT

Town of Montague

PILOT Questions

- ▶ Before we start- open floor to questions about PILOT agreements including but not limited to:
 - ▶ What is a PILOT?
 - ▶ Do tax parcels under a PILOT still appear on the Town's annual tax commitment?
 - ▶ How long do they last?
 - ▶ Etc.

Kearsarge Energy

- ▶ From Kearsarge Energy website:
 - ▶ **Kearsarge Energy is a full-service renewable energy developer committed to building a more sustainable world. We specialize in developing and managing high-quality solar and energy storage projects, combining technical expertise with innovative financing solutions. With a focus on long-term value, we strive to create lasting benefits for the communities we serve, our partners, and all project stakeholders.*
- ▶ Three project locations currently in Montague:
 - ▶ Solar Field- 248 Millers Falls Rd
 - ▶ Solar Field- 131 Turnpike Rd
 - ▶ Solar Field (capped burn dump)- 10 Sandy Ln

Kearsarge PILOT Proposal

- ▶ Kearsarge has proposed a PILOT agreement that encompasses two of their sites (131 Turnpike Rd & 248 Millers Falls Rd).
- ▶ Under the PILOT agreement, these two sites with all associated personal and real property would not be assessed ad valorem (full & fair cash value). Instead, their annual levy would be determined by the agreed upon PILOT amounts.
 - ▶ Current proposal is a 16-year PILOT that would end in fiscal year 2040.

131 Turnpike Rd- Solar Field

- 1.4 MW DC
 - ~1,400 megawatts of power generated annually
- Came online in 2019
- Currently already under a PILOT agreement created in 2019



An aerial photograph showing a large solar field with rows of photovoltaic panels installed on a cleared, sloping area. In the background, there are trees, some buildings, and a body of water.

248 Millers Falls Rd- Solar Field

- 1.2 MW DC output
 - ~1,180 megawatts of power generated annually
- Came online in 2020

Current Tax Levies (FY25)- Both Sites

131 Turnpike Rd (1.4 MW)

- ▶ Already under a PILOT agreement
- ▶ Levy (RE & PP)- \$10,800

248 Millers Falls Rd (1.2 MW)

- ▶ RE Levy (Town)- \$10,703.51
- ▶ RE Levy (TFFD)- \$1,976.58
- ▶ PP Levy (Town)- \$22,957.12
- ▶ PP Levy (TFFD)- \$4,239.40
- ▶ Total Levy (Town)- \$33,660.63
- ▶ Total Levy (TFFD)- \$6,215.98
- ▶ Total Levy (Town & TFFD)- \$39,876.61

The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern, layered effect on the right side of the slide.

\$50,676.61

Total Tax Bill for both sites (FY25) for Kearsarge Energy

Current Valuation Challenges

- ▶ Kearsarge Energy currently has open appeals filed for their site at 248 Millers Falls Rd for fiscal years: '22, '23, '24, and '25
 - ▶ Kearsarge's opinion of value for their RE & PP at 248 Millers Falls Rd is ~25-30% of our assessment.
 - ▶ Their claim with the Appellate Tax Board (ATB) is that they should only be paying 25-30% of what they are currently paying
- ▶ These cases have yet to be heard with the ATB.
 - ▶ Should the ATB rule overvaluation, Montague will need to refund Kearsarge Energy the difference between their new adjudicated levy and the levies already discussed.
 - ▶ Additionally, future fiscal year levies will be demined by this new adjudicated valuation.

Solar ATB Cases

- ▶ Cases with the ATB can take years to resolve. While challenges remain outstanding, the Town needs to raise money within the overlay account to prepare for a potential loss at the ATB
 - ▶ Because we need to raise the money as if we already lost the cases, the tax rate is increased simply due to the existence of the challenges.
- ▶ **Sales Comparison Challenges-** Solar sites are rarely (if ever) sold individually and are usually owned by private equity and other similar large cooperate interests. Without sales of solar farms, arriving at a value through this method is difficult.
- ▶ **Income Challenges-** Solar sites are heavily dependent on the tax credit programs being offered by the state and federal government. The last few years have seen drastic changes to tax credits being offered. This point breaks in Kearsarge's favor as they can demonstrably show a drop in a large stream of their revenue. Compounding factors such as electricity demand and pricing further convolute valuations.
- ▶ **Cost Approach Challenges-** Large-scale litigation remains ongoing between municipalities, state agencies, and energy suppliers due to disagreements surrounding the depreciation of assets. Because photovoltaic solar panels degrade ~5% annually, depreciation remains a very contested issue in cost valuation.

PILOT Proposal

- ▶ Under the proposed PILOT, the total levies already discussed for all real and personal property for both sites would be replaced by the levies laid out in the PILOT through FY2040.
- ▶ Kearsarge Energy has additionally agreed to withdraw all ATB cases related to their solar sites

PILOT Levies

248 Millers Falls			
Fiscal Year	Levy (Town)	Levy TFFD	Total Levy
2025	\$19,657.61	\$4,452.39	\$24,110.00
2026	\$19,854.18	\$4,496.92	\$24,351.10
2027	\$20,052.72	\$4,541.89	\$24,594.61
2028	\$20,253.25	\$4,587.31	\$24,840.56
2029	\$20,455.78	\$4,633.18	\$25,088.96
2030	\$20,660.34	\$4,679.51	\$25,339.85
2031	\$20,866.95	\$4,726.31	\$25,593.25
2032	\$21,075.61	\$4,773.57	\$25,849.18
2033	\$21,286.37	\$4,821.30	\$26,107.68
2034	\$21,499.23	\$4,869.52	\$26,368.75
2035	\$21,714.23	\$4,918.21	\$26,632.44
2036	\$21,931.37	\$4,967.39	\$26,898.76
2037	\$22,150.68	\$5,017.07	\$27,167.75
2038	\$22,372.19	\$5,067.24	\$27,439.43
2039	\$22,595.91	\$5,117.91	\$27,713.82
2040	\$22,821.87	\$5,169.09	\$27,990.96
Totals	\$339,248.31	\$76,838.81	\$416,087.11

131 Turnpike			
Fiscal Year	Levy (Town)	Levy TFFD	Total Levy
2025	\$18,385.69	\$4,164.31	\$22,550.00
2026	\$18,569.55	\$4,205.95	\$22,775.50
2027	\$18,755.24	\$4,248.01	\$23,003.26
2028	\$18,942.80	\$4,290.49	\$23,233.29
2029	\$19,132.22	\$4,333.40	\$23,465.62
2030	\$19,323.55	\$4,376.73	\$23,700.28
2031	\$19,516.78	\$4,420.50	\$23,937.28
2032	\$19,711.95	\$4,464.70	\$24,176.65
2033	\$19,909.07	\$4,509.35	\$24,418.42
2034	\$20,108.16	\$4,554.44	\$24,662.60
2035	\$20,309.24	\$4,599.99	\$24,909.23
2036	\$20,512.33	\$4,645.99	\$25,158.32
2037	\$20,717.46	\$4,692.45	\$25,409.90
2038	\$20,924.63	\$4,739.37	\$25,664.00
2039	\$21,133.88	\$4,786.77	\$25,920.64
2040	\$21,345.22	\$4,834.63	\$26,179.85
Totals	\$317,297.77	\$71,867.07	\$389,164.84

FY25 PILOT vs. Current

No PILOT

- ▶ FY25 Total Levy
 - ▶ Montague- \$42,516.63
 - ▶ TFFD- \$8,159.98

*Increases according to the market

PILOT

- ▶ FY25 Total Levy
 - ▶ Montague- \$38,043.30
 - ▶ TFFD- \$8,616.70

*Increases by 1% escalator annually

Solar PILOT Agreements in Other Towns

- ▶ Some municipalities publish their SOLAR PILOT guidelines and set established levies per MW capacity.
 - ▶ Town of Plympton (\$16,500/MW) includes 2.5% annual escalator
 - ▶ City of Woburn (\$13,500/MW) includes 2.5% annual escalator
 - ▶ Town of Carver (\$19,000/MW) includes 2.5% annual escalator
- ▶ Nearby Solar PILOT
 - ▶ Gill (2024)- 2.7 MW site- \$16,489 w/ 2.5% annual escalator
- ▶ Proposed Montague PILOT
 - ▶ 2.6 MW Power- \$19,441.67 w/ 1% annual escalator.

Questions and Open Discussion

Open the floor to any questions pertaining to PILOTS, the proposed agreement, etc.

Town of Montague Personnel Status Change Notice Rate Changes

Authorized Signature: _____ Employee # 1587

General Information:

Full name of employee: Tina Sulda

Department: Town Clerk

Title: Assistant Town Clerk

Effective date of change: 9/8/25

until October 11, 2025

Grade/Step/COLA Change:

Union: NAGE

Old Pay: Grade F Step 4

Wage Rate: 28.33 (annual hourly)

Wage Rate: _____ weekly

Weekly Incentive: _____ (Police Only)

New Pay: Grade C Step 1

Wage Rate: 71,507.80 (annual hourly)

Wage Rate: 1375.15 weekly

Weekly Incentive: _____ (Police Only)

Wage Rate: _____ 1st week if different

Wage Rate: _____ last week if different

Stipends

For: _____

Wage Rate: _____ (annual)

Weekly Amount: _____

Wage Rate: _____ 1st week if different

Wage Rate: _____ last week if different

For: _____

Wage Rate: _____ (annual)

Weekly Amount: _____

Wage Rate: _____ 1st week if different

Wage Rate: _____ last week if different

Notes: Temporary out of grade pay in accordance with NAGE contract Article 17

Copies to:

Employee

Department

Board of Selectmen

Accountant

Retirement Board

**Town of Montague
Personnel Status Change Notice
New Hires**

Employee # 2096

Board Authorizing Appointment: Selectboard Meeting Date 9/15/2025

Authorized Signature: _____

Board Authorizing Wages: Selectboard Meeting Date 9/15/2025

Authorized Signature: _____

General Information:

Full name of employee: Abigail M. Moore Department: Town Clerk
Title: Administrative Assistant Effective date of hire: 9/16/2025

New Hire:

Permanent: X Y N If temporary, estimated length of service: _____
Hours per Week: 20 Hours Union: NAGE

Wages:

Union: NAGE
Wages: Grade H Step 2 Wage Rate: \$22.66 (~~annual~~/ hourly)

Notes:

Copies to:

_____ Employee	_____ Department	_____ Selectboard
_____ Accountant	_____ Retirement Board	_____ Town Clerk
_____ Treasurer		

Abigail Moore

[REDACTED]
[REDACTED]
[REDACTED]

Town of Montague

1 Avenue A
Turners Falls, MA

September 8th, 2025

Dear Selectboard, Administrator, and all others,

I hope you've had a good evening so far! You may recognize my name, as I have been employed at the town hall since November of 2023. I currently hold an Extra Clerical position in the town clerk's office, and am interested in expanding to the new, offered position of Administrative Assistant.

As a college student, my schedule is flexible and I am able to fill the 20 hours a week. I've been described as a trustworthy, hardworking, and responsible individual. I pride myself with my maturity and care for materials and people around me. As a Montague native who's lived here for most of my life, I know much about the town's history, locations, etc. I am excellent at using the resources I have available to me, which gives me efficiency in work, as well as being an exceptional communicator who is calm under stress.

I am confident in my ability to continue to contribute to the Montague Town Clerk's Office efficiency, including but not limited to periods of high activity, like elections and town meeting; which I am already familiar with. I've worked as a poll worker for Montague, as well as contributed to the organization, and most importantly the smooth production of elections.

In November of 2023, I was originally hired as Administrative Assistant, and as needs in the office changed, I took up Extra Clerical along the way. Since I acquired this experience, I would not require training, and would not need to get acquainted with a new place, system, or other staff members; I believe the Town Clerk, Assistant Town Clerk, and I work very well together. From the time starting in the clerk's office, I've learned so much about municipal government, and am able to relate information in a positive and polite way to those who may not know.

Thank you so much for your consideration, see you soon!

Sincerely,
Abigail Moore

Abigail Moore



EXPERIENCE

Town of Montague, Montague, MA— *Extra Clerical/Election Worker*

August 2024 - PRESENT

Clerical duties: mailing, filing, phone service, and computer service. Work with public records, dog licenses, and by-laws. Pre-election business and poll work.

Town of Montague, Montague, MA— *Temporary Admin Asst.*

November 2023 - August 2024

Temporary position; originally filed for 1 year. Clerical Duties including mailing, filing and organizational tasks.

Zanna, Amherst, MA— *Sales and Cash Clerk*

December 2022 - September 2024

Non-Commission boutique sales, managerial business, phone service, customer service, and inventory.

Stop and Shop, Greenfield, MA— *Front End Clerk*

May 2021 - July 2022

Cashier duties such as register work, customer service, and stocking.

Camp Green Eyrie, Harvard, MA— *Summer Position*

June 2024 - August 2024

Unit counselor and unit advisor for 4.5-6 year olds.

EDUCATION

Greenfield Community College, Greenfield, MA — *LEO*

(Liberal Arts Associate's Degree focused in Education with focus in History)

August 2023 - Current

Currently an undergraduate student at GCC. Working toward a history Education focused LEO. Many credits in history and social studies.

Turners Falls High, Montague, MA— *Diploma*

Graduated 2023

Placed 14th in class. Completed several high school honors courses.

SKILLS

Customer service and interpersonal skills

Attention to detail

Professionalism in scribe

Understanding of basic legal processes, legal vocabulary, basic law, and historical significance

Trustworthiness and responsibility

AWARDS

Highschool - excellence in Latin as a world language

Excellence in English Arts and creative writing

Nominated for National Honor Society

Consistent First and Second Honors

Undergraduate - President's List

Town of Montague
Police Chief Search Committee

To: Selectboard

From: Montague Police Chief Search Committee

Date: September 10, 2025

RE: Recommended shortlist candidates for Chief of Police

Selectboard,

The Police Chief Search committee convened 5 times between July and September to solicit candidates and screen 11 applications for Chief of Police. The Committee interviewed 8 applicants in executive session and are pleased to recommend a shortlist (unranked) of two exceptional finalist candidates for consideration by the Selectboard: **Lt. Jason Haskins of Greenfield** and **Chief David Kachajian of Addison, VT**. These two candidates demonstrated the qualities and qualifications that Montague requires in a police chief and were deemed worthy of further consideration by the Selectboard. Enclosed you will find copies of their resumes and the employment advertisement. The committee is happy to avail ourselves to the Selectboard as you embark on the next steps of the hiring process.

Respectfully,

Richard Kuklewicz

Police Chief Search Committee Chair

Committee Members: Leigh Rae, Doug Brown, Richard Kukewicz, Walter Ramsey, Sgt. Jake Dlugosz, Chief Chris Williams (ex-officio)

Jason D. Haskins

Greenfield, Massachusetts [REDACTED]



Walter Ramsey
Town Administrator
Town of Montague
1 Avenue A
Turners Falls, MA 01376

Dear Mr. Ramsey,

I am excited to apply for the Chief of Police position with the Town of Montague. With over 25 years of progressive law enforcement leadership – including service as a Chief of Police and my current role as Police Lieutenant I offer a proven record of executive-level decision-making, community-focused policing, and strategic innovation. I am confident my combination of command experience, advanced education in criminal justice and criminology, and deep commitment to transparency and accountability align directly with your vision for the Montague Police Department.

In my current capacity as Lieutenant with the Greenfield Police Department, I have overseen all operational divisions – patrol, communications, investigations, animal control, and traffic, while directing specialized units including the cadet program, drone unit, traffic safety program and crisis negotiations team. I lead our accreditation process to ensure compliance with state and national standards, develop advanced training in areas such as use of force and crisis response, and coordinate complex public safety operations for large-scale events. These responsibilities reflect the leadership, administrative oversight, and operational expertise essential for leading a department the size and scope of Montague's

Previously, as Chief of Police for the Colrain Police Department, I managed all aspects of the agency, from policy development and budget management to personnel leadership and interagency collaboration. I strengthened community trust by prioritizing transparency and engagement, implemented policy reforms to enhance accountability, and secured critical resources through grant acquisition and fiscal stewardship. These efforts mirror Montague's stated priorities of community partnership, professional development, and proactive policing strategies.

I hold a master's degree in Criminal Justice – Public Administration and am currently pursuing my Doctor of Criminal Justice and Criminology degree, underscoring my commitment to evidence-based policing, leadership excellence, and lifelong learning. My leadership philosophy

is rooted in collaboration, working with community members, city/town leadership, and department personnel to create a safe, inclusive, and resilient community.

I am inspired by the Town of Montague's dedication to public safety, community engagement, and professional excellence and I welcome the opportunity to bring my experience, vision, and proven leadership to this role. I look forward to the chance to discuss how my qualifications align with your goals for the next Chief of Police.

Respectfully,

Jason D. Haskins

Jason D. Haskins

Greenfield, Massachusetts | [REDACTED]



Executive Summary

Accomplished and visionary law enforcement executive with 25+ years of progressive leadership experience and education, including tenure as **Chief of Police** and current role as **Police Lieutenant**. Proven ability to lead complex police operations, develop forward-thinking policies, and implement innovative community policing strategies. Demonstrated success in managing multimillion-dollar budgets, directing cross-functional teams, and achieving accreditation compliance. Committed to building a transparent, accountable, and community-oriented agency that fosters trust, safety, and organizational excellence. Currently pursuing a Doctor of Criminal Justice and Criminology, bringing advanced academic insight to modern policing challenges.

Core Leadership Competencies

- Executive Police Administration & Governance
 - Strategic Planning & Organizational Development
 - Budgeting, Fiscal Management & Grant Acquisition
 - Policy Development, Risk Management & Accreditation
 - Community Engagement & Partnership Building
 - Emergency Management & Critical Incident Command
 - Personnel Development, Recruitment & Retention
 - Interagency Collaboration & Stakeholder Relations
-

Professional Experience

Greenfield Police Department – Greenfield, MA

Lieutenant | Apr 2022 – Present

Patrol Commander	Dispatch Commander	Accreditation Manger
Crisis Negotiations Team Commander	Drone Team Commander	Traffic Control Commander
Emergency Management Coordinator	Connect Liaison	Detail & Event Coordinator
Field Training Program Commander	Department DICO	Animal Control Supervisor

Cadet Program Creator/Director
First Responder/CPR Instructor
Recruitment & On boarding

CIT Coordinator
DTS / Scheduling
IOD Claims Supervisor

Internal Affairs Supervisor
UOF/Pursuit Reporting
Quality Assurance

Sergeant | Feb 2015 – Aug 2023

- Led Patrol shift operations, optimized resource allocation, and enhanced service delivery through effective supervision.
- Conducted internal affairs investigations and maintained the highest standards of accountability.
- Partnered with community organizations to advance public safety initiatives.

Patrol Officer | Feb 2007 – Feb 2015

- Served as **Community Police Officer** – Developed and implemented a community relations program and **neighborhood watch** initiative.
- Responded to calls for service, conducted investigations, and ensured public safety through proactive engagement.

Colrain Police Department – Colrain, MA

Chief of Police | Aug 2009 – Jan 2016

- Directed all department operations including strategic planning, policy formulation, budgeting, staffing, and training. – Requested by the Select board to create a “professional” agency.
- Developed and managed departmental budget, ensured fiscal accountability, and pursued grant funding to enhance operations capacity.
- Represented the department at public meetings, fostering transparency and community trust.
- Implemented professional standards and officer development programs to improve agency performance.

Patrol Officer | May 1999 – Aug 2009

- Conducted law enforcement duties including patrol, investigations, and community outreach.
-

Education

Doctor of Criminal Justice & Criminology (in Progress) – Keiser University | Expected Dec 2026

M.S., Criminal Justice – Public Administration – Southern New Hampshire University | 2022

B.S., Criminal Justice Administration – University of Massachusetts, Amherst | 2019

A.S., Criminal Justice – Holyoke Community College | 2015

A.S., Hospitality Management – Holyoke Community College | 1998

References

See three professional references attached



GREENFIELD COMMUNITY COLLEGE

Jack Vanasse

Chief of Police
Greenfield Community College Police Dept.
Greenfield, MA 01301
(413) 775-1299
vanassej@gcc.mass.edu

Town of Montague
Town Administrator Walter Ramsey
1 Avenue A
Turners Falls, MA 01376

Town Administrator Ramsey,

I am writing on behalf of Jason Haskins, whom I have had the pleasure of knowing personally and professionally over the past few years in my capacity as Chief of Police at the Greenfield Community College Police Department, and more so as a fellow member of the Franklin County Police Cadet Executive Board, where Jason serves as Director.

Having worked with all Franklin County Chiefs in one aspect or another, and in my working relationships with Chiefs throughout Massachusetts, I can say unequivocally that Jason possesses the skills, knowledge, and, most importantly, the mindset to be a Chief for your Police Department.

Jason's depth of knowledge and experience in policing should stand out quite obviously on his resume, which I don't feel that I could adequately give the attention it deserves; however, I can tell you that aside from his many degrees, with more to come, Jason has the acumen and temperament to lead a police department in today's climate which has proven challenging for many Chiefs.

Not only would you be hiring a highly degreed and experienced leader in policing, you'd be hiring someone who understands where the future of policing is going and how to ensure that your town is well supported by the Police Department going forward.

Sincerely,

Jack Vanasse

ONE COLLEGE DRIVE, GREENFIELD, MA 01301

413-775-1000 | GCC.MASS.EDU



Town of Conway, Massachusetts
Police Department

Chief of Police Donald N. Bates

32 Main Street/PO Box 240; Conway, MA 01341

Phone: (413) 369-4235, ext. 7 Fax: (413) 369-1635

policechief@conwayma.gov

August 4, 2025

To Whom It May Concern,

I am pleased to write this letter of reference for Lieutenant Jason Haskins of the Greenfield Police Department. I have known Jason professionally for many years, having first met him during his time at the Shelburne Control Dispatch Center in 1999. From our earliest interactions, he demonstrated exceptional composure, clear communication skills, and a deep commitment to public safety.

Jason's law enforcement career reflects an impressive broadness of experience. As the Crisis Negotiator Commander, he leads with both compassion and tactical awareness—qualities critical to de-escalating the most high-risk and emotionally charged situations. His leadership in this role is marked by sound judgment, team coordination, and an unwavering dedication to preserving life and community trust.

In addition to his current role, Jason previously served as the Chief of Police in Colrain, Massachusetts. That leadership experience speaks volumes about his character, capability, and professionalism. Jason understands the complexities of modern policing, from frontline response to administrative leadership, and he approaches all responsibilities with integrity and diligence.

Jason is a natural leader who brings both heart and skill to every assignment. He is the type of officer, supervisor, and leader who earns the respect of his peers, the trust of the public, and the confidence of his command staff. I recommend him without reservation for any opportunity that aligns with his outstanding qualifications.

Please feel free to contact me if you require any further information.

Respectfully,

Donald Bates
Chief of Police
Conway Police Department

David M. Johnson Psy.D.
Clinical Medical Psychologist
Massachusetts License #1177
112 North Main Street
South Deerfield, MA 01373

Montague Police Chief Hiring Committee
Town of Montague, MA 01376

Re: Lt. Jason Haskins

By way of introduction, I am a Psychology Professor Emeritus at Greenfield Community College, a clinical psychologist in private practice, a retired (after 13 years of service) part-time police officer with the Conway Massachusetts PD, the founder and developer of the Franklin County Regional Special Response Team-Crisis Negotiation Team (CNT), and the former Negotiation Team Leader and presently in charge of the ongoing CNT Training.

I have worked closely with Lt. Jason Haskins since late in 2021 when he became a member of the then newly developing Franklin County Regional Crisis Negotiation Team, and I have subsequently had the opportunity to work with him since that time in his variety of roles and responsibilities from crisis negotiator through and including the CNT commanding officer. His dedication to his profession of law enforcement is truly apparent to me in every aspect of the responsibilities he has accordingly accepted. Jason is always highly motivated in terms of his assumption of continuing law enforcement training and his concurrent academic pursuit of a doctoral degree in criminal justice. He is always reliable in his multiple roles as exemplified in his recent primary involvement in the local Law Enforcement Youth Cadet Program, while concurrently handling a host of other 'routine' department specific roles ranging from FTO, active law enforcement procedures, and most recently his involvement in departmental accreditation. His manner is one of dedication, which is very well complemented by his accessible nature. He easily and thoroughly represents the contemporary character of "Community Policing". He regularly performs effectively and efficiently in law enforcement and administration.

My opinion and assessment of Lt. Haskins is that he is an intelligent, highly motivated, reliable, dedicated, empathic, responsible, and consummate law enforcement professional with excellent social skills and the ability to successfully lead and command in any post that he might accept.

Accordingly, I recommend Lt. Jason Haskins to you for the position of Chief of Police most highly and without reservation.

Sincerely,

David M. Johnson, Psy.D., FPPR, FICPP, ABMP

A handwritten signature in dark ink, appearing to read 'D Johnson', followed by a long horizontal line extending to the right.

Commonwealth of Massachusetts

Office of the Sheriff

FRANKLIN COUNTY

LORI M. STREETER
SHERIFF



JASON B. KILGOUR
SUPERINTENDENT/SPECIAL SHERIFF

August 22, 2025

To Whom it May Concern:

It is my privilege to recommend Lieutenant Jason Haskins, for the position of Montague Chief of Police. As the newly appointed Sheriff in Franklin County, I have had the good fortune of working with Lieutenant Haskins both in his role as a Lieutenant for the Greenfield Police Department, his role as a community leader and in his position as Director/President of the Franklin County Police Cadet Program.

The Sheriff's Office, through a collaboration with the Greenfield Police Department, had the unique opportunity to assign Officers from our department to assist Greenfield Police Department with patrolling the city. Lieutenant Haskins played an instrumental role in training Sheriff's Department Officers to work within the Police Department. He has assisted in forging a positive relationship between both entities and has done so with sincere commitment and generosity of time and expertise. Lieutenant Haskins has consistently demonstrated the qualities of an exceptional law enforcement professional and community leader. I am grateful for his knowledge and willingness to work with me for the goal of a stronger and safer community for our residents.

Beyond his daily duties, he has shown an outstanding commitment to mentoring and guiding the next generation of law enforcement officers through his support and development of the Franklin County Police Cadet Program. His willingness to be steadfast in the development of this program is surely one of the reasons for its success today. He has earned the respect of both colleagues and community members by demonstrating sound judgement, strong leadership skills and an unwavering dedication to service. What sets Lieutenant Haskins apart is his ability to lead by example.

I am confident that Lieutenant Haskins will bring the same commitment, reliability and leadership to any role or responsibility he undertakes. He is an asset to our community, a true leader and his impact on those he mentors will be felt for years to come.

It is without reservation, that I recommend him for the Montague Police Chief position.

Sincerely,

Lori M. Streeter
Sheriff - Franklin County

DAVID W. KACHAJIAN

[REDACTED]
Addison, VT. 05491
[REDACTED]
[REDACTED]

July 23, 2025

Walter Ramsey, Town Administrator
Town of Montague
1 Avenue A
Montague, MA 01376

Dear Mr. Ramsey:

I am writing in response to the opening of the Chief of Police position with the Montague Police Department. I strongly believe that my experience over the last 30 years working as a law enforcement officer as well as my professional and personal attributes make me an ideal candidate for this position.

As an accomplished and innovative law enforcement professional, currently serving as the Chief of Police for the Town of Brandon, Vermont, I appreciate this opportunity to submit my application for the position of Chief of Police with the Montague Police Department. I have completed a baccalaureate degree in criminal justice as well as obtaining a master's degree in criminal justice administration. In addition to completing the full-time police waiver academy in Vermont, I was also certified as a full-time police officer in the State of Massachusetts. I have obtained training and certification in several specialized aspects of law enforcement, some of which have afforded me the status of instructor in several disciplines. I am a highly motivated and dedicated person. I enjoy being challenged and I endeavor to do the best job possible. I am also goal oriented and very committed to my chosen profession. My work ethic, dependability, and integrity are high personal priorities. I take pride in the fact that I practice these values daily as a police officer and as a person.

Throughout my career I have proven myself to be a capable law enforcement leader, experienced in law enforcement operations, emergency management, and investigations who has collaborated with other leaders, peers, and subordinates. I am a high-energy leader who loves to meet new people and build and develop lasting relationships. I also possess an ability to energize, excite, and help the people around me. I enjoy mentoring younger staff members so they may become the leaders of tomorrow and always try to inspire them to further their personal and professional growth as well as ensure organizational growth. I am highly effective at getting buy-in from stakeholders at all levels and engaging others to work toward the greater good and bring the added value of integrity, work ethics, and focused relationship management as a visibly engaged leader and manager.

My career has always been and will continue to be centered on a commitment to teamwork and excellence, combined with a responsive, problem-solving philosophy that fosters daily interaction

with those I work with and serve in a compassionate, positive manner. I pride myself as being a forward thinker that always looks towards the future and what can be done both today and tomorrow to improve things for the better for both the police department and community. I am confident that the combination of my education, training and experience would be a beneficial addition to the Town of Montague as your Chief of Police.

Thank you for your time and consideration. I look forward to your response.

Sincerely,

David Kachajian

David W. Kachajian

██████████, Addison, Vermont 05491 | ██████████ | ██████████

Education

2024 | NEW ENGLAND FBI REGIONAL COMMAND COLLEGE – CHATHAM, MA

·Command/Leadership School

2021|FBI-LEEDA-ESSEX, VT

·Executive Leadership Institute

2014 | ROGER WILLIAMS UNIVERSITY – BRISTOL, RI

·First Line Supervisor School

2005 | VERMONT POLICE ACADEMY – PITTSFORD, VT

·V.C.J.T.C./Full-Time Officer Waiver Course

2000 | WESTERN NEW ENGLAND COLLEGE – SPRINGFIELD, MA

·MA Criminal Justice Administration

1996 | WALTHAM POLICE ACADEMY – WALTHAM, MA

·M.C.J.T.C./Full-Time Officer School

1995 | NORTHEASTERN UNIVERSITY – BOSTON, MA

·BA Criminal Justice

Experience

CHIEF OF POLICE | TOWN OF BRANDON POLICE DEPARTMENT | 2022-PRESENT

- Brandon, VT
- Establishes department goals, objectives, policies, regulations, and procedures; Coordinates the selection of new hires; Evaluates employees annually and outlines personal development plans for police officers; Directs, coordinates, and keeps records of all Department procedures, practices, and functions; Deals with problems in assignments, discipline, morale, training, and any other problem affecting a member of the Department; Oversees the preparation, presentation, and administration of the Department's annual operating budget and seeks financial grant assistance from state and federal agencies; Serves as the primary spokesperson for the Department and seeks electronic and traditional media opportunities to better inform the public of the Department's operations, functions, and major incidents. Performs all duties of a police/patrol officer, which includes answering calls for service, routine patrol, traffic enforcement, and all duties required of subordinate members through all ranks.

POLICE LIEUTENANT/ACTING CHIEF OF POLICE | VILLAGE OF SWANTON POLICE DEPARTMENT | 2017-2022

- Swanton Village, VT
- Second in command at police department; hiring and recruiting of new officers; conducting Internal Affairs investigations; conducting employee/applicant background investigations; grant writing; policy creation and implementation; officer in charge of evidence control and maintenance; supervise patrol officers and dispatchers; Death Investigator; training new officers (Field Training Officer); Defensive Tactics Instructor; patrol; criminal investigation; traffic enforcement.

POLICE CORPORAL | CITY OF MONTPELIER POLICE DEPARTMENT | 2007 – 2017

- Montpelier, VT
- Patrol; supervise patrol officers and dispatchers; Death Investigator; training new officers (Field Training Officer); Defensive Tactics Instructor; Ground Fighting Instructor; criminal investigation; traffic enforcement; grant writing.

DEPUTY SHERIFF | FRANKLIN COUNTY SHERIFF'S OFFICE | 2005 – 2007

- St. Albans, VT
- Patrol; criminal investigation; traffic enforcement; performed prisoner transport; conducted court security; served civil process.

POLICE OFFICER | TOWN OF BARNSTABLE POLICE DEPARTMENT | 1999 – 2005

- Barnstable, MA
- Patrol; criminal investigation; traffic enforcement; Firearms Instructor; Marine Patrol Unit.

POLICE OFFICER | CITY OF WALTHAM POLICE DEPARTMENT | 1996 – 1999

- Waltham, MA
- Patrol; criminal investigation; N.E.M.L.E.C. Tactical Police Unit; crime prevention; traffic enforcement.

ACCREDITATIONS, COMMENDATION, AND TRAINING

VERMONT

- Certified Death/Homicide Investigator.
- Internal Affairs Investigator.
- Background Investigator.
- Certified Field Training Officer.
- A.R.I.D.E Certification.
- FEMA NIMS Training (ICS 100, 200, 700).
- Defensive Tactics Instructor (MDTS, Expandable Baton and Oleoresin Capsicum Spray).
- Ground Fighting Instructor.
- Below 100 Instructor.
- School Resource Officer (SRO) Program Supervisor

MASSACHUSETTS

- Firearms Instructor (semi-auto pistol, shotgun, patrol rifle).
- Certified Field Training Officer.
- Certified PR-24 Baton Instructor.
- Marine Patrol Officer.
- N.E.M.L.E.C Tactical Police Unit Operator.
- Certified Expandable Baton Instructor.
- Proactive Criminal Enforcement Training (ACE/ICE).
- Commercial Motor Vehicle Enforcement Inspector Certification.
- Laser Speed Detection; Doppler Traffic Radar Operation.
- U.S. Coast Guard Defensive Boat Tactical Operations Training.
- Clandestine Laboratory Investigation.
- Less-Lethal Impact Munitions Training.

David W. Kachajian

[REDACTED], Addison, VT 05491

[REDACTED]

- Occupant Protection Usage and Enforcement Training Program.
- Enhanced 911 Telecommunication Training.
- Certified Open Water S.C.U.B.A.
- Deputy Weights and Measurer/Town of Barnstable.
- Barnstable Police Life Saving Medal (2001).

ADDITIONAL SKILLS

- Strong communication and interpersonal skills.
- Able to work well with others or independently.
- Highly organized and attentive to detail.
- Able to master new skills quickly.
- Able to understand and synthesize technical materials quickly.

David W. Kachajian

[REDACTED], Addison, VT 05491

[REDACTED]

[REDACTED]



Town of Montague, MA

Police Chief Recruitment



Position Title: Chief of Police

Location: Town of Montague, Massachusetts

Population: 8,520

Application Deadline: Open until filled, first review August 14

Salary Range: Base Pay \$89,876 – \$117,270 DOQ (Dependent on Qualifications), educational incentive pay available (20% bachelors, 25% masters)

The **Town of Montague**, a dynamic and engaged community located in the upper Pioneer Valley of Western Massachusetts, is seeking an experienced, community-focused, and forward-thinking professional to serve as its next **Chief of Police**.

Appointed by the 3 Member Selectboard and reporting to the Town Administrator, the Chief will oversee a full-service police department with 17 full-time sworn officers, 1 lieutenant, 5 dispatchers, and administrative support. The department prides itself on delivering proactive, community-oriented policing in partnership with residents and local institutions.

Key Responsibilities

- Lead all operations of the Montague Police Department with integrity and transparency.
- Foster strong community relationships and enhance public trust through inclusive, community-based policing strategies.
- Oversee staff recruitment, training, discipline, and compliance with POST Commission standards.
- Prepare and manage an annual department budget of approximately \$2.4 million.
- Ensure departmental compliance with federal, state, and local laws
- Serve as a collaborative member of the town's leadership team.

Qualifications

- Bachelor's degree in Criminal Justice, Public Administration, or a related field OR an associate's degree plus a minimum of 7 years in a supervisory or command role such as a sergeant or lieutenant.
- Have or ability to have a valid driver's license, Municipal Police Training Committee Certification, firearms certification, CPR and First Responder certification, and POST state law enforcement certification.

The Ideal Candidate Will:

- Be a skilled communicator who builds consensus and fosters mutual respect.
- Understand the unique character of small-town policing while embracing innovation.
- Demonstrate commitment to ethical, fair, and unbiased law enforcement practices
- Prioritize officer wellness, training, and professional development.
- Be knowledgeable about evolving legal and regulatory requirements, including those under the Massachusetts Peace Officer Standards and Training (POST) Commission.

Interested candidates should submit a **cover letter** and **resume**, in a single PDF to:

✉ Walter Ramsey, Town Administrator, walterr@montague-ma.gov

This position is **open until filled**, with first review beginning August 14, 2025. Our goal is to start the new Chief in November so they can be trained by the current chief who is retiring.

The **Town of Montague is an Equal Opportunity Employer**. We are committed to fostering a diverse workforce and strongly encourage qualified individuals from all backgrounds to apply. Reasonable accommodations will be provided to applicants with disabilities as required by law.

**Town of Montague
Employment Description
CHIEF OF POLICE**

DEFINITION

Position is responsible for department level management of the Police Department and in-house 911 Emergency Dispatch Center and PSAP. Responsible for strategic planning and goal setting, organizing and directing the activities and functions of the department for effective enforcement of all laws that come within its legal jurisdiction, human resource administration, training, supervision, and guidance of all department personnel, proper delegation of authority, budget and capital management, and building, vehicle and facility operation and maintenance, and community relations.

ESSENTIAL FUNCTIONS

The essential functions or duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

- Plans, directs, and supervises all police department, animal control, and dispatch employees, sworn and civilian, and the 911 PSAP emergency dispatch center; assigns and distributes personnel to tasks and duties.
- Leads community policing; ensures proper dissemination of information to public, media, and others authorized to speak on behalf of police department. Coordinates community programs and attends community meetings to promote the department's goals, missions and community safety programs. Serves as liaison with other town departments, outside departments and agencies, and news media by mitigating conflicts and developing and maintaining joint operations, lines of communication, and cooperation.
- Creates, reviews, maintains, and executes department policies; promulgates all general and special orders consistent with the authority of the position.
- Oversees procurement and maintenance of departmental records.
- Arranges the proper selection, assignment, and documentation of all training.
- Leads the departments through their relationship with the evolving social views of the local community and region, ensures department evolution and adaptation to current best practices and standards respective to the profession(s).
- Prepares and oversees annual budget for the police department, animal control division, and 911-Emergency Dispatch Unit; writes, secures, and manages federal and state grants.
- Executes submission of reports required by regulatory agencies.
- Follows and makes sure proper adherence to professional standards, and the proper investigation, handling, and documentation of all department complaints and disciplinary matters.
- Makes findings and rulings on disciplinary matters, with the authority to suspend employees for up to 5 days. Initiates disciplinary sanctions beyond 5-day suspension up to termination, and escalates them to the Selectboard for review.
- Plans accordingly that equipment, vehicles, safety clothing, apparatuses, and supplies are specified, selected, updated, maintained, utilized, purchased, received, and distributed effectively and consistent with departmental policy.
- Performs other related job duties as required.

SUPERVISION RECEIVED

Under the administrative direction of the Town Administrator and the policy direction of the Selectboard, the chief works from policies, goals, and objectives; establishes short-range plans and objectives and departmental performance standards and assumes direct accountability for department results; consults with the Selectboard only where clarification, interpretation, or exception to policy may be required or as requested by the Select Board. The employee exercises control in the development of departmental policies, goals, objectives, and budgets and is expected to exercise whatever means are necessary to resolve conflict that cannot be addressed at the department level.

SUPERVISION EXERCISED

The chief is accountable for all police, animal control, and dispatch employees, both civilian and sworn, and the direction and success of programs accomplished through all others. The chief is responsible for analyzing program objectives, determining the various departmental work operations needed to achieve them, estimating the financial and staff resources required, allocating the available funds and staff, reporting periodically on the achievement and status of the program objective, and recommending new goals. The chief typically formulates or recommends program goals and develops strategic plans for achieving short and long-range objectives and is the final authority on organizational structure, staff assignments, work assignments, operating guidelines, and work operations.

JUDGMENT AND COMPLEXITY

Guidelines provide limited to no guidance for performing the work, which may be in the form of administrative or organizational policies, general principles, legislation, or directives that pertain to a specific department or functional area. Extensive judgment and ingenuity are required to develop new, or adapt existing, methods and approaches for accomplishing objectives or to deal with new or unusual requirements within the limits of the guidelines or policies. The chief is recognized as the authority in interpreting the guidelines, in determining how they should be applied, and in developing operating policies for a major functional section of the organization. The chief accepts full responsibility while exercising authority for planning, operating, and oversight.

NATURE AND PURPOSE OF CONTACTS

Relationships are constant with co-workers, the public, and with groups and/or individuals who have conflicting opinions or objectives, diverse points of view, or differences where skillful negotiating and achieving compromise is required to secure support, concurrence and acceptance, or compliance. The chief may represent to the public a functional area of the organization on matters of procedures or policy where perceptiveness is required to analyze circumstances in order to act appropriately. Far more than ordinary courtesy, tact, and diplomacy may be required to resolve complaints, interact with challenging personalities, and/or effectively navigate difficult circumstances.

CONFIDENTIALITY

The chief has access to confidential information, including official personnel files, lawsuits, criminal records/investigations, professional standards/internal affairs investigations, client records, and department records, as well as medical and psychological records.

EDUCATION AND EXPERIENCE

A bachelor's degree in criminal justice or business administration, or associate degree with seven to ten years of command-level experience as sergeant or lieutenant. A candidate for this position must also have a valid driver's license and successfully complete the MPTC Basic Police Officer Academy. Candidate must have or be able to have an LTC, MPTC certification, firearms certification, CPR and First Responder certification, and POST state law enforcement certification.

KNOWLEDGE, ABILITY, AND SKILLS

Knowledge: Knowledge of relevant Massachusetts General Laws related to essential functions; Massachusetts and Federal criminal statutes, rules and regulations, and case law, general practices related to law enforcement, police management and administrative practices and procedures, and the geography of the community; court practices and procedures; probation, parole and corrections; principles, practices and methods related to law enforcement, personnel and police administration; civil and criminal codes and town by-laws; law enforcement communications equipment, 911 communications and public safety dispatching; collective bargaining agreements; a good understanding of the town, its population, its demographics, and the different departments.

Abilities: Ability to multi-task and manage conflict. Ability to communicate effectively both orally and in writing. Ability to maintain good public relations and to maintain effective collaborative working relationships with Town departments, department heads, fellow employees, officials, and the general public, and to respond in a courteous and professional manner. Ability to meet deadlines. Ability to work independently. Employee must have the ability to lead and supervise staff and to convey instructions in the form of verbal and/or written directives. Must be able to make sound decisions while under stressful or pressure situations and be able to analyze complex police issues and situations to quickly formulate effective and reasonable courses of action.

Skills: Effective communication skills, problem-solving skills, and customer-service skills; budgeting and planning; use of police equipment. Must be skilled in supervision, and administration, and have strong interpersonal skills to communicate with a variety of people with diverse personalities and the skills to maintain working relationships with various town departments.

WORK ENVIRONMENT

Administrative position. A small percentage of time responding to emergencies in the field and assisting uniformed personnel as needed. The employee regularly works evening hours for meetings, including remote meetings or to respond to call ins during the weekend. Employee may be exposed to dangerous situations and other hazards. Employee is occasionally exposed to adverse weather conditions, equipment noise, high places, fumes, moving mechanical parts, dangerous situations and traffic. The employee may be exposed to biological hazards, smoke or fire hazards, toxic or caustic chemicals, and work with explosives.

The nature of the work fluctuates due to emergencies, inclement weather, time of day, criminal activity, and other reasons. Employee is responsible for the twenty-four (24) hour, seven (7) day operation of the department and is on call at all times. Errors can result in a delay or loss of service, personal injury/loss, and injury to others, town exposure to liability and legal repercussions, damage to buildings and/or equipment and monetary loss.

PHYSICAL, MOTOR, AND VISUAL SKILLS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential function of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Skills

Minimal physical demands are required to perform most of the work. The work principally involves sitting, with intermittent periods of stooping, walking, and standing. May be required to lift objects such as files, boxes of papers, office supplies, and office equipment weighing up to 30 pounds.

Employee will occasionally be called to act in the field, and may be required to stand, walk, talk, listen, use hands, reach with hands and arms and lift, stoop, kneel and crouch, and smell.

Occasionally the employee is required to lift over 100lbs. Work can require moderate to high physical strength and effort, such as, lifting or carrying heavy objects or physically controlling dangerous individuals. In addition, standing, or walking for the full workday may also be involved. A great deal of physical effort may be exerted occasionally.

Motor Skills

Position requires extremely high degree of coordination/dexterity to safely operate firearms, vehicles, and equipment such as computers, handcuffs, and communications equipment, and to render first aid and control subjects when necessary. Other duties require motor skills for activities such as moving objects and using office equipment. Equipment operated includes office machines, computers, communications equipment, automobiles, medical equipment, firearms, and all other tools needed to perform the essential functions.

Visual Skills

Visual demands require routinely reading documents for general understanding and analytical purposes. Frequent computer use. Use of Police Department tools such as firearms and cruisers have high visual demands. The employee must have normal vision with corrective lenses.

SECTION 00941CHANGE ORDER NO.: 1

Owner: Town of Montague, MA Owner's Project No.: NA
 Engineer: Wright-Pierce Engineer's Project No.: 21657
 Contractor: The Associated Construction Company Contractor's Project No.: NA
 Project: Montague CWF Primary Effluent Screw Pump Station Improvements
 Contract Name: Montague CWF Primary Effluent Screw Pump Station Improvements
 Date Issued: 8/21/2025 Effective Date of Change Order: 8/21/2025

The Contract is modified as follows upon execution of this Change Order:

Description:

An increase in contract price to cover the cost of labor, fittings, and equipment necessary for the contractor to install new wire to connect new panel MDP-PP1 to MCC-A after a feeder used in design was determined to be nonexistent in the field.

Attachments:

Change Order Summary Memorandum, PCO-01

Change in Contract Price	Change in Contract Times [as days or dates]
Original Contract Price:	Original Contract Times:
\$ 2,397,461.00	Substantial Completion: 2/24/2026
	Ready for final payment: 4/25/2026
Increase from previously approved Change Orders:	Increase from previously approved Change Orders No:
\$ 0	Substantial Completion: 0 days
	Ready for final payment: 0 days
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 2,397,461.00	Substantial Completion: 2/24/2026
	Ready for final payment: 4/25/2026
Increase this Change Order:	Increase this Change Order:
\$ 13,265.56	Substantial Completion: 0 days
	Ready for final payment: 0 days
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 2,410,726.56	Substantial Completion: 2/24/2026
	Ready for final payment: 4/25/2026

By: <u>Y.M. Mucamill-DePaola</u>	Recommended by Engineer	Accepted by Contractor
Title: <u>Project Manager</u>		
Date: <u>8/21/2025</u>		
By: <u>Matthew Lord</u>	Authorized by Owner	Approved by Funding Agency (USDA RD)
Title: <u>Selectboard Chair</u>		
Date: <u>September 15, 2025</u>		

END OF SECTION

Date: 8/21/2025

Project No.: 21657

To: Town of Montague; USDA-RD

From: Lisa M. Muscanell-DePaola, Project Manager

Subject: Montague CWF Primary Effluent Screw Pump Station Improvements – Contract Change Order No.1

Per RFI 05, dated 4/1/2025, it was noted that the original project drawing E-004, demolition note 4, referred to a feeder connected to a junction box. Per on-site inspection on 3/31/25 that feeder was found to not exist. Drawing E-003 called for MDP-PP1 to be reconnected to that feeder wiring, but because the feeder is nonexistent, two alternate options were developed. The existing wiring was tested to determine which option would be suitable for the project.

After the existing wiring was tested to determine which alternative would be suitable, it was determined to proceed with Option 1 in the RFI 05 response. This option includes the contractor providing new wire from the existing handhole located outside the pump station to the new panel MDP-PP1, splicing with the existing feeder back to MCC-A in the Administration Building. The contractor shall also provide new UL listed fittings for splicing to be made as watertight as possible and perform safety testing.

This change order would increase the project contract price by \$13,265.56, to cover the labor, fittings, and equipment associated with implementing Option 1.

The contractor's proposal has been attached to this change order as part of PCO-01, which also contains RFI 05 and the Engineer's response to RFI 05.



THE ASSOCIATED CONSTRUCTION COMPANY
CONSTRUCTION MANAGERS | GENERAL CONTRACTORS
55 AIRPORT ROAD, SUITE 206, HARTFORD, CT 06114
TEL: 860-296-4114

CHANGE ORDER PROPOSAL

TO

Lisa Muscanell-DePaola Project Manager Wright-Pierce	ACC Project No:	24-112
	Project:	Montague- Screw Pump Replacement
	Date: April 15, 2025	
	Engineer's / Owner's RFP No.:	RFI-05
	Change Proposal No.:	PCO- 001

Note: This PCO includes alternate pricing based on condition of existing cable
Enclosed for your review is detailed breakdown of above referenced change proposal in the amount of:

Total price Option 1- \$13265.56

Total price Option 2- \$61265.60

Description of change:

Per RFI-05 response dated April 1, 2025 :

Following the start of bypass pumping the existing 480v supply line will be isolated and tested to ensure integrity. If testing results are positive then the work will follow with option 1. If the cable is determined to be unsatisfactory then Option 2 will be chosen.

Option 1- Furnish and install new 480 v feeder from existing handhole outside the screw pump station to the new MDP-PP1. New cable will be spliced in handhole to existing cable that originates in MCC-A.

Option 2- Remove existing screw pump feeder from MCC-A and install new cabling from MCC-A to MDP-PP1 utilizing existing below grade conduits and handholes.

Wright Pierce

Completion duration

Option 1- Two weeks

Option 2- Four weeks

This proposal is good for 15 calendar days and is subject to repricing thereafter. The costs included in this proposal do not include any amounts for changes in the sequence of the work, disruptions, interference, schedule extension and the right is expressly reserved to make claims for any and all of these related items of cost prior to any final settlement of the contract.

FORM 101 (Similar)

Contractor Name:

THE ASSOCIATED CONSTRUCTION COMPANY
CONSTRUCTION MANAGERS | GENERAL CONTRACTORS
55 AIRPORT ROAD, SUITE 206, HARTFORD, CT 06114
TEL: 860-296-4114

Address:

PROJECT NAME Montague- Screw Pump ReplacementPROJECT NO 24-112DATE: April 15, 2025CP No.: PCO-001

Revisions

SECTION A: CONTRACTOR WORK

1.	Total Contractor Labor Material (form 100)		\$0.00
2	Total Contractor Equipment (form 100)		\$0.00
3	Contractor's Labor and performance bond and/or insurance costs (lines 1&2)	0.90%	\$0.00
4	Contractor's Overhead and Profit burden (% of Lines 1)	15%	-
	Contractor's Overhead and Profit burden (% of Lines 2)	0%	\$0.00
5	State sales and use tax (% of lines 1,2,3,4)- TAX EXEMPT	0%	\$0.00
6	CONTRACTOR TOTAL (total of lines 1,2,3,4 & 5)		\$0.00

SECTION B: SUBCONTRACTOR WORK-OPTION-2

7	Names Of Subcontractors:		
	A. <u>AMP Electric</u>		\$57,797.64
	B. <u>0</u>		\$0.00
	C. <u>0</u>		\$0.00
	D. <u>0</u>		\$0.00
8	TOTAL SUBCONTRACTOR'S PROPOSALS (total of lines A thru D)		\$57,797.64
9	Contractor's Labor and performance bond costs (% of line 8)	1.00%	\$577.98
10	Contractor's Overhead and profit on Sub's Proposals (% of Line 8)	5.0%	\$2,889.88
11	State sales and use tax (% of lines 8,9,10) TAX EXEMPT		\$0.00
12	SUBCONTRACTOR TOTAL		\$61,265.60

SECTION D: CONTRACTOR'S REQUEST

13	AMOUNT REQUESTED (total of lines 6,12)	\$61,265.60
----	--	-------------

Bruce Miller

Contractor's Signature

April 15, 2025

date:

Bruce Miller

Print Name of Authorized Representative

Print name of contact person if different

Senior Project Manager

Print Title

Phone No. (If different from above)

SECTION E: FIELD REVIEW

I have reviewed the material quantities, labor hours and equipment and:

☐

No exceptions are taken to the Proposal.

☐

Comments:

by:

Engineer-in-charge

Date:

Phone No.:

SECTION F: MAIN OFFICE REVIEW CERTIFICATION

I hereby certify that the above proposal has been checked and that the amounts allowed have been verified

and I recommend approval in the amount of: \$

Review by:

Signed by:

Date:



Amp Electrical, Inc.

COMMERCIAL & INDUSTRIAL
ELECTRICAL INSTALLATIONS & REPAIR

**24 HR
SERVICE**

MA LIC# 18272 A

CT LIC# 0190381-E1

NH LIC# 13301 M

ME LIC# MS60018526

VT LIC# EM-05518

April 15, 2025

To: Bruce Miller – Associated Construction Company

Project: Town of Montague Effluent Screw Pump Upgrade

Subject: CO-01 Temp Power to Pumps

The quote for the above referenced project includes the following major items and clarifications according to customer requested services for power to temporary pumps to be during the construction.

Acknowledgement of the following addendum: N/A.

Option One – Installation of new conductors from existing hand hole to conduit stub up at JBox. Removal of branch conductors, tracing and identification for LOTO purposes shall be used.

- Trace, identify and lock out all energized branch circuit conductors.
- Remove branch circuit wiring to in-ground hand hole. Pull mandrel through conduit to remove any debris.
- Installation of 1/0 CU THHN conductors and 6 AWG THHN conductor.
- Testing of circuits after installation is included.
- **The cost for this work will be \$12,514.68**

Option Two – Installation of new conductors from MCC to conduit stub up at JBox. Removal of branch conductors, tracing and identification for LOTO purposes shall be used. Note the scope of work in option one is included in option two.

- Trace, identify and lock out all energized branch circuit conductors.
- Remove all conductors in conduit back to their source. Pull mandrel through conduit to remove any debris.
- Installation of 1/0 CU THHN conductors and 6 AWG CU THHN conductor. Note voltage drop is not taken into account, any adjustment to the wire size will need to be provided before installation and pricing will be adjusted accordingly.
- **The cost for this work will be \$57,797.64**

Not included:

- Any additional electrical work not stated above.
- Any other specification section that is referenced in specification section XXX the is outside of spec section XXX. (Do not
- Any overtime, double time, or premium time

- Backfilling, trenching, cutting, patching, painting, coring
- Utility charges are not included or temporary power or services.
- The purchase of any VFD's and motor starters
- Taxes
- Crane

If you have any questions, please feel free to contact me at 413-731-0009.

Best Regards,

Norman Bechard

Amp Electrical, Inc

Covid 19 Restriction: Amp will take the necessary precautions as recommended by the CDC as of the date of this quote. Any restriction imposed by the Federal, State, or local authorities that cause extended project duration and or scheduling conflicts will be handled by change orders as required.

TERMS: These terms and conditions will be applicable to the Buyer's purchase from Amp Electrical, Inc. (Seller). The Seller's offer to the Buyer is expressly conditioned upon the Buyer's acceptance of these terms and conditions, and the Seller hereby gives notice that it objects to any additional or different terms in the Buyer's documents. This document and others specifically identified as part of the Seller's proposal constitute the entire agreement and may not be modified except by a written amendment signed by the Seller. The Buyer's order or payment shall constitute acceptance of the proposal and these terms and conditions.

PRICE AND PAYMENT TERMS: The buyer agrees to pay the contract price stated in the quotation, or if none is stated, the Seller's current material, expense, services prices and labor rates in effect at the time of delivery. Where applicable, the Buyer agrees to pay for the additional items below, unless specifically included in the contract price: Payment is due net 30 from invoice date: Monthly progress billing will apply to projects in excess of an overall 1-month schedule. A service fee for any invoice not paid within 30 days after invoice, calculated at 1 1/2% per month of the outstanding balance, plus, reasonable, and necessary collection costs incurred by the Seller, including attorney fees and litigation expenses. The price of additional equipment, services, and charges necessary to complete the project made necessary by incomplete or inaccurate information supplied by the Buyer, or due to the Buyer's changes or delays. Seller will advise Buyer in advance of any such additional charges.

TERMINATION AND CANCELLATION: In the event that the Buyer cancels all or part of this agreement (except for Seller's material breach), Seller shall be entitled to recover its total costs, including general, overhead and profit for the work performed. Seller shall apply contract payments received to its costs and be given immediate access to Buyer's facilities to recover shipped materials.

WARRANTY: For equipment manufactured or supplied by the Seller's vendors, the Seller passes to the Buyer the licenses and warranty it receives to the maximum extent it is able. Extended warranty and/or service agreements available from suppliers shall be offered to the Buyer upon request. The services provided by Amp Electrical, Inc. are warranted to be free from material defects in workmanship and shall conform to the specifications. Amp Electrical, Inc. shall, at its expense, investigate, remedy and/or re-perform the services upon notice of alleged defect, such notice to be within 1 year of installation. Buyer shall provide reasonable documentation of such alleged defect and allow the Seller full access to investigate and remedy it. Each system shall irrevocably be deemed accepted 30 days from installation unless Seller receives notice of defect under the warranty within 1 year.

ALL WARRANTIES ARE CONTINGENT UPON BUYER MAINTAINING ALL ROUTINE SERVICE PER MANUFACTURER REQUIREMENTS.

NO EXPRESS WARRANTIES AND NO IMPLIED WARRANTIES, WHETHER FOR MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR OTHERWISE (EXCEPT AS TO TITLE), OTHER THAN THOSE SET FORTH ABOVE SHALL APPLY TO PRODUCTS OR SERVICES SOLD BY THE SELLER, AND NO ALTERATION OR MODIFICATION OF THE FOREGOING SHALL BE BINDING AGAINST THE SELLER UNLESS SIGNED BY AN EXECUTIVE OFFICER OF THE SELLER.

LIMITATIONS OF LIABILITY AND LIMITATION OF ACTIONS: WHETHER OR NOT CAUSED BY THE SELLER'S NEGLIGENCE, SELLER SHALL NOT BE LIABLE FOR ANY DAMAGES THAT EXCEED AN AMOUNT EQUAL TO TEN PERCENT OF THE CONTRACT PRICE CONTAINED IN THIS AGREEMENT, OR FOR ANY INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, HOWEVER CAUSED. SELLER'S OBLIGATION TO REPAIR OR REPLACE AS SET FORTH ABOVE SHALL BE THE BUYER'S SOLE AND EXCLUSIVE REMEDY FOR BREACH OF WARRANTY OR NEGLIGENCE. IF SELLER FAILS TO REPAIR OR REPLACE AS AFORESAID, SELLER'S ENTIRE LIABILITY SHALL NOT EXCEED THE SELLER'S PRICE FOR THE DEFECTIVE ITEM. ANY LEGAL PROCEEDING BROUGHT UNDER OR AS A RESULT OR ARISING OUT OF THIS AGREEMENT MUST BE BROUGHT WITHIN ONE YEAR AFTER THE CAUSE OF THE ACTION ARISES.

SELLER'S PROPRIETARY RIGHTS: The Seller, its suppliers and principals retain ownership of designs, specifications, and technical information. Any proprietary data of the Seller, its suppliers and principals disclosed to the Buyer will be retained in confidence and used only in connection with this Agreement, unless such data or information can be shown to have been known to Buyer from other sources who have lawfully obtained such information and conveyed it to Buyer.

GENERAL: This agreement shall be governed by the laws of the State of Massachusetts, USA. Buyer and Seller confess to personal jurisdiction in the courts of the Commonwealth of Massachusetts and venue in the County of Hampden. The Buyer may not assign this agreement without the Seller's written consent. Unless otherwise stated, the Seller's proposal is valid for 30 days. After acceptance, all changes must be in writing and agreed upon by both parties. Stenographic and clerical errors are subject to correction. Each party shall promptly notify the other when the error is identified.

ACCEPTANCE: You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which we agree to pay the amount mentioned in said proposal and according to the terms thereof.

Seller:

Buyer:

Signature:

Signature:

Printed Name & Title:

Printed Name & Title:

Date:

Date:

PO#:

PO#:



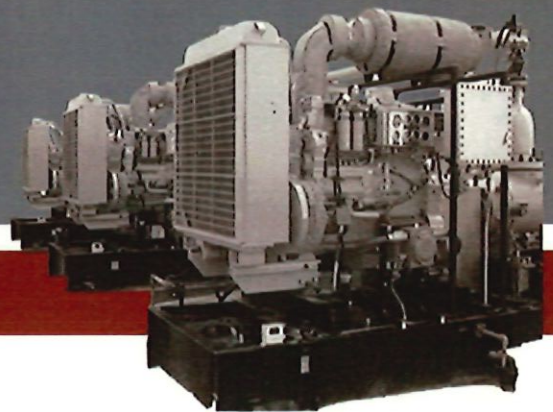
Amp Electrical, Inc.

24 Hour Service - Commercial - Industrial
Electrical Installations and Repair

MA Lic # 18272A CT Lic # E1-0190381 ME Lic # MS60018526

1420 Union Street
West Springfield, MA 01089

Phone: (413) 731-0009
Fax: (413) 731-0008



CO# 001 - Option One Install New Cables Only From HH to Conduit Stub Up

1. DIRECT LABOR: "FILED SUB CONTRACTOR":

To Include: Prevailing Wage Per Specifications or Verified Union Base Wage, Health/Welfare, Pension and Annuities

Trade	Classification	No. of Workers	Total Hrs. Worked	Pay Per Hour	Total Cost
Electrician	Foreman	1	60.11	\$ 80.87	\$ 4,861.10
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

TOTAL LABOR
COST: \$ 4,861.10

2. MATERIALS: "FILED SUB CONTRACTOR":

Type of Material	Quantity	Item Price	Total Cost
Conduit and wiring misc material	1	\$ 3,255.76	\$ 3,255.76
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

TOTAL MATERIALS
COST: \$ 3,255.76

3. EQUIPMENT: "FILED SUB CONTRACTOR":

Type of Equipment	Hours Required	Cost per Unit per hr.	Total Cost
Tools & Equipment	0	\$ 18.00	\$ -
			\$ -
			\$ -
			\$ -
			\$ -

TOTAL EQUIPMENT
COST: \$ -

4. SUB TOTAL "FILED SUB CONTRACTOR" COST FOR ITEMS 1., 2. & 3.:

SUB TOTAL: \$ 8,116.86

5. MISC. LUMP SUM SERVICES PROVIDED TO "FILED SUB CONTRACTOR" (POLICE DETAIL, UTILITIES, LUMP SUM SUB SUB WORK, ETC.):

Type of Miscellaneous Lump Sum Service	Cost	Total Cost
		\$ -
		\$ -
		\$ -

TOTAL MISC. LUMP
SUM SERVICE COST: \$ -

CHANGE ORDER SUBMISSION FORMAT CONTINUED:

- | | | | |
|-----|--|---|----------------------------|
| 6. | "FILED SUB" ALLOWED 15% O&P Mark Up - MISC. LUMP SUM SERVICES | 5% x ITEM 5.: | <u>0</u> |
| 7. | SUB TOTAL "FILED SUB CONTRACTOR" LINE ITEMS 4., 5. & 6.: | SUB TOTAL: | \$ <u>8,116.86</u> |
| 8. | INSURANCE AND TAXES ON "FILED SUB CONTRACTOR" DIRECT LABOR ONLY: | | |
| | A. Insurance And Taxes At 30% (Enter 30% x Total of Item 1.): | 0% x ITEM 1.: | \$ <u>-</u> |
| | <u>OR</u> | | |
| | B. Employee Benefits <u>45.61%</u> | | |
| | Federal FICA <u>6.20%</u> | | |
| | Federal Medicare <u>1.45%</u> | | |
| | Federal Unemployment <u>0.25%</u> | | |
| | State Unemployment <u>0.78%</u> | | |
| | Workers Compensation <u>1.84%</u> | | |
| | Contractor's Liability <u>0.76%</u> | 56.89% x ITEM 1.: | \$ <u>2,765.48</u> |
| 9. | OTHER APPROVED "FILED SUB CONTRACTOR" DIRECT LABOR FRINGE BENEFITS: | | |
| | (i.e.: Apprentice Training, Education Fund, Legal, Travel, ETC.) | FRINGE BENEFITS: | \$ <u>-</u> |
| 10. | OVERHEAD AND PROFIT OF "FILED SUB CONTRACTOR": | FILED SUB | |
| | | 15% x ITEM 4: | \$ <u>1,632.35</u> |
| 11. | TOTAL OF ITEMS 7., 8. (A. or B.), 9. and 10. | | |
| | TOTAL COST OF WORK PERFORMED BY "FILED SUB CONTRACTOR": | TOTAL "FILED SUB CONTRACTOR" COST: | \$ <u>12,514.68</u> |



IntelliBid

Takeoff

Phase: NEW CABLES ONLY FROM HH TO EXISTING STUP UP FOR NEW PANEL

AMP ELECTRICAL

, NC

Phone: 704-372-3040 EXT 2
Web:



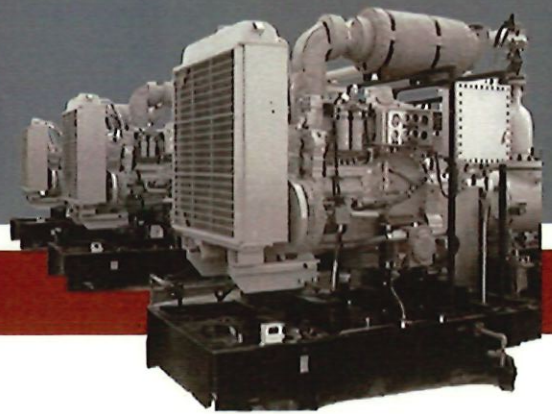
Amp Electrical, Inc.

24 Hour Service - Commercial - Industrial
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MA Lic # 18272A CT Lic # E1-0190381 ME Lic # MS60018526

1420 Union Street
West Springfield, MA 01089

Phone: (413) 731-0009
Fax: (413) 731-0008



CO# 001 - Option Two Install New Conductors From MCC to Conduit Stup Up

1. DIRECT LABOR: "FILED SUB CONTRACTOR":

To Include: Prevailing Wage Per Specifications or Verified Union Base Wage, Health/Welfare, Pension and Annuities

Trade	Classification	No. of Workers	Total Hrs. Worked	Pay Per Hour	Total Cost
Electrician	Foreman	1	220.73	\$ 80.87	\$ 17,850.44
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

TOTAL LABOR
COST: \$ 17,850.44

2. MATERIALS: "FILED SUB CONTRACTOR":

Type of Material	Quantity	Item Price	Total Cost
Conduit and wiring misc material	1	\$ 22,253.27	\$ 22,253.27
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

TOTAL MATERIALS
COST: \$ 22,253.27

3. EQUIPMENT: "FILED SUB CONTRACTOR":

Type of Equipment	Hours Required	Cost per Unit per hr.	Total Cost
Tools & Equipment	0	\$ 18.00	\$ -
			\$ -
			\$ -
			\$ -
			\$ -

TOTAL EQUIPMENT
COST: \$ -

4. SUB TOTAL "FILED SUB CONTRACTOR" COST FOR ITEMS 1., 2. & 3.:

SUB TOTAL: \$ 40,103.71

5. MISC. LUMP SUM SERVICES PROVIDED TO "FILED SUB CONTRACTOR" (POLICE DETAIL, UTILITIES, LUMP SUM SUB SUB WORK, ETC.):

Type of Miscellaneous Lump Sum Service	Cost	Total Cost
		\$ -
		\$ -
		\$ -

TOTAL MISC. LUMP
SUM SERVICE COST: \$ -

CHANGE ORDER SUBMISSION FORMAT CONTINUED:

6. **"FILED SUB ALLOWED 15% O&P Mark Up - MISC. LUMP SUM SERVICES** 5% x ITEM 5.: 0

7. **SUB TOTAL "FILED SUB CONTRACTOR" LINE ITEMS 4., 5. & 6.:** **SUB TOTAL:** \$ 40,103.71

8. **INSURANCE AND TAXES ON "FILED SUB CONTRACTOR"**
DIRECT LABOR ONLY:

A. Insurance And Taxes At 30% (Enter 30% x Total of Item 1.):

0% x ITEM 1.: \$ -

OR

B. Employee Benefits	45.61%
Federal FICA	6.20%
Federal Medicare	1.45%
Federal Unemployment	0.25%
State Unemployment	0.78%
Workers Compensation	1.84%
Contractor's Liability	0.76%

56.89% x ITEM 1.: \$ 10,155.11

9. **OTHER APPROVED "FILED SUB CONTRACTOR" DIRECT**
LABOR FRINGE BENEFITS:

(i.e.: Apprentice Training, Education Fund, Legal, Travel, ETC.)

FRINGE BENEFITS: \$ -

10. **OVERHEAD AND PROFIT OF "FILED SUB CONTRACTOR":**

FILED SUB
15% x ITEM 4: \$ 7,538.82

11. **TOTAL OF ITEMS 7., 8. (A. or B.), 9. and 10.**

TOTAL COST OF WORK PERFORMED BY "FILED SUB CONTRACTOR":

TOTAL "FILED SUB	
CONTRACTOR" COST:	\$ 57,797.64

Job ID: JOB-0094
Project: C1819-Town Of Montague (Primary Effluent Screw Pump Station Upgrade)



CO: CO-0002: Screw Pump Feeder CP

Takeoff

15 Apr 2025 8:44:27

Phase: REPLACE FULL FEEDER BACK TO MCC

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
1	1.00		M		TRACING & LOTO LABOR	0.0000	0.00	16.0000	16.00
	1.00				REMOVE EXISTING BACKBOX				
380033	1.00	EA	M	200A	REMOVE EXISTING PANEL	0.0000	0.00	3.0000	3.00
380075	1,512.00	FT	M	12	EXISTING WIRE TO PULL OUT	0.0000	0.00	0.0080	12.10
	0.00				CLEAN AND MANDREL CONDUIT				
2	1.00		M		CONDUIT MANDREL	524.2700	524.27	0.0000	0.00
4	63.00		M		CLEAN AND MANDREL CONDUIT	0.0000	0.00	0.2800	17.64
	620.00				REMOVE EXISTING FEEDER FROM MCC				
380083	1,860.00	FT	M	1/0	EXISTING WIRE TO PULL OUT	0.0000	0.00	0.0444	82.58
380078	620.00	FT	M	6.	EXISTING WIRE TO PULL OUT	0.0000	0.00	0.0160	9.92
	620.00				INSTALL NEW FEEDERS				
70288	1,860.00	FT	M	1/0	XHHW CU (STR)	10.5306	19,586.92	0.0308	57.29
70311	625.00	FT	M	6.	GREEN XHHW CU (GRD 200A)	3.4273	2,142.09	0.0168	10.50
100577	6.00	EA	M	1/0	WIRE TERMINATION LBR	0.0000	0.00	0.3700	2.22
100572	2.00	EA	M	6.	WIRE TERMINATION LBR	0.0000	0.00	0.2400	0.48
	0.00				TERMINATION INSIDE MCC FOR NEW CONDUCTORS				
5	1.00		M		LOTO LABOR	0.0000	0.00	2.0000	2.00
6	2.00		M		PANEL REMOVAL	0.0000	0.00	2.0000	4.00
7	1.00		M		MEGGER TESTING UPON COMPLETION	0.0000	0.00	3.0000	3.00
Phase Totals:							22,253.27		220.73
Job Totals:							22,253.27		220.73

AMP ELECTRICAL
, NC

Phone: 704-372-3040 EXT 2
Web:

RESPONSE TO RFI

CWF Primary Effluent Screw PS Upgrade

DATE: 4/1/2025

RFI NO.: 05

TO:	The Associated Construction Company	Reference or affected design document(s)
FROM:	Wright-Pierce	Spec. Sect.:
		DWG.: E-003 & E-004
		Other:

Subject: Pump Room Junction Box

Description of Request:

Per drawings E-004 demolition note 4 states Junction box below panel. Leave feeder in place for reconnection to panel". Per onsite inspection on 3/31/25, this feeder does not exist, all that remains is old branch wiring.

Per drawings E-003 Single Line Modification Diagram, Note 4 states "Extend and reconnect wiring to panel MDP-PP1." Because the feeder is nonexistent, splicing is not possible. Due to the close proximity of the new panel MDP-PP1 we suggest the full demolition of the junction box and a new feeder be installed directly to the panelboard.

Additional Info. Attached? Y ☒ N ☐

Response needed by: 4/6/2025

Signed: Azalea Bisignano

Response to Request:

Per conference call on 4/3/2025 contractor is to explore and present two PCO options to the client:

Option 1

Contractor is to provide new wire from existing handhole located outside the screw pump station to new panel MDP-PP1, splicing with existing feeder back to MCC-A in administration building. The contractor is to provide new UL listed fittings for splicing made watertight as best as possible. Per contract, existing feeder from MCC-A to handhole is tested to ensure the integrity of the wire.

Option 2

Contractor is to demolish the existing feeder from MCC-A to the screw pump station and install a new feeder from MCC-A to the MDP-PP1 utilizing existing below grade conduits and handholes.

Additional Info. Attached? Y ☐ N ☒

Is change to P&S Involved Y ☒ N ☐

Signed: Jared Robbins

Date: 4/3/2025



The Associated Construction Co
55 Airport Road Suite 206
Hartford, Connecticut 06114
P: 860-296-4114

Project: 24-112 Town of Montague
34 Greenfield Road
Montague, Massachusetts 01351

RFI #5: Pump Room Junction Box

Status	Open		
To	Azalea Bisignano (The Associated Construction Company)	From	Azalea Bisignano (The Associated Construction Company) 55 Airport Road Suite 206 Hartford, Connecticut 06114
Date Initiated	Apr 1, 2025	Due Date	Apr 6, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	E-003, E-004	Reference	
Linked Drawings			
Received From	Norman Bechard (AMP Electrical, Inc)		
Copies To	Bruce Miller (The Associated Construction Company), Dan Randall (The Associated Construction Company)		

Activity

Question

Question from Azalea Bisignano The Associated Construction Company on Tuesday, Apr 1, 2025 at 09:11 AM EDT
Per drawings E-004 demolition note 4 states Junction box below panel. Leave feeder in place for reconnection to panel". Per onsite inspection on 3/31/25, this feeder does not exist, all that remains is old branch wiring.

Per drawings E-003 Single Line Modification Diagram, Note 4 states "Extend and reconnect wiring to panel MDP-PP1." Because the feeder is nonexistent, splicing is not possible. Due to the close proximity of the new panel MDP-PP1 we suggest the full demolition of the junction box and a new feeder be installed directly to the panelboard.

Attachments
[RFI-001 Complete 3.31.25.pdf](#)

Awaiting an Official Response



**Amp
Electrical, Inc.**

COMMERCIAL & INDUSTRIAL
ELECTRICAL INSTALLATIONS & REPAIR

**24 HR
SERVICE**

MA LIC# 18272 A

CT LIC# 0190381-E1

NH LIC# 13301 M

ME LIC# MS60018526

VT LIC# EM-05518

Request For Information

ATTENTION: Bruce Miller - Project Manager - Associated Construction

DATE: 3/31/2025

Project: Primary Effluent Screw Pump Station Upgrade

Amp Electrical RFI #: 1

Address: 34 Greenfield Rd.

Reply By: ASAP

Location: Montague MA 01351

Submitted By: Steve Brooks

REFERENCE DATA

Spec. Section Title:

Spec. Section No:

Page No.

Paragraph No:

Drawing No: E-004 & E-0003

Entitled: Electrical Demolition and Sections

Latest Rev. Date:

Detail No:

Sketch No:

Dated:

Jun-24

Entitled:

DESCRIPTION

Per drawings E-0004 demolition note 4 states "junction box below panel. Leave feeder in place for reconnection to panel" Per onsite inspection on 3/31/25 this feeder does not exist, all that remains is old branch wiring.

Per drawings E-003 Single Line Modification Diagram Note 4 states "Extend and reconnect wiring to panel MDP-PP1." Because the feeder is nonexistent splicing is not possible. Due to the close proximity of the new panel MDP-PP1 we suggest the full demolition of the junction box and a new feeder be installed directly to the panelboard.

CC:

File:

REPLY

Changes in Contract Scope: Y / N (please circle one)

☐ this information will be included in next bulletin

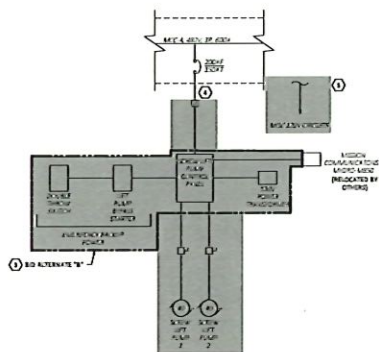
☐ Sketches attached

☐ Complete

By: _____

Title: _____

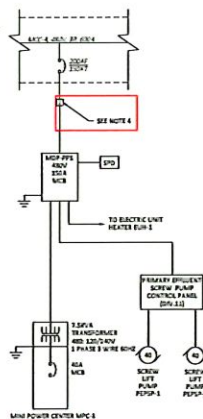
Date: _____



**SINGLE LINE
DEMOLITION DIAGRAM**

DEMOLITION NOTES:

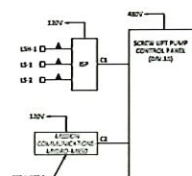
- ① **ELECTRICAL EQUIPMENT** INDICATED WITH SHADING SHALL BE DISCONNECTED AND REMOVED ALONG WITH ALL OF THE ASSOCIATED CONDUIT, WIRE, PULLBOOTS, ETC. IN ITS ENTIRETY FOR A COMPLETE DEMOLITION. UNLESS OTHERWISE NOTED, ALL REMAINING ELECTRICAL EQUIPMENT SHALL BE CUT OFF AT THE AFFECTION POINT. REFER TO NOTE 1 ON THIS DRAWING FOR ADDITIONAL INFORMATION.
- ② **INFORMATION CONTAINED IN THESE PLANS AND DIAGRAMS HAS BEEN OBTAINED IN PART FROM EXISTING PANEL ELECTRICAL DRAWINGS, SITE CONDITIONS AND SHOP DRAWINGS. CONTRACTOR SHALL VERIFY ALL INFORMATION AND SHALL BE RESPONSIBLE FOR ANYTHING NOTED OR NOT SHOWN THAT MAY AFFECT THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANYTHING NOTED OR NOT SHOWN THAT MAY AFFECT THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANYTHING NOTED OR NOT SHOWN THAT MAY AFFECT THE WORK.**
- ③ **DEMOLITION OF THIS ITEM IS CONSIDERED A BIG ALTERNATE. POWER DISCONNECTION IS REQUIRED. OF THIS POINT OF CONNECTION ARE CONSIDERED PART OF THIS BID.**
- ④ **WALL FEEDER IN PLACE FOR DISCONNECTION TO NEW PANEL W/OUT EXISTING WIRE SHALL BE TYPICAL FOR INTEGRITY, SEE SPECIFICATION SECTION FOR TYPICAL DETAIL.**
- ⑤ **HANDMADE POWER AND CONTROL WIRING SHALL BE REMOVED AT POINT OF ORIGIN AT PANEL IN ADMINISTRATION BUILDING.**



SINGLE LINE
MODIFICATIONS DIAGRAM

NOTES

1. FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWING E-GEL.
2. FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 18 AND 20 ON DRAWING E-GEL.
3. DEVICE SHALL BE RELOCATED AND RECONNECTED BY OTHERS.
4. EXTEND AND RECONNECT WIRING TO PANEL MOP-PFS, SPLICE AS REQUIRED PER SPECIFICATION 5052.



PRIMARY EFFLUENT SCREW PUMP STATION CONTROL AND INSTRUMENTATION WIRING DIAGRAM

METHOD

- [illegible]

NO	REVISIONS	APPD DATE
△		
△		
△		
△		

PROJECT NO.	2387
SUBJECT	INQUIRY
CASE ORIGIN	SELFITY
DATE	10/29/88
CONTACT	SLAPPE
DATE	JUNE 1986
REFERENCE	SLAPPE
DATE	JUNE 1986

WRIGHT-PIERCE 

800.745.8707 | www.wright-pierce.com

OF MONTAGUE, MASSACHUSETTS
CLEAN WATER FACILITY
PRIMARY EFFLUENT SCREW
PUMP STATION UPGRADE
ELECTRICAL SCHEMATIC DIAGRAMS



- [illegible]

1. FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWING E-001.
2. FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 18 AND 20 ON DRAWING E-001.
3. NOT ALL PIPING AND DUCT WORK IS SHOWN FOR CLARITY.

TOWN OF MONTAGUE, MASSACHUSETTS
CLEAN WATER FACILITY
PRIMARY EFFLUENT SCREW
PUMP STATION UPGRADE



Outlook

Fwd: Mass Cultural Council Notification for Creative Experiences (FY26-CR-EXP-112328)

From COA-Council on Aging <councilonaging@montague-ma.gov>**Date** Wed 9/10/2025 9:32 AM**To** Walter Ramsey <WalterR@montague-ma.gov>

Sent from my iPhone

Begin forwarded message:

From: MassCultural_noreply@smartsimple.com**Date:** August 26, 2025 at 6:05:34 pm GMT-4**To:** councilonaginggrants@gmail.com**Cc:** COA-Council on Aging <councilonaging@montague-ma.gov>, COA-Council on Aging <councilonaging@montague-ma.gov>**Subject: Mass Cultural Council Notification for Creative Experiences (FY26-CR-EXP-112328)**

Dear Laurie Davidson,

Congratulations! Mass Cultural Council is pleased to inform you that your FY26 Creative Experiences application (FY26-CR-EXP-112328) has been approved for a grant in the amount of **\$5,000**.

Thanks to vigorous advocacy from the cultural sector, both the Healey-Driscoll Administration and the State Legislature showed strong, bipartisan support for the Mass Cultural Council, and its programs and services in the FY26 state budget. This allows us to continue to support Massachusetts' dynamic artists and creative individuals, communities, cultural organizations, schools, and creative youth development across the Commonwealth.

Mass Cultural Council looks forward to celebrating this important public investment in the Commonwealth's cultural sector, and **Gill Montague Council on Aging** will be listed in our Agency's publicity materials. Please refer to our [Credit and Publicity Kit](#) for information on how you can share your great news!

At our August Governing Council meeting 1,700 grants were approved across our programs. All the grantees will complete the contracting and payment process in the coming months:

- We use DocuSign to execute electronic contracts.
- The Commonwealth Comptroller's office requires that we use their Contractor Authorized Signatory Listing (CASL) Form.

You will receive contracting documents/instructions by the end of October. Here are the next steps in the contracting and payment procedures for your FY26 Creative Experiences grant (FY26-CR-EXP-112328).

1. **The Contract Authorized Signatory** (Roberta Potter, councilonaging@montague-ma.gov): will receive **two** DocuSign forms from the Massachusetts Office of the Comptroller:
 - **Form #1 Contractor Authorized Signatory Listing (CASL) Form:** If your organization received a grant in FY24 or FY25, and the Contractor Authorized Signatory and Contract Authorized Officer match the names in the CASL Form we have on file, you will not be asked to complete this form again.
 - **Form #2 W-9 and Electronic Funds Transfer (EFT) Form:** If your organization received a grant in FY24 or FY25, you will only need to complete this form if you indicated in the application that there have been changes to one or both.
 - We cannot accept PO Box addresses on the W-9 Form.
 - *Helpful Links to answer your questions about the above forms:* [W-9/EFT Job Aid](#), [DocuSign FAQ](#).
2. **If your organization needs to complete a CASL form, the Contract Authorized Officer** (Barbara Kuklewicz, councilonaging@montague-ma.gov): will receive **one** DocuSign email containing the Contractor Authorized Signatory Listing (CASL) Form **after** the Contract Authorized Signatory signs the CASL. The Contract Authorized Officer must attest the Contract Authorized Signatory can sign contracts on behalf of your organization and submit the forms to the Comptroller.
3. **Mass Cultural Council:** We will review your CASL, W-9, and EFT forms carefully and contact you if clarification or adjustments are needed. When everything is complete, we will send you a confirmation email indicating that your standard contract with Mass Cultural Council is ready to sign. **Please rest assured that if there is a problem with any of your materials the fiscal team will contact you directly to notify you and resolve the issue.** Because we are supporting 1,700 grantees through the process, staff will not be able to keep up with requests for updates from grantees.
4. **The Contract Authorized Signatory** (Roberta Potter, councilonaging@montague-ma.gov): will receive **one** DocuSign form from Mass Cultural Council's DocuSign account containing the **Standard Contract Form** (SCF) and attachments for signature.
5. **Final Steps:** Once Mass Cultural Council receives and signs your Standard Contract Form, you will receive an email confirming it has been executed. A PDF copy of the executed contract will be available in our grants management system to download for your records. The Contract Authorized Signatory will also receive a copy from DocuSign. Grant payments are typically made 7 to 10 business days after the contract is executed. You can look up payment details in the grants management system.

For more information, you can review the [contract instructions](#) or the [Frequently Asked Questions \(FAQs\)](#).

If you need to change your Contract Authorized Signatory or Officer, or if you have questions about the contracting process, please contact finance.helpdesk@mass.gov.

Mass Cultural Council is proud to support the great work you do to advance the Power of Culture across the Commonwealth.

Best Regards,

Mass Cultural Council

LICENSE AGREEMENT

(Re: Wendell Road, Village of Millers Falls, Town of Montague, Massachusetts)

THIS LICENSE AGREEMENT (“License”) dated August is by and between **NSTAR Electric Company d/b/a Eversource Energy**, a Massachusetts corporation having its principal office at 300 Cadwell Drive, Springfield, Massachusetts 01104 (“Licensor”), and **The Town of Montague**, with an office located at 1 Avenue A, Turners Falls, Massachusetts 01376 (“Licensee”).

W I T N E S S E T H

IN CONSIDERATION of the promises exchanged herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Licensor and Licensee agree that:

NO TRANSFER OR RECORDING

1. This License is personal to Licensee and shall not be assigned, transferred or recorded by the Licensee without the express written consent of the Licensor. Under no circumstances shall this License be deemed to convey, transfer or grant any real property interest in the Property to the Licensee. Instead, the Licensee shall merely receive a license to use the Property in accordance with the terms set forth herein.

TERM

2. This License commences on September 5, 2025 (“Term Commencement Date”) and will terminate on September 5, 2030, unless sooner terminated in accordance with Section 6 of this License.

USES

3. This License shall be exercised only over that portion of Licensor’s land located on Wendell Road in the Village of Millers Falls, Town of Montague, Franklin County and Commonwealth of Massachusetts, as more particularly described on the drawing attached to this License as Exhibit A hereto entitled “Access Road to be Licensed to the Town of Montague (the “Property”). In addition, the Licensee is granted access to Licensor’s Right of Way by Turners Falls Fire District (see attached letter).

This License is granted for the specific use of allowing Licensee to use the Licensor’s access road for the periodic maintenance of Dry Hill Cross Road, the periodic maintenance of Dry Hill Cemetery, the marking of veteran’s graves in the Dry Hill Cemetery on Memorial Day, the Fourth of July and Veteran’s Day; to escort citizens, up to two days each summer to Dry Hill Cemetery; and to use only light or medium duty pick-up trucks or SUVs with small trailer access (collectively, the “Permitted Uses”). Access will be limited to vehicles owned by the Town of Montague, its cemetery commissioners, and contracted maintenance providers.

Except for the Permitted Uses, Licensee shall not perform any work or conduct any additional activities on the Property without Licensor's prior consent. Licensee shall be responsible (at Licensee's cost and expense) for repairing any damage the Licensee and/or its contractors may cause to the Licensed Premises. Access to Licensed Premises is prohibited during snow and ice season, except in the instance of a public emergency. In such instances, the Licensee will be responsible for snow and ice removal if required. The Licensor shall have the right to impose conditions upon any additional work or activities Licensee proposes to conduct on the Property which the Licensor determines are necessary to assure the safety of Licensor's facilities which are presently or may in the future be located within or in the vicinity of the Property. Within thirty (30) days of Licensor's submittal of an invoice, the Licensee shall reimburse Licensor for its reasonable expenses to review any request for additional work (including but not limited to costs for administrative review, engineering and field inspection).

OTHER USES

4. Except to the extent described in Section 3, Licensee shall not undertake or permit:
 - (a) any excavation, grading or filling on the Property;
 - (b) construction of any structures, fixtures or improvements on the Property (excluding any improvements expressly authorized by Section 3 hereof); or
 - (c) parking or storage, even temporarily, of vehicles, materials or equipment on the Property contrary to the terms and provisions of this License until it has received Licensor's written approval.

FEES AND CHARGES

5. The following fees and charges are due under this License Agreement:
 - (a) Licensee shall pay to Licensor as its annual fee:

FEES WAIVED

TERMINATION

6. This License shall terminate upon the date specified in Section 2 or sooner with the occurrence of any one of the following events:
 - (a) the date it is recorded without the written consent of the Licensor;
 - (b) immediately upon written notice from the Licensor if the Licensee breaches any condition of this License;
 - (c) upon 90 days prior written notice by either party; or
 - (d) as of the date of any public taking, to the extent any portion of the Property is condemned or

taken in any manner for any public or quasipublic use.

Termination shall not affect the Licensee's obligation under this License arising on or before the effective date of termination, including but not limited to obligations for indemnity and reimbursement.

IMPROVEMENTS AND RESTORATION

7. On or before the date of termination of the License, all improvements made by the Licensee to the Property (including any improvements made by Licensee that are expressly permitted by Section 3 hereof) and all personal property of the Licensee shall be removed at the Licensee's sole cost and risk and the Licensee shall restore the Property to the condition that existed at the commencement of Licensee's use, to the reasonable satisfaction of the Licensor. Any improvements or personal property remaining on the Property following termination shall, at the sole option of the Licensor, either:
 - (a) be deemed the property of the Licensor, and Licensee shall promptly execute any appropriate documents of transfer, or
 - (b) be removed by the Licensor without liability to the Licensee and all costs for removal, disposal and property restoration shall be paid by the Licensee. The Licensee will be required to reimburse the Licensor for the expenses of such disposal within thirty (30) days from the date of the Licensor's invoice.

POLLUTANTS/PERMITS

8. Licensee shall not at any time use or store any pollutant or hazardous material on the Property and shall at all times maintain the Property in a safe and lawful condition. Upon Licensor's request, Licensee shall provide evidence reasonably satisfactory to Licensor that all required consents or permits are in force for Licensee's use of the Property.

COMPLIANCE WITH LAWS

9. The Licensee shall comply with and shall cause the Property in connection with Licensee's use to comply with, all applicable local, county, state and federal laws, codes and ordinances of every description, including but not limited to, zoning, building, engineering, sanitation, health and environmental laws (collectively, "Laws"); and Licensee shall promptly remedy any breach of same.

INSPECTION OF THE PROPERTY

10. The Licensee acknowledges that it has inspected the Property and has determined it to be suitable for Licensee's use. The Licensee agrees that it is not relying on any oral or written representation of the Licensors concerning the Property, including but not limited to, title, use, permitted uses, dimensions, soil conditions, environmental conditions, municipal restrictions, municipal planning and/or zoning requirements, and uses by adjoining or third parties. The Property is being licensed on an "AS IS" basis to the Licensee.

LICENSOR'S USE OF THE PROPERTY

11. The Licensor shall have the right, at any time and without liability or compensation to the Licensee, to use the Property to install, use, repair, maintain, relocate or remove electric, natural gas and other utility facilities that presently exist or may in the future be located within the Property as part of Licensor's business operations. The Licensee further releases the Licensor from any liability to the Licensee for damages to the Licensee's property (including but not limited to the Permitted Improvements) due to the Licensor's use of the Property for its business purposes.

INSURANCE

12. For as long as this License is in effect, and as a condition to entering the Property, Licensee must provide evidence of at least the following insurance coverage:
 - (a) Comprehensive General Liability insurance, including broad form property damage liability, with a combined single limit for bodily injury and property of at least \$2,000,000 per occurrence and in the annual aggregate.
 - (b) If the Licensee, its employees or agents will or potentially will be operating motor vehicles on the Property, then the Licensee shall also provide the Licensor with proof of Auto Liability insurance, and the amount and scope of said insurance must be reasonably acceptable to Licensor.
 - (c) All insurance policies required to be maintained by Licensee pursuant to Sections 12(b) and 12(c) of this License Agreement shall be endorsed to: (i) name Licensor, its directors, officers, employees and affiliates as additional insured with respect to any and all third party bodily injury and/or property damage; (ii) contain a waiver of subrogation in favor of the additional insureds; (iii) be primary to any similar insurance or self-insurance maintained by the additional insureds and (iv) require that thirty (30) days written notice be given to Licensor prior to any cancellation or material change in any insurance policy.
 - (d) On each anniversary of the Term Commencement Date (as defined in Section 2 hereof), the Licensee shall provide the Licensor with updated certificate(s) of insurance to ensure that the Licensee is in compliance with the insurance requirements of this Section 12.
 - (e) At any time during the term of this License, the Licensee shall provide the Licensor – within 30 days of the Licensor's request therefor – with documentation which verifies that Licensee is in compliance with the insurance requirements of this Section 12.

INDEMNIFICATION

13. (a) The Licensee shall indemnify, defend and hold harmless the Licensor, its directors, officers, agents, employees, assigns and affiliates from any and all claims, costs (including any attorneys' fees), loss or liability whatsoever for injury to persons (including death and including any injury to Licensor's employees, contractors, agents and passengers while in Town of Montague vehicles) or damage to property (including environmental damage to the Property or abutting properties or waters) caused by or resulting from any one or more of the following: (a) the use of the Property by Licensee, its employees or its agents, (b) the breach or default of this License by Licensee, its employees or its agents, or (c) the violation of any Laws by Licensee, its employees or its agents. The Licensee's indemnification obligations shall survive the termination and expiration of this License.

(b) The Licensee shall indemnify, reimburse, defend and hold harmless the Licensor, its directors, officers, agents, employees, assigns and affiliates from any taxes and special assessments of any kind, including any increase in the Licensor's real estate taxes, which result from, or are attributable to, the Licensee's use of, and/or activities on, the Property; *provided, however*, that the Licensee shall not indemnify Licensor from any federal income tax or state tax income tax imposed on the rental payments Licensor obtains pursuant to this License.

NOTICES

14. All notices permitted or required to be made by the Licensee or the Licensor will be considered to be received upon (i) personal delivery, (ii) delivery to the recipient via a nationally recognized overnight courier service (e.g., UPS or Federal Express) provided a receipt confirming such delivery can be provided by the courier service or (iii) three (3) business days following mailing of a notice by certified U.S. mail, postage prepaid, return receipt requested to:

Licensor: NSTAR Electric Company d/b/a/ Eversource Energy
Attn: T&D Right of Way
107 Selden Street
Berlin, CT 06037
(860) 665-5000

Licensee: Town of Montague
Attn: Town Administrator
1 Avenue A
Turner Falls, MA 01376
(413) 863-3200

CONTINUING OBLIGATION

15. The termination and/or expiration of this License shall not alter or terminate the Licensee's obligations as established by this License for events which take place on or before the effective date of termination.

ENTIRE AGREEMENT

16. This License constitutes the entire agreement between the Licensors and the Licensee with respect to the Property and no oral statements, promises, express or implied warranties or other understandings except those expressly set forth in this License shall be valid unless reduced to writing and signed by both parties on or after the date of this License.

AUTHORITY

17. If Licensee is a corporation, partnership or limited liability company, then each individual executing this License on behalf of said entity represents, covenants and warrants that:
- (a) he or she is duly authorized to execute and deliver this License on behalf of said entity in accordance with: (i) if Licensee is a corporation, a duly adopted resolution of the Board of Directors of said corporation or in accordance with the by-laws of said corporation, (ii) if Licensee is a partnership, the terms of the partnership agreement, and (iii) if Licensee is a limited liability company, the terms of its operating agreement, and that this License is binding upon said entity in accordance with its terms. The individual signing this License on behalf of Licensee shall be a guarantor of the obligations this License imposes on Licensee.
 - (b) no additional consents, waivers or approvals are necessary for the Licensee to enter into and fully perform under this License Agreement.

GOVERNING LAW AND DISPUTE RESOLUTION

18. Disputes arising out of, or in connection with, this License are governed by the following requirements:
- (a) Licensors and Licensee agree that this License will be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.
 - (b) In the event that Licensee defaults or breaches any term, provision or covenant of this License, then the Licensors shall be entitled to: (i) terminate this License and/or (ii) initiate the dispute resolution process in Section 18(b) to seek any and all remedies available to Licensors under this License, at law and/or in equity, including but not limited to specific performance and/or injunctive relief. All costs incurred by the Licensors to enforce its rights under this License, including but not limited to the Licensors' attorneys' fees, legal expenses and court costs, shall be paid for by the Licensee within 30 days' of the Licensee's receipt of a request for such reimbursement from the Licensors regardless of whether the Licensors is the prevailing party in any dispute resolution proceeding associated with this License.
 - (c) THE LICENSEE ACKNOWLEDGES THAT: (i) IT HAS READ THIS LICENSE AGREEMENT; (ii) IT HAS THE OPPORTUNITY, IF IT SO ELECTED, TO CONSULT

WITH LEGAL COUNSEL OF ITS OWN CHOICE DURING THE PREPARATION, NEGOTIATION, AND EXECUTION OF THIS LICENSE AGREEMENT; (iii) IT UNDERSTANDS THE TERMS AND CONSEQUENCES OF THIS LICENSE AGREEMENT AND OF THE RELEASES, WAIVERS AND OBLIGATIONS IT CONTAINS; AND (iv) IT IS FULLY AWARE OF THE LEGAL AND BINDING EFFECT OF THIS LICENSE AGREEMENT.

RIGHT TO ENTER

19. The Licensee will have no right to enter or use the Property until (a) one copy of this License, signed by both parties, has been delivered to the Licensee and (b) Licensee has provided the Licensors with insurance certificate(s) required by Section 12 of this License.

[Signature page follow]

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Parties have duly executed this License Agreement, as of the day and year first written above.

LICENSOR: NSTAR Electric Company d/b/a Eversource Energy

By:_____

Name: **Christopher A. Soroka**

Title: **Supervisor, T&D Right of Way**
Its Agent

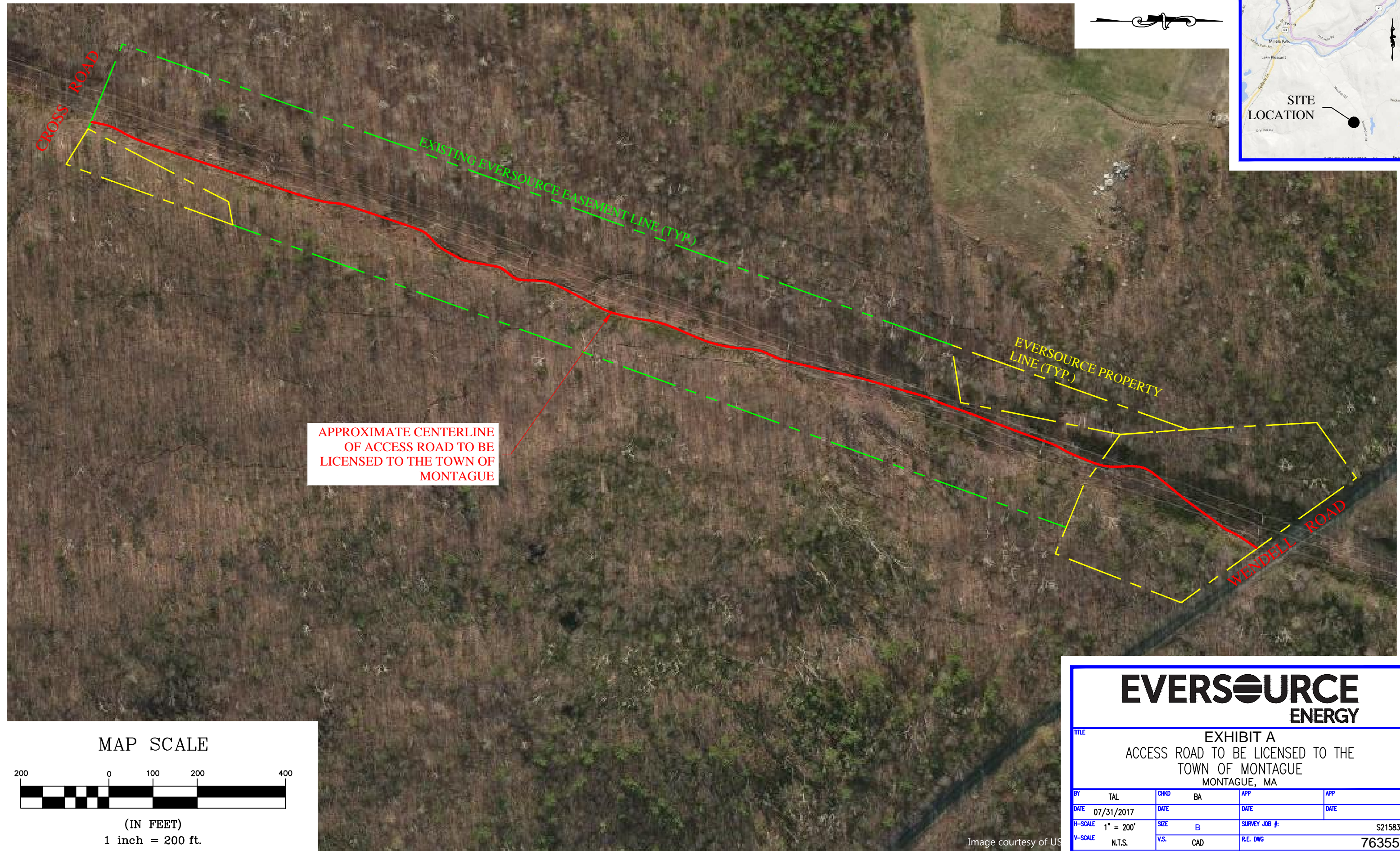
LICENSEE: Town of Montague

By:_____

Name: **Matthew Lord**

Title: **Chairman, Town of Montague Selectboard**

See attached map/diagram/sketch showing the Property subject to this License





Re: Aggregated gas quotes

From Ken Mccance <kmccance@aol.com>

Date Thu 9/11/2025 10:55 AM

To Joanne Blier <joanne.blier@gmrds.us>; Elizabeth Bouchard <ebouchard@fcts.us>; Walter Ramsey <WalterR@montague-ma.gov>

Cc Ken McCance <kmccance@yolonenergy.com>

Just an update, mostly for Walter's agenda.

Here are today's rates. (Next update on Monday for Walter's board meeting).

12 mo. \$.69/therm

24 mo. \$.7052/th

36 mo. \$.7221/th

Current rate: \$.734

48 mo. \$.7359/ th

The last update will be for the contract signing on Tuesday.

We're aiming for a 36 mo.term (with team consent).

(Notice rates are increasingly higher the longer the term, anticipating higher future rates)

Ken

[Sent from AOL on Android](#)

On Tue, Sep 9, 2025 at 1:36 PM, Ken Mccance <kmccance@aol.com> wrote:

Hi folks.

I received back n-gas quotes in record time! There are only two gas suppliers servicing Berkshire Gss. The quotes were very close. So, for this email I'll just give you the lowest quotes:

12 mo. \$.7225

24 mo. \$.7350

36 mo. \$.7494

All the are the same, like Dual billing and 100%

swing. I have scheduled a refresh for Monday when I'll be back in town to collect the three signed contracts which have to be all submitted

On the day. I will complete and provide you a recap of all the rates.

Just a reminder, n-gas prices change every day (like stocks). So I'll apologize now for tracking anyone down to get a signature on behalf of the group to protect the day's quote.

Regards

Ken McCance
Yolon Energy

[Sent from AOL on Android](#)