

MONTAGUE SELECTBOARD MEETING

VIA ZOOM

Monday, April 27, 2026

AGENDA

Join Zoom Meeting:

<https://us02web.zoom.us/j/82944786477?pwd=9boR0TRM8GklmFEaQPXzgoxaptOt.1>

Meeting ID: 829 4478 6477

Password: 500129

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. 6:30PM Selectboard Chair opens the meeting, including announcing that the meeting is being recorded and roll call taken
2. 6:30 Approve Minutes: Selectboard Meeting: April 13, 2026, if available
3. 6:32 **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. 6:35 **Use of Public Property / Licenses**
 - Liquor Licensing Hearing, El Nopalito Restaurant, 196 Turners Falls Rd, Montague Alteration to the on-premise All Alcoholic Beverages Liquor License (Restaurant). The proposed 281 square foot patio area, which will be located on the south side of the building, enclosed on all sides by 3 ft garden bends or a 6 ft high wood panel fence. with a seating capacity of up to 32 patrons.
 - Request for Use of Public Property by Friends of the Franklin County Regional Dog Shelter, Gabrielle Donelan, on June 27th, 2026, from 8:00am to approximately 3:00pm for a bike race to start at Unity Park. See attached Routes. Park authorization received
5. 6:45 **Execute May 19, 2026 Town Election Warrant, attached hereto**
6. 6:50 **Eileen Seymour, Treasurer/Collector**
 - Memorandum of Agreement between the Public Employee Committee (PEC) and the Town of Montague
8. 6:55 **Personnel Board**
 - Letter of commendation for Chief Haskins for February 2, 2026, event
 - Request phone stipend for Felix Morales, Police Department, at current rate of \$5.77 a week.
 - Execute Employment Contract Renewal (through 4/10/2029) with Clean Water Facility Superintendent Chelsey Little, beginning at Grade B Step 7 (\$107,307)
 - Appoint Alexander Duda, Franklin County Technical School student, to airport grounds employee, effective 4-28-2026 at \$15.50/hour, 40 hours/bi-weekly, for approximately 18 months

Montague Selectboard Meeting
April 27, 2026
Page 2

7. 7:35

Assistant Town Administrator's Business

- Request signatures on a disbursement authorization for Berkshire Design in the amount of \$4,602.00 for Bidding and Construction Administration for the FY25 Montague Avenue A 5.1 Construction Project
- Authorize contract with Saladino Property Maintenance, LLC for Cemetery Grounds Maintenance. Contract value is \$21,924.00 to be funded from FY27 operating budget.
- Authorize contract with Reliance IT, LLC for Police Department IT services. Contract value is in accordance with the payment schedule appearing as Attachment A to the contract documents, to be funded from FY27 operating budget.
- First Read: Community Involvement Plan for Strathmore Mill Site Cleanup Project, draft Analysis of Brownfields Cleanup Alternatives. Announcement of 30-day Public Comment Period, with public meeting on 5/11/26 Selectboard agenda.
- Authorization to apply for Water & Waste Disposal Loan & Grant Program from United States Department of Agriculture Rural Development (USDA RD) for engineering and construction of Collections System Rehabilitation Phase 2.
- Other project updates

8. 7:45

Town Administrator's Business

- Municipal funding update from Senator Comerford – Authorize a letter to be sent to Senate President and Senate Ways and Means Committee requesting the supplemental budget retain several important funding items for the Town of Montague.
- Annual Town Meeting set for May 2nd, 2026 at 9am– packets have been mailed and information is on the Town's website. Pre-town meeting will be held via zoom on April 28th at 6pm. Information can be found on the Town website calendar.
- Topics not anticipated within 48 hour posting requirement

Next Meeting

Pre-Town Meeting: Tuesday April 28th, at 6:00pm via ZOOM

Annual Town Meeting: Saturday, May 2nd, at 9:00am at Turners Falls High School

Selectboard Meeting: Monday, May 4th, at 6:30pm In Person and via ZOOM

1. BUSINESS ENTITY INFORMATION

EL Nopalito LLC
Entity Name

Montague
Municipality

001-4-122-4410
ABCC License Number

Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

Minor alteration of premises, add outdoor furniture for dining outside in existent patio area.

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Jahmes Campos Peters Owner
Name Title

petersjahmes@yahoo.com
Email

413-834-7887
Phone

2. ALTERATION OF PREMISES

2A. DESCRIPTION OF ALTERATION

Please summarize the details of the alterations and the alterations and highlight any specific changes from the last – approved premises.

We currently possess a outdoor pation are alongside the restaurant that simply needs some sprucing up and outdoor tables & chairs to make dining outside a great option for our community.

2B. PROPOSED DESCRIPTION OF PREMISES

Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

please see attached floor plan.

281 ft²

Total Sq. Footage

32

Seating Capacity

1

Occupancy Number

1

Number of Entrances -

2

Number of Exits

1

Number of Floors

3. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises. (e.g. Deed, lease, letter of intent)

Please indicate by what means the applicant has to occupy the premises.

Own Lease Tenant at Will

Jorge Naranjo
Landlord Name

413-512-3269
Landlord Phone

Landlord Email

196 Turners falls Rd, Montague, MA, 01351
Landlord Address

8/01/2023
Lease Beginning Date

\$1,500.00
Rent per Month

12/31/2026
Lease Ending Date

\$18,000.00
Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales? Yes No

BUILDING DEPARTMENT SIGN OFF:

I have reviewed the application being submitted by EL NARALLO to
(Business name and location)
the License Commission.

All necessary permits and approvals from the Building Department have been issued.

Application meets Zoning requirement? Yes No

[Signature]
Superintendent of Buildings or designee signature

7/1/25
Date

APPLICANTS STATEMENT

I,  the: Sole Proprietor; Partner; Corporate Principal; LLC/LLP
(Authorized Signatory)

Manager of EL Nopalito LLC
(Name of the Entity/Corporation)

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

(10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature  Date 7/01/2025
Title: Owner

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provide above.

- The purpose of this request is to obtain approval for adding furniture to an existing patio area alongside the restaurant for outdoor dining.
- Current outdoor cameras are in place to ensure everyone's safety.
- Staff members will remain with customers during outdoor dining hours to maintain security and service

ENTITY VOTE

The Board of Directors or LLC Managers of EL Nopalito LLC
(Entity Name)

Duly voted to apply to the Licensing Authority of Montague and the
(City/Town)

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 7/01/2025.
(Date of meeting)

For Alteration of Licensed Premises

"VOTED: To authorize [Signature] James Campos Peters
(Name of Person)

To sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

(For Corporations ONLY)

A true copy attest:

A true copy attest:

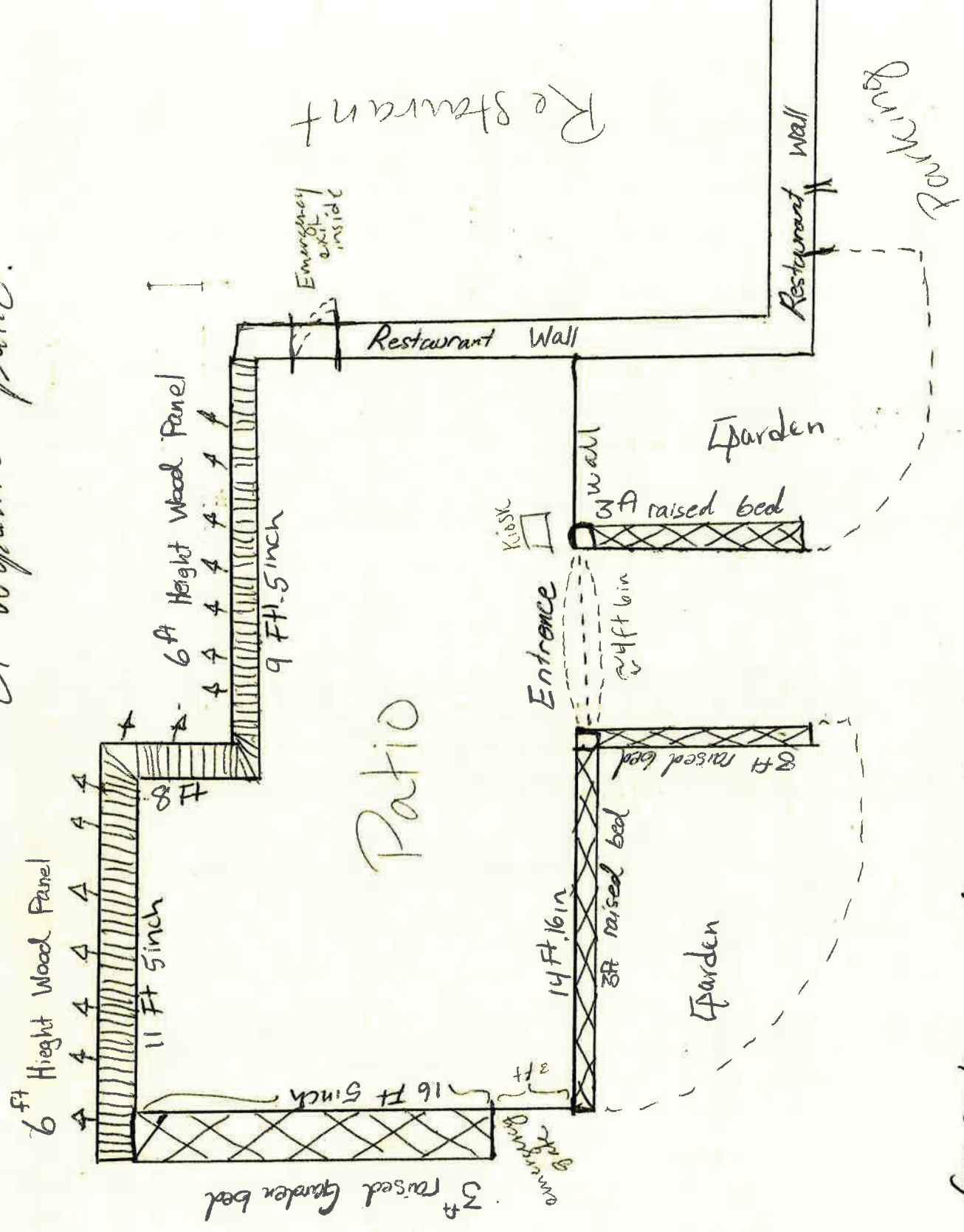
[Signature]
Corporate Officer/ LLC Manager Signature

James Campos Peters
Print Name

Corporation Clerk's Signature

Print Name

El Nopalito patio.



Additional Parking

About 29^{ft} wooden fence panels, About 33^{ft} of raised beds

Turners Falls Rd

plan 2
9/18/25

*EL Nopalito Mexican Restaurant
and Pizzeria
196 Turners Falls Rd Montague MA 01351*

*I, Jorge Naranjo, give and permission to add
a patio at El Nopalito to Tenant Jahnes Campos Peters
For the purposes of dining area on the left side of
the Building.*

Name Jorge Naranjo

Signature 

Phone 413 775 0155

NURSES from page A1

"The evidence is clear - safe staffing
Guidaboni, now a med-surg nurse at BF
cheers and applause. "But it's been getti
maintain - we're often working short-staffe
shifts we're not doing just one job.... When
keep pace with the cost of living, we're riskin
very people who make excellent healthcare

The union and Baystate Health, a nonp
care system with over 12,000 employees
western Massachusetts, settled previous c
2014, 2018, and 2022 after long and conten
tations that were punctuated at times by st
and management lockouts. The most rece
expired at the end of December, and sinc
nurses in Greenfield have been working und
of short-term extensions.

Bargaining committee co-chair Marissa
obstetrics nurse at the hospital, told the *Mon
porter* MNA submitted 18 formal proposals
and tentative agreements have been reached c

At Tuesday's rally, union members said
negotiating for regionally competitive wage
to slow staff turnover; contract language tha
members who use their sick time; preventin
state from filling staffing gap with non-union
ploys from its other facilities; and maintain
nurse-to-patient ratios.

A key feature of the agreement reached in
a set of staffing "grids," a scheduling system
established guaranteed nurse-to-patient ratios
variety of conditions. "It really set a precedent
whole region," Potter told the *Reporter*, "to ha
kind of contract language."

In 2022, still early in the COVID-19 pan
"the tone in the world around healthcare worke
quite different," Potter said, resulting in a "stron
tract" from the nurses' perspective. Since then
tion among frontline nurses - who often leave
seeking higher wages - as well as layoffs and tu
among management mean there are new faces o
sides of the bargaining table.

"We're up against different odds right now,
said. Wages at BFMC remain 10% to 23% behin
regional average, Potter added, and management
proposed reducing entry-level pay for nursing
uates by 50 cents per hour, "which is not a rete
strategy in anyone's book."

Next week the nurses in the Greenfield unit w
asked to vote on a strike authorization, which w
not schedule a work stoppage but would allow the

NOTES FROM

Riverside Sew

Tip of the week ...

Antique vehicles, those that are
25 years or older, may be eligible
for significant insurance
discounts. Contact us today to
learn more about how you can
take advantage of these savings
on your antique car insurance.

We have more than insurance.
We have experience...



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(413) 863-4331
www.pzinc.com

auto | home | business | annuities

PUBLIC HEARING

In accordance with the provisions of Chapter 138, Mass. General Laws, as amended, the Inhabitants of the Town of Montague are hereby notified that El Nopalito Restaurant, LLC d/b/a El Nopalito, with James Campos Peters as Manager, has applied for an alteration to their liquor license in the form of an extension to their outside patio. Location of the premises: 196 Turners Falls Road, Montague, MA 01351. Description of the premises: Consisting of a free-standing one-story building with kitchen, prep and dining area and walk-in cooler. Ingress and egress on east, south and north sides of building. NEW PROPOSED EXPANSION: outdoor open-air patio, enclosed on all sides by 3 ft high raised garden beds or a 6 ft high wood panel fence with 32 seats, approximately 281 sq ft. and an ingress and egress on the south side of the patio. The floor plan is available in the Selectboard's Office.

Date and place of hearing: Monday, April 27, 2026, at 6:30 p.m., via Zoom. Link is available on Town's website calendar: www.montague-ma.gov/d/13985/Selectboard-Meeting

Montague License Commissioners

NOTICE OF PUBLIC HEARING MONTAGUE ZBA #26-03

Notice is hereby given that the Montague Zoning Board of Appeals will hold a public hearing on Wednesday, April 22, 2026 at 6:30 p.m. VIA ZOOM and IN PERSON at the Montague Town Hall Annex conference room, One Avenue A, Turners Falls, MA to review a Special Permit Request from St. Stanislaus BM Society for a front setback reduction from the required 15 ft to 10 ft, in order to construct a walk-in refrigeration unit under Sections 5.5.1 and 5.5.3(b) and 9.2 of the Zoning Bylaws located at 6 K Street (Parcel: 04-0-0268) in the Neighborhood

Abutter's notice sent on April 9, 2026


Published legal notice April 9th, 2026 in Montague Reporter

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Montague License Commissioners

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	<p>A. Signature X KME <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) KME</p> <p>C. Date of Delivery 4/16/26</p>												
<p>1. Article Addressed to: Fra & Vladimir Romanskii 194 Turners Falls Rd Montague, MA 01351</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
 9590 9401 0157 5234 5460 16	<p>3. Service Type</p> <table><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input checked="" type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input checked="" type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr></table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
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<p>2. 9589 0710 5270 1817 8542 58</p>	<p>(over \$500) Restricted Delivery</p>												



Office of the Selectboard

Town of Montague
One Avenue A
Turners Falls, MA 01376

1B

Phone (413) 863-3200 ext. 108
Email: ferns@montague-ma.gov

REGISTRATION FOR ASSEMBLY, PUBLIC DEMONSTRATION, OR USE OF PUBLIC PROPERTY (Not for Peskeompskut Park or Montague Center Common)

All information must be complete. This form must be returned to the Selectboard within a minimum of 15 business days prior to the event.

Name of applicant: Friends of the Franklin County Regional Dog Shelter - Marcia Miller

Address of applicant: 10 Sandy Lane Turners Falls, MA 01376

Phone # of applicant: 413-676-9182

Name of organization: Friends of the Franklin County Regional Dog Shelter

Name of legally responsible person: Friends of the Franklin County Regional Dog Shelter

Location of assembly: Unity Park Turners Falls, MA

Date of assembly: June 27, 2024

Time of assembly: Begin: 8:00 am End: about 3:00 pm

Number of expected participants: First event - hopefully 100-200 people

If a procession/parade/race:

Route: See attached routes. 7.28 mile and 30 mile

Number of people expected to participate: Hopefully 100-200 people

Number of vehicles expected to participate: 2-4

Subject of demonstration: contact email: Fcsodogshelter@gmail.com

Attach a copy of your insurance policy or liability binder indicating a minimum policy of \$1 Million Individual/\$3 Million Group.

Signatures of Police Chief and Health Department should be obtained prior to review by the Selectboard

Signatures:

Police Chief: [Signature] Date: 4/9/26

Comments/Conditions: _____

Health Department: _____ Date: _____

Comments/Conditions: _____

Selectboard Chair: _____ Date: _____

Comments/Conditions: _____



Search

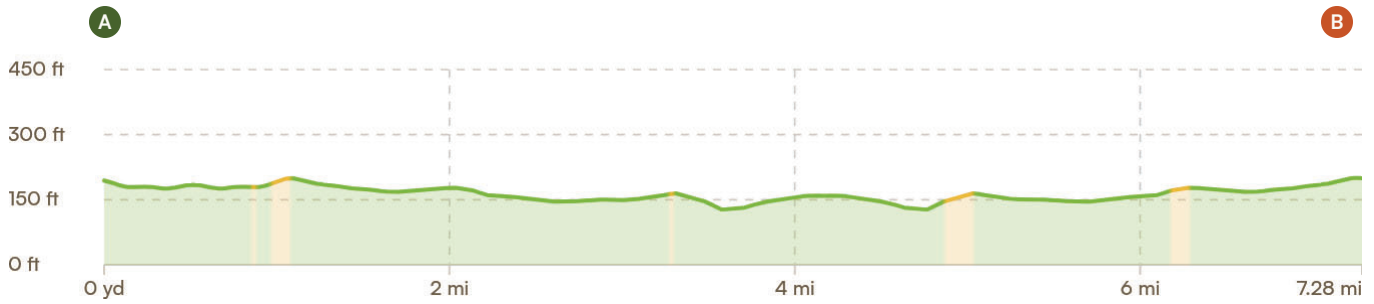


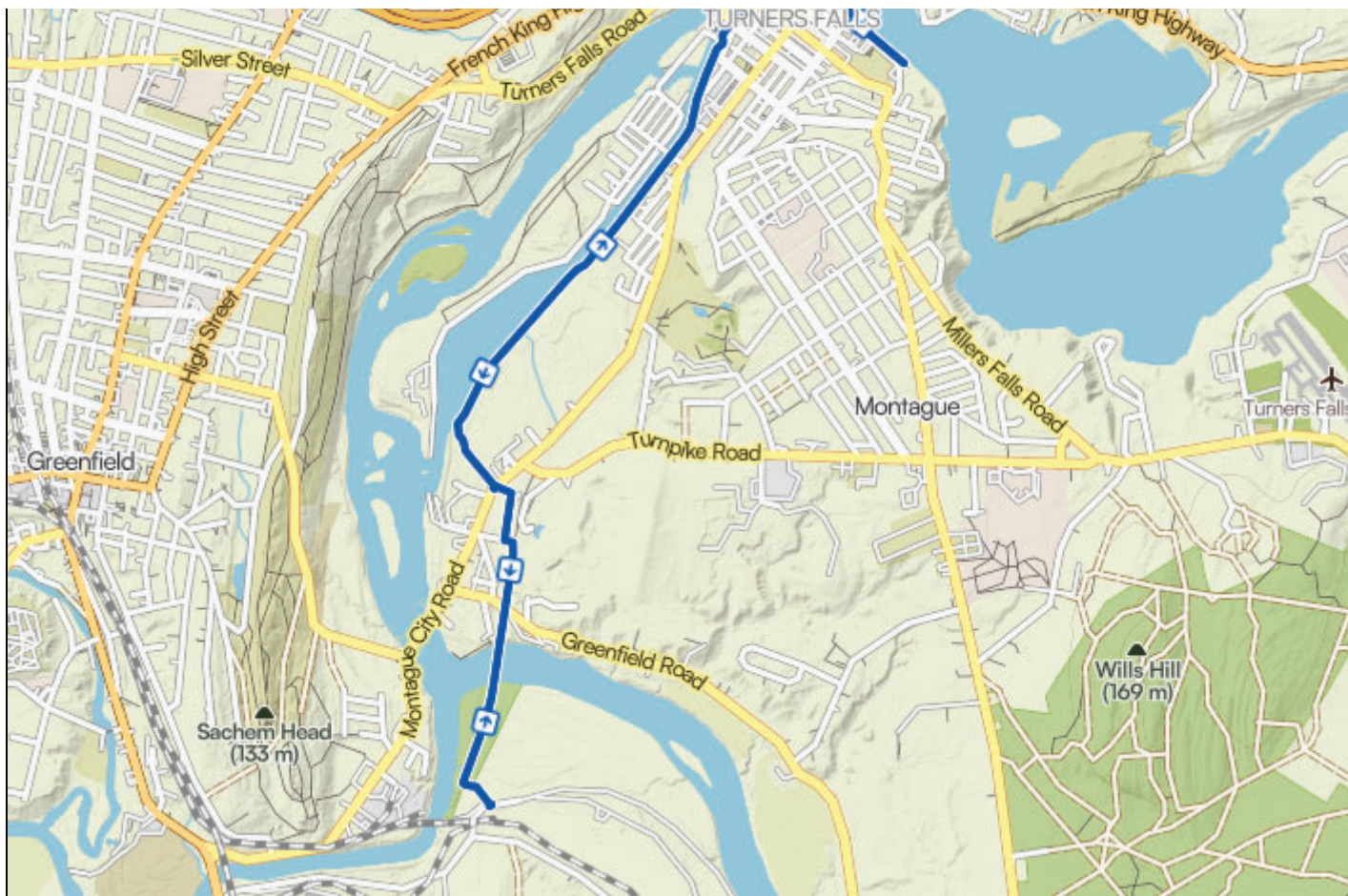
www.komoot.com/tour/2844276187



Fundraiser fun ride

🕒 00:43 · ↔ 7.28 mi · 🌀 10.1 mph · ↗ 200 ft · ↘ 200 ft





Maplibre



1. On access road head east

Follow for 0.52 mi — overall 0.52 mi



2. Turn around and follow Canalside Trail.

Follow for 0.40 mi — overall 0.92 mi



3. Turn right at the fork and follow Canalside Trail.

Follow for 2.09 mi — overall 3.01 mi



4. Right on Montague City Road.

Follow for 13 yd — overall 3.02 mi



5. Left on Path.

Follow for 9 yd — overall 3.03 mi



6. Turn around and follow Path.

Follow for 9 yd — overall 3.03 mi



7. Right on Montague City Road.

Follow for 13 yd — overall 3.04 mi



8. Right on Solar Avenue.

Follow for 97 yd — overall 3.10 mi



10. Left on Masonic Avenue.

Follow for 0.91 mi — overall 4.16 mi



11. Left on McClelland Farm Road.

Follow for 8 yd — overall 4.16 mi



12. Right on Path.

Follow for 17 yd — overall 4.17 mi



13. Turn around and follow Path.

Follow for 17 yd — overall 4.18 mi



14. Left on McClelland Farm Road.

Follow for 8 yd — overall 4.19 mi



15. Right on Canalside Rail Trail.

Follow for 0.85 mi — overall 5.03 mi



16. Turn left at the fork and follow Canalside Rail Trail.

Follow for 116 yd — overall 5.10 mi



17. Right on Rod Shop Road.

Follow for 260 yd — overall 5.25 mi



18. Left on Solar Avenue.

Follow for 2.03 mi — overall 7.28 mi



Search

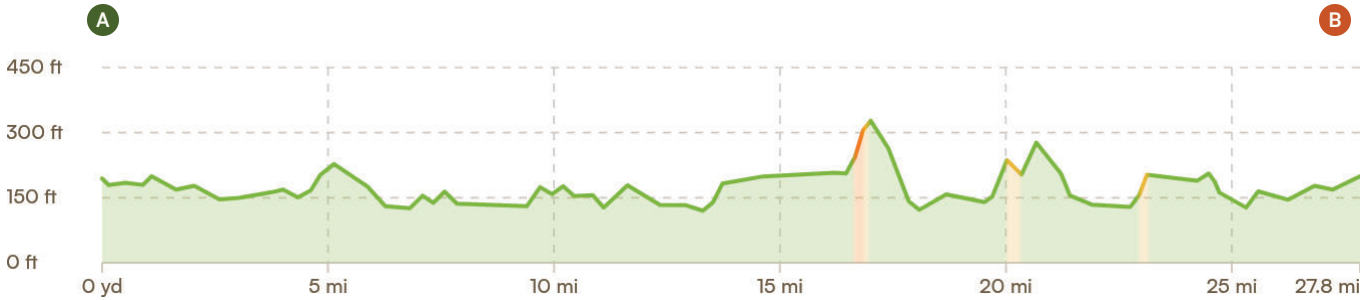


www.komoot.com/tour/2844551561



30 mile fundraiser

🕒 02:43 · ↔ 27.8 mi · 🕒 10.2 mph · ↗ 1,025 ft · ↘ 1,025 ft



▲ Highest point (100 m) ▼ Lowest point (40 m)



Maplibre



1. On access road head east

Follow for 0.52 mi — overall 0.52 mi



2. Turn around and follow Canalside Trail.

Follow for 0.40 mi — overall 0.92 mi



3. Turn right at the fork and follow Canalside Trail.

Follow for 2.09 mi — overall 3.01 mi



4. Right on Montague City Road.

Follow for 13 yd — overall 3.02 mi



5. Left on Path.

Follow for 9 yd — overall 3.03 mi



6. Turn around and follow Path.

Follow for 9 yd — overall 3.03 mi



7. Right on Montague City Road.

Follow for 13 yd — overall 3.04 mi



8. Right on Solar Avenue.

Follow for 97 yd — overall 3.10 mi



10. Left on Masonic Avenue.

Follow for 420 yd — overall 3.48 mi



11. Left on Greenfield Road.

Follow for 1.65 mi — overall 5.13 mi



12. Straight and follow Greenfield Road.

Follow for 0.98 mi — overall 6.11 mi



13. Turn right at the fork on South Ferry Road.

Follow for 0.61 mi — overall 6.72 mi



14. Turn left at the fork and follow South Ferry Road.

Follow for 231 yd — overall 6.85 mi



15. Right and follow South Ferry Road.

Follow for 357 yd — overall 7.06 mi



16. Slight right on Meadow Road.

Follow for 4.43 mi — overall 11.5 mi



17. Slight right on North Main Street, MA 47.

Follow for 1.43 mi — overall 12.9 mi



18. Right on Bridge Street, MA 116.

Follow for 1.67 mi — overall 14.6 mi



19. Right on Long Plain Road Extension.

Follow for 1.55 mi — overall 16.1 mi



20. Right on Hillside Road.

Follow for 1.71 mi — overall 17.9 mi



21. Straight and follow Hillside Road.

Follow for 84 yd — overall 17.9 mi



22. Sharp left on River Road.

Follow for 2.13 mi — overall 20.0 mi



23. Straight and follow River Road.

Follow for 2.79 mi — overall 22.8 mi



24. Turn left at the fork and follow River Road.

Follow for 1.75 mi — overall 24.6 mi



25. Right on McClelland Farm Road.

Follow for 230 yd — overall 24.7 mi



26. Right on Path.

Follow for 17 yd — overall 24.7 mi



28. Left on McClelland Farm Road.

Follow for 8 yd — overall 24.7 mi



29. Right on Canalside Rail Trail.

Follow for 0.85 mi — overall 25.6 mi



30. Turn left at the fork and follow Canalside Rail Trail.

Follow for 116 yd — overall 25.7 mi



31. Right on Rod Shop Road.

Follow for 260 yd — overall 25.8 mi



32. Left on Solar Avenue.

Follow for 2.03 mi — overall 27.8 mi



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER JOHNSON & JOHNSON, INC. PO Box 899 Charleston, SC 29402	CONTACT NAME		
	PHONE (A/C No, Ext):	FAX (A/C No):	
	EMAIL ADDRESS:		
INSURED FRIENDS OF THE FC REGIONAL DOG SHELTER 10 SANDY LN GILL, MA 01376	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Mount Vernon Fire Insurance Company		26522
	INSUREB B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			


COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	X		SE 2035470	06/27/2026	06/29/2026	EACH OCCURENCE \$1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$1,000
							PERSONAL & ADV INJURY \$1,000,000
							GENERAL AGGREGATE \$3,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS-COMP/OP AGG Excluded
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A					<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE \$
							E.L. DISEASE-POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (See attached Acord 101 for additional liability limits)

Town of Montague is an additional insured per CG 20 11 04 13L-820 12/18 Special Events Blanket Additional Insured Endorsement is part of this policy.

CERTIFICATE HOLDER Town of Montague 1 Avenue A Turners Falls, MA 01376	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



ADDITIONAL REMARKS SCHEDULE

AGENCY JOHNSON & JOHNSON, INC.	INSURED FRIENDS OF THE FC REGIONAL DOG SHELTER 10 SANDY LN GILL, MA 01376
POLICY NUMBER SE 2035470	EFFECTIVE DATE: 6/27/2026
CARRIER Mount Vernon Fire Insurance Company	NAIC CODE 26522

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

COVERAGE PART	LIMITS
Commercial Liability	
Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$1,000,000
Medical Expense Limit (Any One Person)	\$1,000
Damages To Premises Rented To You (Any One Premises)	\$100,000
Products/Completed Operations Aggregate Limit	Excluded
General Aggregate Limit	\$3,000,000

**ELECTION WARRANT
TOWN OF MONTAGUE
COMMONWEALTH OF MASSACHUSETTS
MAY 19, 2026**

Franklin, ss.

To either of the constables of the Town of Montague in the County of Franklin,
GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Montague qualified to vote in elections and Town affairs to meet in their respective polling places appointed and designated as follows:

Precinct No. 1, the Montague Center Precinct, the Montague Center Fire Station, 28 Old Sunderland Road, Montague Center; Precinct No. 2, the Millers Falls Precinct, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls; Precinct No. 3, the upper hill section of Turners Falls, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls; Precinct No. 4, the second level of Turners Falls, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls; Precinct No. 5, downtown section of Turners Falls, The Senior Center, 62 Fifth Street, Turners Falls; Precinct No. 6, the South End and Montague City Precinct, the Franklin County Technical School Gymnasium, 82 Industrial Blvd., Turners Falls on **Tuesday, the Nineteenth Day of May, in the Year of Our Lord Two Thousand Twenty-Six, from Seven A.M. to Seven P.M.** to bring their votes on one ballot to the Election Officers for:

- One Selectboard Member, for three years
- One Assessor, for three years
- One Board of Health Member, for three years
- One Moderator, for one year term
- Three Public Library Trustees, for three years
- One Public Library Trustee, for two years
- One Montague Housing Authority Member, for five years
- One Parks & Recreation Commissioner, for three years
- One Soldiers' Memorial Trustee (Veteran), for three years
- One Soldiers' Memorial Trustee (Non-Veteran), for three years
- Seven Town Meeting Members, Precinct 1, for three years
- Seven Town Meeting Members, Precinct 2, for three years
- Seven Town Meeting Members, Precinct 3, for three years
- One Town Meeting Member, Precinct 3, for two years
- Two Town Meeting Members, Precinct 3, for one year
- Seven Town Meeting Members, Precinct 4, for three years
- Seven Town Meeting Members, Precinct 5, for three years
- Seven Town Meeting Members, Precinct 6, for three years
- One Town Meeting Member, Precinct 6, for one year
- One Gill-Montague Regional School District School Committee Member
Representing Gill, for three years
- Two Gill-Montague Regional School District School Committee Members
Representing Montague, for three years

Hereof, fail not and make due return of this warrant with your doings thereon to the Town Clerk seven days before said election.

Given under our hands this _____ Day of _____ in the Year of Our Lord Two Thousand Twenty-Six.

_____ Matthew R. Lord

_____ Richard J. Kuklewicz

_____ Marina D. Goldman

Franklin, ss Montague, MA, _____, 2026

Pursuant to the within warrant, I have warned the inhabitants of the Town of Montague, by posting attested copies of the same in a conspicuous place in each of the Post Offices, Libraries, and the Town Hall of the Town of Montague at least seven days before said meeting as within directed.

Constable of Montague

MEMORANDUM OF AGREEMENT PURSUANT TO 801 CMR 52.04(4)

BY AND BETWEEN

THE TOWN OF MONTAGUE

AND

THE MONTAGUE PUBLIC EMPLOYEE COMMITTEE

WHEREAS, the Selectboard (“Board”) of the Town of Montague (“Town”) voted on March 9, 2026, to engage in the process to change group health insurance plans under G.L. c. 32B, §§ 21-23; and

WHEREAS, on or about March 3, 2026, the Town provided its Insurance Advisory Committee with notice of its intention to make plan design changes to its group health insurance plans pursuant to the process authorized by G.L. c. 32B, §§ 21-23; and

WHEREAS, the Town met with the IAC on April 1, 2026, to discuss the implementation notice; and

WHEREAS, the Town thereafter requested the formation of a Public Employee Committee (“PEC”) pursuant to 801 CMR 52.02; and

WHEREAS, a PEC was formed and the Town, on or about April 2, 2026, delivered a Notice of Estimated Saving to members of the PEC in accordance with 801 CMR 52.03; and

WHEREAS, the negotiations period with the PEC commenced on April 2, 2026; and

WHEREAS, the Town substantively complied with all notice and meeting requirements of G.L. c. 32B, §§21-23 and the regulations promulgated thereunder; and

WHEREAS, both the Town and the PEC have engaged in negotiations in good faith and desire to enter into a mutually acceptable agreement relative to this subject matter.

NOW THEREFORE, pursuant to 801 CMR 52.04(4), the Town and the PEC agree to implement the following changes to the Town's group health insurance plan.

1. Implementation. The Town shall implement changes to its health insurance plan design, effective July 1, 2026.
2. Plan Design. Effective July 1, 2026, the available plans and the plan design changes/cost-sharing features to be implemented in accordance with this Memorandum of Agreement shall be those attached hereto as Attachment 1, and incorporated herein by reference.
3. Premium Contribution Rates. The parties agree that the contribution rates currently paid by employees will remain unchanged as a result of this Agreement.
4. Mitigation. The parties agree that the subject plan design changes will result in estimated first-year savings of \$60,614.00, and that 48% of the projected first-year savings, or \$29,603.00 shall be used for mitigation. These funds shall be used for a 3-week premium holiday in October 2026 for those subscribers to a Town plan enrolled as of July 1, 2026. This partial premium holiday shall be allocated on a pro-rated basis.
5. Notification. Subscribers shall be notified of the implementation of the new plan pursuant to 801 CMR 52.04(5), or on or before May 4, 2026.
6. Binding Effect. Pursuant to 801 CMR 52.04(6), this Agreement is binding on all subscribers and their representatives.

7. Entire Agreement. This Agreement constitutes the entire agreement reached by the Parties pertaining to this matter. No other agreement, oral or otherwise, will be considered to exist or to bind any of the Parties. No representative of any Party to this Agreement had, or has, any authority to make any representation or promise not contained in this Agreement, and each of the Parties to this Agreement acknowledges that such Party has not executed this Agreement in reliance upon any such representation or promise. This Agreement cannot be modified, except by a written instrument signed by all Parties. The parties acknowledge that they have thoroughly read this Agreement, that they understand it, and that they are entering into it of their own free will.

FOR THE TOWN:

Matthew Lord, Chair Date

Richard Kuklewicz Date

Marina Goldman Date

FOR THE PEC:

 4/15/2026

Brandy Patch, NAGE Date

 4/15/20

David Adams, UE Local 274 Date

 4/15/20

Cody Wells, NEPBA Date

 4/15/20

Jacob Dlugosz, NEPBA Date

 4/15/2026

Cheryl Clark, Retirees Date



Montague Police Department
180 Turnpike Road
Turners Falls, MA 01376

(413) 863-8911
(413) 863-3210 (fax)

Chief Jason Haskins



To: Walter Ramsey/Montague Board of Selectman

From: Staff Sergeant James Deery

Subject: Letter of commendation for Chief Jason Haskins

Date: April 2, 2026

On Monday February 2, 2026 SSgt. Deery and Officer Lapean were dispatched to 43 Highland Avenue for the report of a roof collapse entrapping an elderly male with possible impalement. SSgt. Deery and Ofc. Lapean responded immediately. While enroute SSgt. Deery heard via radio, Chief Haskins responding and arriving on scene.

SSgt. Deery and Ofc. Lapean arrived on scene shortly after Chief Haskins. Upon arrival SSgt. Deery and Ofc. Lapean assisted Chief Haskins whom had clearly taken command of the situation. Chief Haskins was lifting the weight of the collapsed metal structure off the elderly male while simultaneously conducting a medical assessment of the elderly male. It should be noted the collapsed metal structure was weighed down by the previous night's heavy snow fall. The patient was pinned underneath the structure and on top of the seat of a farm tractor, with the majority of the structures weight resting on the elderly male's chest, restricting his ability to breath. The mangled structure made accessing and extrication of the elderly male extremely difficult. The deep snow surrounding the entire area heavily impeded rescue efforts as well. Under Chief Haskins guidance and direction, the three officers were able to lift the structure off of the patient enough and simultaneously extricate the patient to be medically assessed by the arriving EMS personnel.

Once the patient was extricated Chief Haskins did not stop his primary involvement with the patient. At this point multiple medical responders from several responding agency's were on scene. Chief Haskins could have simply turned the patients care over to them. Chief Haskins instead instinctively took the lead and continued his medical

assessment of the patient, clearly vested in the patient's well-being. Chief Haskins remained with the patient until he was loaded into an ambulance and transported from the scene.

Chief Haskins self-initiated and immediate response to the incident, was paramount in the successful rescue of the elderly male likely saving his life as the structure was impeding the elderly male's ability to breath. Chief Haskins was not dispatched to this call, however once he was aware of it, he did not hesitate to take action. Chief Haskins selfless actions responding to a call on his own initiative, his command presence and leadership while on scene, and dedication to a member of his community demonstrate the very best qualities of public service. This incident highlights the importance of true leadership. Chief Haskins has set the bar to which all members of The Montague Police Department will strive to achieve.

Respectfully Submitted,

Staff Sergeant James Deery



Montague Police Department
180 Turnpike Road
Turners Falls, MA 01376

(413) 863-8911
(413) 863-3210 (fax)



CELL PHONE STIPEND AUTHORIZATION REQUEST

Application Date: 3-15-26

Employee Name:

Felix Morales

Department:

Montague Police

Please estimate work time percentage spent "out of office" weekly/monthly.

50 - _____ % (weekly)

50 - _____ % (monthly)

Prioritize those situations which are critical to your being reached while out of the office. It will be expected that cell phones are on while away from your office.

A lot of Sensitive information that can't be shared by radio is communicated by cell phone. Cell phones are also necessary so the officer can be reached when there is an emergency taking place or vacant shifts that need to be filled.

Supervisors need to be able to make contact with the officers at all times to discuss cases, investigations and share pertinent information so cell phones are a very important piece of electronic communication equipment for our agency.

Chief of Police

[Signature]

Do you currently use a cell phone for work purposes?

YES



NO

If yes, estimate how many minutes per month? _____

Reserved for use by Board of Selectmen:

Approved by Selectmen:



Effective Date: _____

Disapproved by Selectmen:



Voted: _____

Current Rate: \$5.77 a week

**EMPLOYMENT AGREEMENT
BETWEEN
TOWN OF MONTAGUE
AND
CHELSEY LITTLE**

This Agreement, entered into this 27th day of April 2026, by and between the TOWN OF MONTAGUE, Massachusetts, a municipal corporation, having a usual place of business at Town Hall, One Avenue A, Turners Falls, Massachusetts, hereinafter referred to as "Town", acting through its Selectboard, hereinafter referred to as "Board", and CHELSEY LITTLE, hereinafter referred to as "Employee", WITNESSETH:

WHEREAS, the Town desires to continue to engage the services of Employee to hold the position of Superintendent of the Town's Clean Water Facility ("CWF").

WHEREAS, Employee has worked as the Superintendent since March 16, 2020 and her previous contract expired April 10, 2026.

WHEREAS, Employee is willing to continue to undertake and perform the duties of said position of CWF Superintendent.

NOW THEREFORE, in consideration of the mutual agreement hereinafter set forth, the parties hereto agree as follows;

1. Duties

- A. The Town agrees to employ Employee in the position of CWF Superintendent to perform the functions and duties specified in the Job Description attached hereto and marked Exhibit "A" and to perform other legally permissible and proper duties and functions as the Selectboard may from time to time assign.

2. Term

- A. The terms of this Agreement shall remain in effect from April 11, 2026 through April 10, 2029.
- B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Board to terminate the services of Employee at any time subject only to the provisions set forth in Section 4, Paragraph A of this Agreement.

- C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employee to resign at any time from his position with the Town, subject only to the provisions set forth in Section 4, Paragraph B, of this Agreement.
- D. Employee agrees to remain in the employ of the Town from the commencement date of this contract from April 11, 2026 until April 10, 2029 and neither to accept other employment nor to become employed by other employer until said termination date is affected as hereinafter provided.

3. Hours of work

- A. In the exercise of her duties, Employee will be expected to be present eight hours per day, with a set schedule and normal work week of 40 hours, and shall generally be on call twenty-four hours a day except during absences (e.g., vacation) authorized by the Town Administrator. Employee's expected schedule is from 8:30am to 4:30pm, which may be adjusted with approval of the Town Administrator. Employee's day to day schedule may be adjusted situationally at her own discretion, within reason.
- B. Compensatory "flex" time is allowed and shall be accrued and used in a manner consistent with the policies established by the Town. Said time off shall be taken at times that Employee reasonably determines will not adversely impact department operations.
- C. Any planned time off shall, to the extent possible, be reported to the Town Administrator at least 5 working days before requested time off. Employee will coordinate time off so coverage is in place by other senior CWF staff and to the extent possible avoid overlapping time off with the CWF Foreman.

4. Discipline and Termination

- A. The Selectboard may discipline or discharge Employee for cause during the term of this Agreement.
- B. In the event Employee voluntarily resigns her position with the Town before expiration of the expiration of this Agreement, then Employee shall give the Board thirty (30) days' written notice in advance, unless the parties otherwise agree.
- C. Termination for cause or resignation shall render this Agreement void for the remainder of its term.

5. Salary

The Town agrees to pay Employee for her services a hourly rate of \$51.59 (approximately \$107,307 annually) for the remainder of FY2026 in accordance with Grade B, Step 7 of the Town's Compensation Schedule. Effective July 1, 2027, her base salary will be \$54.47 hourly (approximately \$113,294 annually) in accordance with Grade B Step 8 of the Town's Compensation Schedule. Employee shall be entitled to annual step increases at the beginning of each subsequent fiscal year in accordance with the Compensation Schedule. She shall also receive any scheduled cost-of-living adjustment, or other additional compensation, which may be granted by the Selectboard to other non-union personnel, subject to Town Meeting appropriation or consent, where applicable, during the term of this Agreement.

If the Grade level associated with this position is amended during the term of this agreement and a new wage and classification plan through Town Meeting vote, the basis for the Employee's base compensation rate will be amended to reflect the new scale. Following a change in the position's grade level assignment, the contract will be re-opened to consider the Employee's placement (step level) on that scale.

Employee shall be considered an exempt employee for purposes of the federal Fair Labor Standards Act ("FLSA").

6. Vacation, Sick Leave and Personal Leave

- A. Employee shall be entitled to take up to Four (4) weeks of vacation with pay during each year of this Agreement. Such vacation shall be taken at such time, or times, approved by the Selectboard. Up to one (1) week of vacation may accumulate from year to year if not all is taken in a given fiscal year.
- B. Employee shall be entitled to health and life insurance, and sick leave benefits, as provided to other non-affiliated employees of the Town, including a sick leave buyback of up to twenty five percent (25%) of an employee's unused sick leave upon an approved retirement under the town's retirement plan. The amount of the buyback shall not exceed Forty-Five Hundred Dollars (\$4,500).
- C. Employee shall be entitled to holiday and personal leave benefits as provided to other non-affiliated management employees of the Town, as permitted by policy or By-Law, without a waiting period.

7. Other Benefits

- A. Employee shall also be entitled to any bereavement, insurance, deferred compensation, or any other benefits generally available to other non-affiliated management employees as permitted by policy or By-Law, unless specifically addressed by this Agreement.

8. General Provisions

- A. The text herein shall constitute the entire Agreement between the parties. If any provision or portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.
- B. This Agreement may be amended at any time by mutual consent of the parties except as otherwise provided herein. No changes to the express terms of this Agreement shall be enforceable unless reduced to writing and mutually executed.
- C. If the employee is at any time absent without leave from her duties for a period of seventy-two (72) hours or more, Employee may be deemed to have voluntarily resigned. Said determination to be made at the option of the Board.
- D. This Agreement shall be interpreted and construed for all purposes under the laws of the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, the Town of Montague has caused this Agreement to be executed in its corporate name by the Selectboard and Chelsey Little has set her hand and seal, as of the day and year first written above.

Selectboard

Employee

Matt Lord, Chairman

Chelsey Little

Date: 4/17/20

Richard Kuklewicz Vice Chairman

Marina Goldman, Clerk

Date: _____



Town of Montague

One Avenue A

Turners Falls, MA 01376

Phone (413) 863-3200

FAX (413) 863-3231

4/13/26

Alexander Duda

Dear Alexander Duda:

We are pleased to offer you the position of Airport Grounds Person and excited to have you join us in service to this great community! This position is located at the Turners Falls Municipal Airport and you will maintain 40-hours per week, bi-weekly with a Monday to Friday schedule. Starting pay is \$15.50 / hour.

This offer is made contingent upon your signature below, satisfactory results of a CORI check, and subsequent appointment by the Montague Selectboard, acting in its role as Personnel Board for the Town.



Bryan Camden
Department Head

4/15/26

Date

Acceptance of offer:



Alexander Duda

4/17/26

Date

Alex. Duda

OBJECTIVE

Motivated student in the landscaping and horticulture shop program seeking entry level position in the field of Grounds Maintenance.

SUMMARY OF SKILLS

Technical landscaping Knowledge

- Hardscaping
- Equipment maintenance
- Foliage clean up
- Climbing/Arborist/trimming
- Tractor and equipment operation.

Organizational

- Maintains a safe work environment.

Communication/Technology

- Communication
- Team work
- Leadership
- Problem solving skills

WORK EXPERIENCE

- Sugarloaf gardens. Sunderland, Ma

EDUCATION

Franklin County Technical School

82 Industrial Boulevard

Turners Falls, MA 01376

Specialized in landscaping.

Anticipated graduation: June 5, 2027

Awards

- Underclassman Award-
- FFA

Memberships/Certification

- Greenus -employee training for equipment
- OSHA 10
- Hot Works
- Turf Management

References Available Upon Request



AUTHORIZATION TO DISBURSE
Invoice # 2026-023-2
Project No. 2026-023
TOWN OF MONTAGUE FY2025 CDBG
FY25 Avenue A Streetscape Improvements 5.1 Construction Project (6B)
Contractor: Berkshire Design Group
4 Allen Place
Northampton, MA 01060

Date: April 22, 2026

Total Contract	30,000.00
Total Paid to Date:	345.00
Balance:	29,655.00
This Invoice:	4,602.00
Balance:	25,053.00

Work Items Complete: Professional landscape architectural, civil engineering and land surveying services listed on the attached invoice, for the period March 1, 2026 to March 31, 2026

See attached invoice dated: April 17, 2026

FY2025 MONT
\$4,602.00

I reviewed this invoice on 04/22/26 and found that the tasks have been completed, as noted. I recommend approval of this pay request for **\$4,602.00**

Director of Community Development – HRA

We hereby authorize the above payment

TOWN of MONTAGUE (2 of 3 required)

Authorized signature
Chair, Selectboard

Authorized signature
Selectboard

Authorized signature
Selectboard



4 Allen Place, Northampton, MA 01060
413-582-7000 t • 413-582-7005 f

INVOICE # 2026-023-2

Town of Montague Planning Dept.
Attn: Mr. Brian Mchugh
241 Millers Falls Rd.
Turners Falls, MA 01376

April 17, 2026

Project No: 2026-023

Re: Montague - Avenue A Streetscape 5.1 Bidding & Construction Administration

For professional landscape architectural, civil engineering and land surveying services listed below for the period March 1, 2026 to March 31, 2026:

Email invoices to: bmchugh@fcrhra.org

Task	Fee	% Complete (to date)	% Complete (this period)	Amount Due (this Period)
Bidding & Construction Administration	\$30,000.00	16.49%	15.34%	\$4,602.00
	<u>\$30,000.00</u>			
Subtotal Task Charges				\$4,602.00
INVOICE TOTAL				\$4,602.00

Please make check payable to: The Berkshire Design Group, Inc. Please note Project # on check.

Terms: Due upon receipt. A 1.5% late payment charge may be applied to the balance due, if payment in full is not received in 30 days. Thank You.

CEMETERY GROUNDS MAINTENANCE AGREEMENT FOR SERVICES

The following provisions shall constitute an Agreement between the Town of Montague, acting by and through its Selectboard, hereinafter referred to as "Town," and Saladino Property Maintenance, LLC, with an address of 2135 VT 100, Jacksonville, VT, 05342, hereinafter referred to as "Contractor", effective as of the 15 day of April, 2026. In consideration of the mutual covenants contained herein, the parties agree as follows:

ARTICLE 1: SCOPE OF WORK:

The Contractor shall perform all work and furnish all services necessary for the Montague Cemetery Grounds Maintenance, including the scope of services and conditions as set forth in Attachment A.

ARTICLE 2: TIME OF PERFORMANCE:

The Contractor shall complete all work and services required hereunder commencing July 1, 2026 through June 30, 2027. By mutual agreement of the Town and the Contractor this contract may be extended for up to two (2) additional one (1) year periods, in accordance with the terms and conditions described in Attachment A.

ARTICLE 3: COMPENSATION:

The Town shall pay the Contractor for the performance of the work outlined in Article 1 above the contract sum of \$21,924.00 for the initial one-year term of the contract. The Contractor shall submit monthly invoices to the Town for services rendered, which will be due 30 days following receipt by the Town.

ARTICLE 4: CONTRACT DOCUMENTS:

The following documents form the Contract and all are as fully a part of the Contract as if attached to this Agreement or repeated herein:

1. This Agreement.
2. Amendments, or other changes mutually agreed upon between the parties.
3. All attachments to the Agreement.

In the event of conflicting provisions, those provisions most favorable to the Town shall govern.

ARTICLE 5: CONTRACT TERMINATION:

The Town may suspend or terminate this Agreement by providing the Contractor with ten (10) days written notice for the reasons outlined as follows:

1. Failure of the Contractor, for any reason, to fulfill in a timely and proper manner its obligations under this Agreement.

2. Violation of any of the provisions of this Agreement by the Contractor.
3. A determination by the Town that the Contractor has engaged in fraud, waste, mismanagement, misuse of funds, or criminal activity with any funds provided by this Agreement.

Either party may terminate this Agreement at any time for convenience by providing the other party written notice specifying therein the termination date which shall be no sooner than thirty (30) days from the issuance of said notice. Upon receipt of a notice of termination from the Town, the Contractor shall cease to incur additional expenses in connection with the Agreement. Upon such termination, the Contractor shall be entitled to compensation for all satisfactory work completed prior to the termination date as determined by the Town. Such payment shall not exceed the fair value of the services provided hereunder.

ARTICLE 6: INDEMNIFICATION:

The Contractor shall defend, indemnify and hold harmless the Town and its officers, agents, and all employees from and against claims arising directly or indirectly from the contract. Contractor shall be solely responsible for all local taxes or contributions imposed or required under the Social Security, Workers' Compensation, and income tax laws. Further, the Contractor shall defend, indemnify and hold harmless the Town with respect to any damages, expenses, or claims arising from or in connection with any of the work performed or to be performed under this Agreement. This shall not be construed as a limitation of the Contractor's liability under the Agreement or as otherwise provided by law.

ARTICLE 7: AVAILABILITY OF FUNDS:

The compensation provided by this Agreement is subject to the availability and appropriation of funds.

ARTICLE 8: APPLICABLE LAW:

The Contractor agrees to comply with all applicable local, state and federal laws, regulations and orders relating to the completion of this Agreement. This Agreement shall be governed by and construed in accordance with the law of the Commonwealth of Massachusetts.

ARTICLE 9: ASSIGNMENT:

The Contractor shall not make any assignment of this Agreement without the prior written approval of the Town.

ARTICLE 10: AMENDMENTS:

All amendments or any changes to the provisions specified in this Contract can only occur when mutually agreed upon by the Town and Contractor. Further, such amendments or changes shall be in writing and signed by officials with authority to bind the Town. No amendment or change to the contract provisions shall be made until after the written execution of the amendment or change to the Contract by both parties.

ARTICLE 11: INDEPENDENT CONTRACTOR:

The Contractor acknowledges and agrees that it is acting as an independent contractor for all work and services rendered pursuant to this Agreement and shall not be considered an employee or agent of the Town for any purpose.

ARTICLE 12: INSURANCE:

The Contractor shall be responsible to the Town or any third party for any property damage or bodily injury caused by it, any of its subcontractors, employees or agents in the performance of, or as a result of, the work under this Agreement. The Contractor and any subcontractors used hereby certify that they are insured for workers' compensation, property damage, personal and product liability. The Contractor and any subcontractor it uses shall purchase, furnish copies of, and maintain in full force and effect insurance policies in the amounts here indicated.

The Contractor shall at all times during the contract maintain in full force and effect Employer's Liability, Worker's Compensation, Bodily Injury Liability, and Property Damage and General Liability Insurance, including contractual liability coverage. All insurance shall be by insurers and for policy limits acceptable to the Town of Montague and before commencement of work hereunder the Contractor agrees to furnish the Town certificates of insurance or other evidence satisfactory to the Town to the effect that such insurance has been procured and is in force.

For the purpose of the Contract, the Contractor shall carry the following types of insurance in at least the limits specified below:

COVERAGES	LIMITS OF LIABILITY
Worker's Compensation	Statutory
Employer's Liability	\$500,000/\$500,000/\$500,000
Automobile Liability	\$1,000,000.00 combined single limit for bodily injury and property damage
General Liability	\$1,000,000.00 each occurrence \$3,000,000.00 aggregate
Excess Umbrella Liability	\$2,000,000 each occurrence \$2,000,000 annual aggregate

The Town of Montague shall be named as additional insured under the liability and automobile insurance. The excess/umbrella liability insurance policy should contain a broad form general liability endorsement.

Prior to commencement of any work under this Agreement, the Contractor shall provide the Town with Certificates of Insurance which include the Town as an additional named insured and which include a thirty day notice of cancellation to the Town. These certificates will be updated and submitted annually.

ARTICLE 13: SEVERABILITY:

If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.

ARTICLE 14: ENTIRE AGREEMENT:

This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.

ARTICLE 15: COUNTERPARTS:

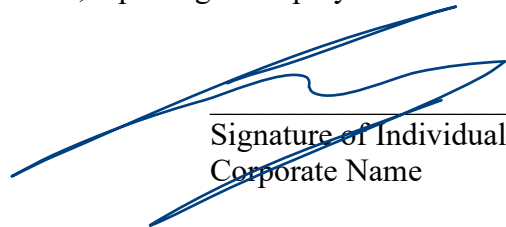
This Agreement may be executed in any number of counterparts, each of which shall be deemed to be a counterpart original.

CERTIFICATION AS TO PAYMENT OF STATE TAXES

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, Joshua Mombourquette, authorized signatory for the Contractor do hereby certify under the pains and penalties of perjury that said Contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

82-1343890

Social Security Number or
Federal Identification Number



Signature of Individual or
Corporate Name

By:
Corporate Officer
(if applicable)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

CONTRACTOR

TOWN OF MONTAGUE

By **Saladino Property Maintenance, LLC**
Joshua Mombourquette, Projects
Estimator

by its Selectboard

Printed Name and Title

Approved as to Availability of Funds:

Town Accountant

(\$ _____)
Contract Sum

Attachment A: Background and Scope of Work

Background/Project Area

The Town of Montague Cemetery Commission is responsible for the maintenance and management of Town-owned cemeteries. This Invitation for Bids (IFB) pertains to the seasonal grounds maintenance requirements of seven (7) Town-owned cemeteries.¹ Note that parcel sizes presented generally represent the mow-able area, with the exception as noted being Highland Cemetery.

Vendors are strongly encouraged to visually inspect all of the locations when preparing their bid. Approximate cemetery locations are presented on a map on the following page.

1. **Town Cemetery** (aka Poor Farm Cemetery), Millers Falls (parcel #34-0-058)
 - **.29 acre**
 - On Rt. 63 between Millers Falls and Montague Center

2. **East Mineral Road Cemetery**, Millers Falls (parcel #25-0-15)
 - **.51 acre**
 - Off Millers Falls Road - ¼ mile from intersection on left side of the road

3. **Highland Cemetery**, Millers Falls (parcel #28-0-13)
 - **4.3 acres lawn section (total acreage 7.3)**
 - Millers Falls Road, past the airport on the right if coming from Turners Falls

4. **Old South Cemetery**, Montague Center (parcel #48-0-0025)
 - **1.54 acres**
 - Intersection of Old Stage Road and East Taylor Hill

5. **Chestnut Hill Cemetery**, Montague (parcel #53-0-029)
 - **.39 acre**
 - West Chestnut Hill Road off North Leverett Road

6. **Fairway Avenue Cemetery**, Montague City (parcel #13-0-088)
 - **.31 acre**
 - Off Walnut Street, left after apt. – ½ way up the hill on the left side

7. **Burnham Cemetery**, Montague City (aka South High Street Cemetery or Old Colonial Cemetery), Montague City (parcel #13-0-034)
 - **.49 acre**
 - Off Turnpike Road – South High Street

¹ Note that the Town's Dry Hill Cemetery is not included in this bid, nor are any other privately owned cemeteries.



Town-owned Cemeteries

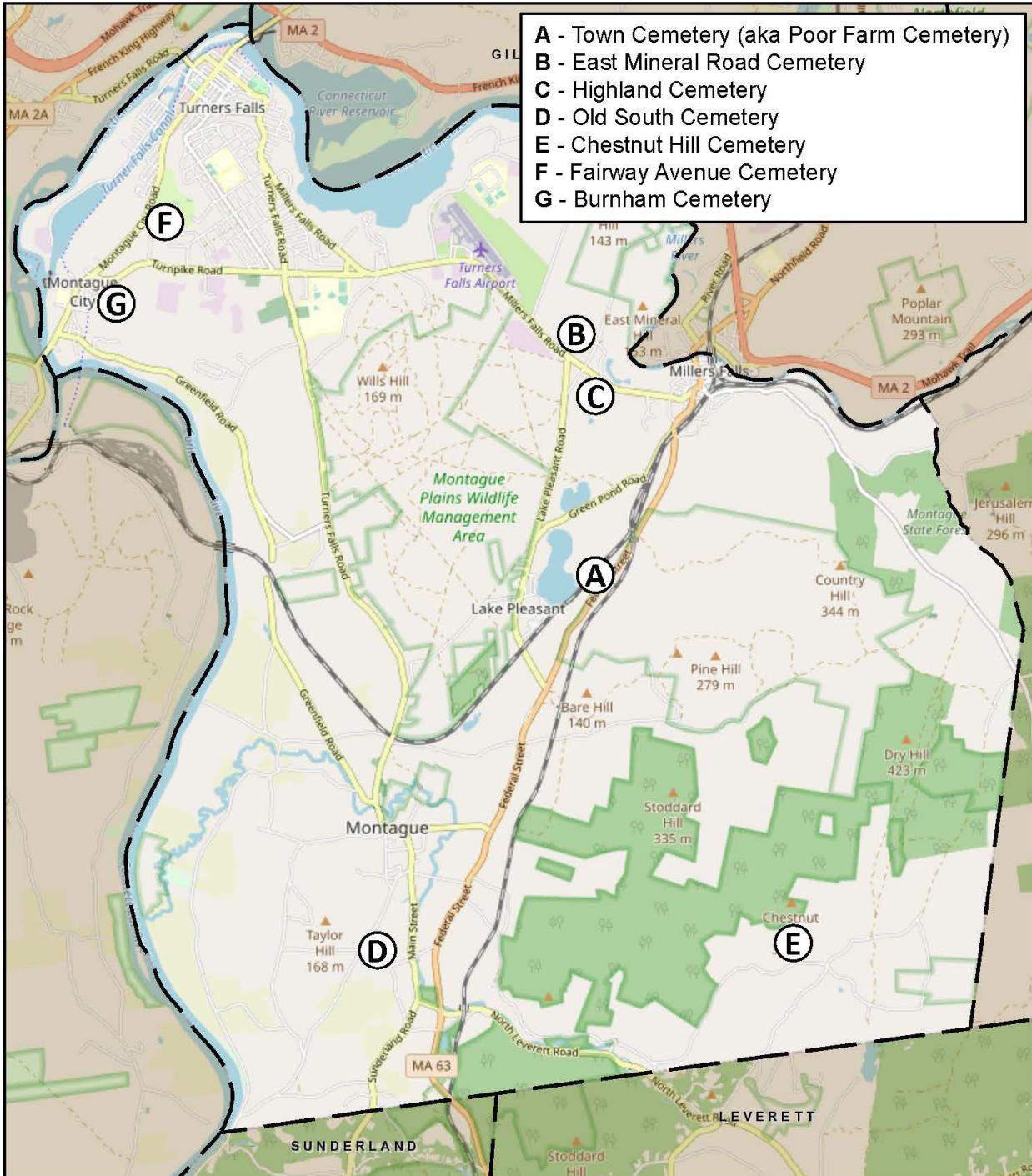
Montague, MA



April 19, 2023

1 inch = 4800 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Objectives and Scope of Work

Historically, Montague's Town-owned cemeteries have been lightly, but lovingly, maintained. This scope of work reflects that sensibility and is limited to the following activities, to occur at a frequency and schedule as described below.

Maintenance Activity

- Mowing of grassy areas as per the schedule.
- Line trimming of walls, fences, structures, and headstones.
- Start and end of season clean-ups focused on clean up of woody debris, light raking as necessary, and autumn leaf removal.

Note that this contract does not include fertilizing, mulching, weeding or shrub trimming.

Schedule of Work

The contract for this project will begin July 1, 2026 and run through June 30, 2029, subject to appropriation and renewal. Accordingly, the schedule below begins on July 1st. Mowing may occur on any day of the week. Six of the seven cemeteries are closed to burials, with Highland Cemetery being the one exception. In the event of a scheduled burial, the Cemetery Commission will contact the vendor to coordinate schedules and avoid any potential conflict with that event.

The number of times each service is to be performed for all services per month is denoted in parentheses. The Montague Department of Public Works, Cemetery Commission, and vendor may further specify or adjust schedules with mutual agreement subsequent to award.

July

- Mowing and line trimming (2)

August

- Mowing and line trimming (2)

September

- Mowing and line trimming (2)

October

- Mowing and line trimming (1)

November

- Fall clean up

April

- Spring clean up
- Mowing and line trimming (1)

May

- Mowing and line trimming (3), with one of the scheduled mows to occur during the week before Memorial Day

June

- Mowing and line trimming (3)

Bid Process and Vendor Requirements – READ CAREFULLY!

Rule of Award

In accordance with MGL c. 30B, the bid will be awarded to the responsive and responsible vendor meeting the requirements of the IFB at the lowest total price for the three-year period for which bids are received. The Town of Montague reserves the right to award this contract or to reject any or all bids as it may deem to be in the best interest of the Town.

Term of Contract

The resulting contract will be for Fiscal Year 2027 (July 1, 2026 – June 30, 2027) and may be extended by mutual agreement for up to two (2) additional one (1)-year terms. All contractual commitments are subject to annual Town appropriation.

Required Insurance

The successful bidder must provide proof of insurance annually with coverage in accordance with the terms described in the SAMPLE CONTRACT and must name the Town of Montague as additional insured.

Applicability of Prevailing Wage

Previous determination has been made by the Massachusetts Department of Labor that the work completed under this bid would not be subject to prevailing wages UNLESS the Contractor utilizes equipment such as Tractors, Bucket Trucks, etc. Handwork, which includes the use of lawnmowers, for the types of work under this contract will not necessitate the payment of the Prevailing Wage.

For work for which Massachusetts Prevailing Wages are required per MGL Ch. 149, the appropriate wage schedule is attached to the bid specifications. Certified Payroll is to be submitted monthly to the Town's Selectboard's office at the same address as directed for Invoices. If the bidder is exempt from paying Prevailing Wage (as the owner/operator), the Town will require written attestation that only the owner/operator will perform work on the premises.

OSHA Certification

Contractors will be required to certify that all employees employed at the work site have successfully completed an OSHA approved course in construction safety at least 10 hours in duration. This law requires general contractors to have on file records of all employees OSHA 10- hour training and provide proof to the various agencies in charge of the work. This also applies to all subcontractors, hired trucks, and hired equipment with operators. Every bidder must certify that all persons employed by them for this bid are certified. Proof does not have to be submitted with this bid, but must be available upon request or with the first certified payroll, whichever is earlier.

Questions about this Bid

Questions about this IFB must be submitted to chrisn@montague-ma.gov via email to no later than Monday, March 16, 2026 at 5:00pm.

Bid Submission

Submit one (1) copy of fully signed proposal materials in a sealed envelope labeled "Cemetery Maintenance Bid." Deliver to: Chris Nolan-Zeller, Montague Town Hall, 1 Avenue A , Turners Falls MA 01376.

Bids must be submitted by 2:00pm on Thursday, March 26, 2026. Late bids cannot be accepted.

TOWN OF MONTAGUE
CONTRACT FOR POLICE DEPARTMENT IT SERVICES

TOWN OF MONTAGUE, MASSACHUSETTS

AGREEMENT

THIS AGREEMENT made this ____ day of **April, 2026** by and between the **TOWN of MONTAGUE**, a municipal corporation duly organized under the laws of Massachusetts and having a usual place of business at One Avenue A, Turners Falls, MA 01376, hereinafter referred to as the “TOWN”, and **Reliance IT LLC**, a business located principally at 15 Woodlawn Road, Hadley, MA 01035, hereinafter referred to as the “CONTRACTOR”.

WITNESSETH:

WHEREAS, the TOWN invited the submission of proposals for the Montague Police Department IT Support and Managed Services, hereinafter “the Services”; and

WHEREAS, the CONTRACTOR submitted a Proposal to perform the work required to complete the Project; and

WHEREAS, the TOWN has decided to award the contract therefor to the CONTRACTOR.

NOW, THEREFORE, the TOWN and the CONTRACTOR agree as follows:

1. **CONTRACT DOCUMENTS**. The Contract Documents consist of this Agreement and Attachment A: Quotation for Montague Police Department IT Support and Managed Services. The Contract Documents constitute the entire Agreement between the parties concerning the work, and all are as fully a part of this Agreement as if attached hereto. If there is any inconsistency between any of the Contract Documents, the terms most favorable to the Town shall govern.
2. **THE WORK**. The Work consists of obtaining and servicing the Services, as more fully described in the Contract Documents as defined above.
3. **TERM OF CONTRACT**. This Agreement shall be in effect from July 1, 2026 and shall expire on June 30, 2027, unless extended at the discretion of the Town up to a maximum of three total years; or unless terminated earlier pursuant to the terms hereof.
4. **COMPENSATION**.
 - A. The TOWN shall pay the CONTRACTOR as full compensation for the performance of the work outlined in Section 2 above in accordance with the payment schedule appearing in the CONTRACTOR’s Price Proposal, included herein as Attachment A.
 - B. The acceptance by the CONTRACTOR of final payment for services provided shall be deemed a release of the TOWN from any and all claims and liabilities under this Agreement.

C. Neither the TOWN's review, approval or acceptance of, nor payment for any of the items and/or services provided shall be construed to operate as a waiver of any rights of the TOWN under the Agreement or any cause of action arising out of the performance of the Agreement.

D. The TOWN shall cancel this Agreement if funds are not appropriated or otherwise made available to support continuation of performance in any fiscal year succeeding the current fiscal year as required by G.L. c. 30B, sec. 12(c)(3).

5. PAYMENT OF COMPENSATION. The TOWN shall make payments within thirty (30) days after its receipt of a complete and satisfactory written Invoice.
6. LIABILITY OF THE TOWN. The TOWN's liability hereunder shall be to make all payments when they shall become due, and the TOWN shall be under no further obligation or liability. Nothing in this Agreement shall be construed to render the TOWN or any elected or appointed official or employee of the TOWN, or their successors in office, personally liable for any obligation under this Agreement. The TOWN is not obligated to purchase the Services, unless it so elects in accordance with the payment schedule referenced in Paragraph 4 above.
7. INDEPENDENT CONTRACTOR. The CONTRACTOR acknowledges and agrees that it is acting as an independent contractor for all work and services rendered pursuant to this Agreement, and shall not be considered an employee or agent of the TOWN for any purpose.
8. INDEMNIFICATION. The CONTRACTOR shall indemnify, defend, and hold the TOWN harmless from and against any and all claims, demands, liabilities, actions, causes of actions, costs and expenses, including attorney's fees, arising out of the CONTRACTOR's breach of this Agreement or the negligence or misconduct of the CONTRACTOR, or the CONTRACTOR's agents or employees. This obligation shall survive the termination or expiration of this Agreement.
9. INSURANCE.

A. The CONTRACTOR shall obtain and maintain in full force and effect during the term of this Agreement the insurance coverage in companies licensed to do business in the Commonwealth of Massachusetts, and acceptable to the TOWN, as set forth below:

General Liability

Bodily Injury Liability and Property Damage combined	\$1,000,000 per occurrence
Products/Completed Operations Aggregate	\$2,000,000
General Aggregate	\$2,000,000

Workers' Compensation Insurance

Coverage for all employees in accordance with Massachusetts General Laws

Professional Liability Insurance

Minimum Coverage (including cyber liability) \$1,000,000 per occurrence

- B. All policies shall identify the TOWN as an additional insured (except Professional Liability and Workers' Compensation) and shall provide that the TOWN shall receive written notification at least 30 days prior to the effective date of any amendment or cancellation. Certificates evidencing all such coverages shall be provided to the TOWN upon the execution of this Agreement. Each such certificate shall specifically refer to this Agreement and shall state that such insurance is as required by this Agreement. Failure to provide or to continue in force such insurance shall be deemed a material breach of this Agreement and shall be grounds for immediate termination.

10. ASSIGNMENT. The CONTRACTOR shall not assign, sublet or otherwise transfer this Agreement, in whole or in part, without the prior written consent of the TOWN, and shall not assign any of the moneys payable under this Agreement, except by and with the written consent of the TOWN.

11. TERMINATION.

- A. Termination for Cause. If at any time during the term of this Agreement the TOWN determines that the CONTRACTOR has breached the terms of this Agreement by negligently or incompetently performing the work, or any part thereof, or by failing to perform the work in a timely fashion, or by failing to perform the work to the satisfaction of the TOWN, or by not complying with the direction of the TOWN or its agents, or by otherwise failing to perform this Agreement in accordance with all of its terms and provisions, the TOWN shall notify the CONTRACTOR in writing stating therein the nature of the alleged breach and directing the CONTRACTOR to cure such breach within ten (10) days. The CONTRACTOR specifically agrees that it shall indemnify and hold the TOWN harmless from any loss, damage, cost, charge, expense or claim arising out of or resulting from such breach regardless of its knowledge or authorization of the actions resulting in the breach. If the CONTRACTOR fails to cure said breach within ten (10) days, the TOWN may, at its election at any time after the expiration of said ten (10) days, terminate this Agreement by giving written notice thereof to the CONTRACTOR specifying the effective date of the termination. Upon receipt of said notice, the CONTRACTOR shall cease to incur additional expenses in connection with this Agreement. Upon the date specified in said notice, this Agreement shall terminate. Such termination shall not prejudice or waive any rights or action which the TOWN may have against the CONTRACTOR up to the date of such termination, and the CONTRACTOR shall be liable to the TOWN for any amount which it may be required to pay in excess of the compensation provided herein in order to complete the work specified herein in a timely manner. Upon such termination, the CONTRACTOR shall be entitled to compensation for all satisfactory work completed prior to the termination date, as determined by the TOWN.
- B. Termination for Convenience. The TOWN may terminate this Agreement at any time for convenience by providing the CONTRACTOR written notice specifying therein the

termination date which shall not be sooner than ten days from the issuance of said notice. Upon receipt of said notice, the CONTRACTOR shall cease to incur additional expenses in connection with this Agreement. Upon such termination, the CONTRACTOR shall be entitled to compensation for all satisfactory work completed prior to the termination date, as determined by the TOWN, such payment not to exceed the fair value of the services provided hereunder.

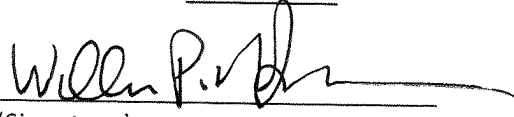
13. ROYALTIES AND PATENTS. The CONTRACTOR shall pay all applicable royalties and license fees. In addition, the CONTRACTOR hereby represents that it is duly authorized to use any process or other intellectual property rights held by third parties in the performance of this Agreement, it shall defend all suits or claims for infringement of any patent or other intellectual property rights and shall indemnify and hold the TOWN harmless from loss on account thereof.
14. SUCCESSOR AND ASSIGNS. This Agreement is binding upon the parties hereto, their successors, assigns and legal representatives. Neither the TOWN nor the CONTRACTOR shall assign or transfer any interest in the Agreement without the written consent of the other.
15. COMPLIANCE WITH LAWS. The CONTRACTOR shall comply with all Federal, State and local laws, rules, regulations and orders applicable to the work provided pursuant to this Agreement, such provisions being incorporated herein by reference, and shall be responsible for obtaining all necessary licenses, permits, and approvals required for the performance of such work.
16. NOTICE. Any and all notices, or other communications required or permitted under this Agreement, shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, to the parties at the addresses set forth on Page 1 or furnished from time to time in writing hereafter by one party to the other party. Any such notice or correspondence shall be deemed given when so delivered by hand, if so mailed, when deposited with the U.S. Postal Service or, if sent by private overnight or other delivery service, when deposited with such delivery service.
17. SEVERABILITY. If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
18. GOVERNING LAW. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts and the CONTRACTOR submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

19. ENTIRE AGREEMENT. This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.

20. COUNTERPARTS. This Agreement may be executed in several counterparts, each of which shall be an original and which shall constitute the same instrument. The exchange of counterparts by electronic or facsimile transmission (including telecopier and scanned "PDF" transmitted by email) shall constitute effective execution and delivery of this Agreement by the parties hereto. Signatures of Town and Grantee delivered by electronic or facsimile transmission (including telecopier and scanned "PDF" transmitted by email) shall be deemed to be their original signatures for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

CONTRACTOR: _____



(Signature)

William P. Glover, President

(Name and Title)

TOWN OF MONTAGUE, MA

By its: Selectboard

Attachment A:

**Quotation for Montague Police Department IT Support and Managed
Services**

To: Chris Nolan-Zeller, Assistant Town Administrator, Montague Town Hall, 1 Avenue A, Turners Falls, MA 01376

From: Reliance IT LLC, 15 Woodlawn Road, Hadley MA 01035

bill@relianceit.tech, 413-455-9818

Subject: Quotation for Montague Police Department IT Support and Managed Services

Date: February 4, 2026

Reliance IT, LLC is submitting the following quote for ongoing IT support and managed services for the Montague Police Department. Our CJIS Vendor Certified technicians have decades of experience supporting municipal and public safety environments and understand the operational demands, specialized systems, and reliability requirements of law enforcement and fire agencies.

Service approach:

Emergency and after-hours support is available. Requests outside standard business hours are handled the same as regular-hour requests and are billed at the non-contract hourly rate or applied against monthly contract hours.

Fee Schedule:

Contract hours are intended for routine, day-to-day IT support. Large-scale projects, including but not limited to infrastructure replacements (servers, network equipment, and multiple desktops or laptops), are excluded from contract hours and may be quoted separately on a project basis.

Subscription costs for NinjaOne and Sophos are determined by the respective vendors and are subject to change based on their pricing. Total subscription costs are also dependent on the number of supported computers, laptops, servers, and firewalls, and will adjust accordingly as quantities increase or decrease.

MDT remote wipe functionality requires an active Internet connection, NinjaOne, and Sophos Endpoint.

Equipment and Infrastructure Recommendations:

Proposed infrastructure improvement recommendations include the replacement of aging PCs and MDTs and the modernization of core network components, including the network switch and firewall.

Hourly Rate

Hourly Rate: Billed monthly on the numbers of hours worked each month.	\$125.00 /HR
--	--------------

Contract Hours and Subscription Service

Description	Rate Per Hour	Hours Per Month	Monthly Total	Yearly Total
Contract Hours: Billed monthly	\$125.00	10	\$1,250.00	\$15,000.00
	Cost Per Computer/Servers	Number of Computers/Servers		
Backup Services	\$50.00 per Month	Flat Fee	\$50.00	\$600.00
Computer/Server Management and Remote Services: NinjaOne, Billed Monthly	\$5.10	30	\$153.00	\$1,836.00
MDT Management, Remote Wipe and Remote Services: NinjaOne, Billed Monthly	\$5.10	9	\$45.90	\$550.80
Firewall Protection: Sophos Xstream Protection, Billed Monthly (Would require replacement of existing firewall)	\$49.50	1	\$49.50	\$594.00
Computer Endpoint Protection: Sophos Endpoint, Billed Monthly	\$4.84 each	15	\$72.60	\$871.20
MDT Endpoint Protection: Sophos Endpoint, Billed Monthly	\$4.84 each	9	\$43.56	\$522.72
Server Endpoint Protection: Sophos Endpoint, Billed Monthly	\$7.96 each	6	\$47.76	\$573.12

This proposal delivers reliable day-to-day IT support, after-hours emergency availability, and scalable managed services at a reasonable cost, aligned with departmental needs. Please contact us if you have any questions, and thank you for the opportunity to provide a proposal.



THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

April 17, 2026

Town of Montague
1 AVENUE A
TURNERS FALLS MA 01376-1168

Account Information:

Policy Holder Details :	Reliance, IT LLC
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Contact Us

Need Help?

Chat online or call us at
(866) 467-8730.

We're here Monday - Friday.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,
Your Hartford Service Team



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/17/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER PHILLIPS INSURANCE AGENCY INC 08089139 97 CENTER STREET CHICOPEE MA 01013	CONTACT NAME:	
	PHONE (413) 594-5984 (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Hartford Fire Insurance Company	NAIC# 19682
INSURED RELIANCE, IT LLC 15 WOODLAWN RD HADLEY MA 01035-9604	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE AGGREGATE	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT E.L. DISEASE -EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	
A	Tech E&O - Retention Each Wrongful Act \$5,000			08TE0897331	04/09/2026	04/09/2027	Wrongful Act Aggregate Limit	\$1,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDER

Town of Montague
1 AVENUE A
TURNERS FALLS MA 01376-1168

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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DRAFT COMMUNITY INVOLVEMENT PLAN**STRATHMORE MILL****SITE CLEANUP PROJECT****20 Canal Road****Turners Falls (Montague), Massachusetts****With Funding from US EPA Brownfield Cleanup Grant****OVERVIEW OF COMMUNITY INVOLVEMENT PLAN**

Purpose: The purpose of the Community Involvement Plan (CIP) is to describe the outreach strategy for the cleanup project involving the property known as the former Strathmore Mill (the Site), which will be employed by the Town of Montague (the Town) as the current owner of the Site. This project is being funded, in part, by a Brownfields Cleanup Grant which was awarded by the United States Environmental Protection Agency (US EPA) and is being administered by the Town of Montague. The Town has selected an environmental consulting firm, Tighe & Bond, that is completing project design and permitting for the proper abatement, demolition, and cleanup of the abandoned mill building complex in preparation for the creation of a safe Site for riverfront open space.

The former paper mill Site has a documented release history regulated under the Massachusetts Contingency Plan (MCP) at 310 CMR 40.0000. Response actions to address those earlier releases to the environment were completed and the releases were closed out with Permanent Solutions in accordance with the MCP. Subsequent subsurface investigations have indicated that the remaining impacts to the environment at the Site do not warrant further remediation. However, building materials and/or equipment containing asbestos and other hazardous materials, as well as hazardous waste debris are present in the buildings, with some asbestos containing materials (ACM) also present on the exterior portions of the buildings. With the dilapidated state of the abandoned buildings, this is a potential threat to human health and the environment.

As part of the preparation for future redevelopment, the Town will undertake cleanup of the Site through the following: 1) proper abatement of ACM, hazardous building materials, and other hazardous waste in preparation for the demolition of the mill complex; and 2) the segregation and crushing of the mill complex's painted/coated brick and concrete (which contains low level contaminants) for beneficial reuse as backfill in the lower levels/basement areas of the of the building complex and capped with clean soils. The

reuse of this regulated material will be under a Beneficial Use Determination (BUD) permit to be issued by the Massachusetts Department of Environmental Protection (MassDEP) Solid Waste Division in accordance with 310 CMR 19.060. This cleanup approach will significantly limit the amount of materials to be disposed at off-site receiving facilities and the volume of “new” clean backfill needed, and correspondingly it will reduce the number of trucks to and from the Site during this project.

As one of the public involvement requirements of the Brownfields Cleanup Grant, this CIP outlines how the Town will involve the public, particularly potentially affected residents, nearby business owners, and local community-based organizations in the decision-making process regarding the environmental cleanup at the Site. The success of this cleanup project will be improved by addressing stakeholder concerns through the CIP process.

The goals of the project are to remove blight, protect human health, and prevent an ecological disaster with the condition of the mill building likely to collapse and impact the abutting Connecticut River. These goals will be achieved through the cleanup of the Site for the creation of open space to serve this Environmental Justice Neighborhood.

SPOKESPERSON AND INFORMATION REPOSITORY

The spokesperson for this project is Mr. Christopher Nolan-Zeller, Assistant Town Administrator, Town of Montague, who may be contacted at:

1 Avenue A

Turners Falls, MA

chrisn@montague-ma.gov

The Information Repository is located at Montague Town Hall, 1 Avenue A, Turners Falls, Massachusetts 01376. To conduct a review of the Information Repository, please contact the Assistant Town Administrator during business hours: Monday, Tuesday, and Thursday: 8:30am to 5:30pm, Wednesday 8:30am to 6:30pm, 413-863-3200 x109. All project related documents are also available for public review on the Town of Montague’s project website, <https://montague-ma.gov/p/1560/>.

SITE DESCRIPTION AND HISTORY

This section summarizes the Site, its location, history and previous environmental investigations.

Site Location

The Site is located at 20 Canal Road. The Site parcel encompasses approximately 1.9-acres and contains a mill building complex located between the Power canal on the south side and the Connecticut River on the north side. The Connecticut River is topographically lower than the power canal (by close to 30 feet) and the head differential has been used to power the mill since its construction in the 1800s. The mill complex consists of eight interconnected buildings (referred to as Buildings #1 through #8), and another separate building referred to as Building #11, ranging in size between four and seven stories. There was a former interconnected building between Buildings #1 and #11 (previously referred to as Building #10) that was destroyed by a fire in 2007 and subsequently demolished. Also as part of the former Strathmore Mill complex, there's another interconnected building (referred to as Building #9) which houses a hydroelectric generating plant. This occupied Building #9 is situated between (and shares supporting walls with) Buildings #5, #2, and #4, but is located on a separate parcel of land not owned by the Town.

The subject mill buildings are in an advanced state of disrepair and are currently unsafe. In some building areas adjacent to the Connecticut River, there are cracks in the exterior walls that extend a number of stories and numerous windows are broken and open to the environment. ACM and other hazardous materials that are present throughout the abandoned buildings have the potential to be exposed to the atmosphere and nearby receptors. The abandoned buildings require proper abatement, demolition, and cleanup which is the focus of this project.

Site History

Operations and Ownership

The Site is a former paper mill, with earlier cutlery operations also documented at the Site. The existing buildings of the Strathmore Mill Complex were constructed between 1877 and the early 1900s for the Keith Paper Company. Industrial use of the Site (and surrounding area) pre-dates 1877, when the Keith Paper Mill Complex was destroyed by fire, but was rebuilt soon thereafter. Expansions of the mill complex occurred between 1893 and 1896, doubling the manufacturing production output. Historically, mill operations included machining, stamping, forging, grinding, finishing, pulping, cutting, and bleaching. The mill complex has over 200,000 square feet in floor area.

The Town of Montague is currently the sole owner of the property. The property was acquired by tax title foreclosure on February 19, 2010. The Deed can be found in the Franklin County Registry of Deeds Book 5494 Page 83 and the Judgment in the tax lien case is found in Book 1826 Page 16.

Site Investigations

Numerous studies and environmental investigations of the Site have been conducted by various engineers, environmental consultants, and planners since 2005. The results of these efforts are documents and summarized in reports which include:

- Phase I Environmental Site Assessment - Tighe & Bond (2004).
- Phase II Environmental Site Assessment and Response Action Outcome- Tighe & Bond (2004).
- Hazardous Building Materials (HBM) Surveys (2005 through current) - Tighe & Bond
- Phase I Environmental Site Assessment (updated 2013) - Tighe & Bond
- Strathmore Feasibility Study (2005) - Finegold Alexander + Associates Inc
- Site Development Assessment (2008) - Fuss & O'Neill
- Visioning Phase Report for the Canal District Master Plan (2023) - Dietz & Company Architects
- Removal Program Preliminary Assessment/Site Investigation (2024) - prepared for EPA by Weston Solutions

Some of these studies evaluated the viability of, and the challenges associated with, renovating the former Strathmore Mill building complex (or portions thereof) for reuse. With no redevelopment plans moving forward over the years, and with the dilapidated state of the abandoned buildings as further documented in Dietz's 2023 report, building demolition and restoration of the Site to future naturalized parkland use was considered the most suitable redevelopment option.

The Site has been subject of reportable release incidents identified under Release Tracking Numbers (RTN) 1-15175, 1-13843, and 1-16634 issued to the Site by MassDEP. Those releases from the early 2000s (as well as from pre-MCP 1990s spill incidents) involved documented impacts to the environment by petroleum-related compounds, heavy metals, PAHs, and/or paper making chemicals. Response actions and risk characterizations were completed for each of the RTNs, which were closed out with Permanent Solutions in accordance with the MCP. Subsurface investigations conducted at the Site under an EPA-funded Brownfields Assessment Grant in 2013 indicated that the remaining impacts to the environment (i.e., Site soils) do not warrant further remediation. However, building materials and/or equipment containing asbestos, oils, polychlorinated biphenyls (PCBs),

lead-based paint and other heavy metals are present on the interior portions of the buildings, and there is miscellaneous debris present on some floor areas that contain hazardous waste. Some ACM is also present on the exterior portions of the buildings.

Regulatory Obligations

Currently, there are no “MCP” cleanup obligations for the Site. However, this project will be overseen by a Commonwealth of Massachusetts Licensed Site Professional (LSP) in accordance with Massachusetts General Law Chapter 21E and the MCP. Therefore, should a new “release” to the environment be encountered during this project requiring reporting to MassDEP and/or if contaminated soil is generated and/or require off-site disposal as part of this project, a Tighe & Bond LSP will oversee those actions.

In preparation for and/or in conjunction with the scheduled mill buildings demolition, the proper abatement and disposal of the ACM is regulated by Massachusetts Department of Labor Standards 454 CMR 28.00 and by MassDEP under 310 CMR 7.00, and 310 CMR 19.000 regulations, as well as by Federal regulations. The removal and proper disposal of oil and hazardous materials (OHM) is regulated by MassDEP under 310 CMR 30.000 regulations, as well as Federal regulations. For ACM that cannot be “traditionally” or properly abated without some level of select demolition also occurring (e.g., some roof areas) a Non-Traditional Work Plan will be filed by the Contractor for review and approval by MassDEP’s Bureau of Air and Waste. The cleanup submittals will include identification of disposal facilities licensed to accept ACM and impacted building debris. The disposal facilities for ACM and other hazardous building materials and OHM will be identified during the design and contractor selection phase.

In accordance with 310 CMR 16.00 – Site Assignment Regulations for Solid Waste Facilities, certain recycling operations or activities do not require a solid waste site assignment. These exempt recycling operations include uncoated Asphalt, Brick and Concrete (ABC) Recycling Operations (310 CMR 16.05(3e)) when the ABC rubble generated from a demolition project is processed and reused at the site of generation. When the ABC is crushed in accordance with this regulatory provision, it is no longer considered a solid waste and may be used as a substitute for stone or aggregate construction material. For this project, a BUD permit application under “Category 3 – Restricted Applications” will be needed for the painted/coated building ABC materials (mostly brick for this Site) that are proposed to be used as backfill. The unpainted/uncoated ABC (mostly concrete for this Site) can also be properly processed and reused as backfill. The use of these secondary materials for backfilling of the Site, with three feet of clean capping material placed over the processed materials, is beneficial for this project for two reasons: 1) it will significantly limit the amount of materials to be disposed off-site and the volume of backfill needed,

and 2) correspondingly it will reduce the number of trucks to and from the Site. It will also pose insignificant potential hazard to public health, safety and the environment, per 310 CMR 16.00.

Other permitting that will be triggered for this project include a wetland permit under 310 CMR 10.00, and there will be determination filings for the Project to Massachusetts Historical Commission and Montague Historical Commission, as well as to Natural Heritage & Endangered Species Program under the Massachusetts Endangered Species Act.

Nature of Threat to Public Health and Environment

In its current condition, the former mill complex is in imminent risk of collapse, which could impact human life as well as the ecology of the Connecticut River. To address short term risks during demolition and cleanup activities, implementation of engineering controls will include dust controls, dust monitoring, and control of storm water runoff.

The cleanup of the Site will eliminate potential exposure to contaminants and other hazards that could cause cancer, as well as a variety of other adverse health effects on the immune system, reproductive system, nervous system, and endocrine system to the 31 low-income seniors living in public housing adjacent to the Site, along with hundreds of daily users of the Canalside Rail Trail. The cleanup of the Site with demolition of the dilapidated buildings along this riverfront property also removes a pollution source threatening residents and sensitive populations in Montague, Greenfield and every community downstream to Long Island Sound. The Mill in its current state is a deterrent to public access and recreational use of the river, which is a stated priority in Montague Comprehensive Plan and the Turners Falls Downtown Livability Plan. Consequently, the five-story buildings that immediately abut Connecticut River are in the poorest condition and are at the greatest threat of collapsing directly into the river. The potential threat for a direct release of contaminants into the river will be eliminated.

COMMUNITY BACKGROUND

Community Profile

Montague is located in Franklin County, in Western Massachusetts, the most rural county in the State. The population was 8,463 as of 2022. Montague is the second largest community in Franklin County and a principal economic and employment center. The Target Community, known as the Village of Turners Falls, is defined by Census Tract 407.01. Turners Falls is the largest village and thus this target area has the highest population and employment density in the Town. Turners Falls was a planned mill community on the Connecticut River- the largest river in New England. The river was dammed, and a canal

was built in the 1860s to support rapid industrial growth. Pulp and paper were the predominant industry, but cutlery and cotton were also produced. The steady decline of traditional industry has left the community with 6 vastly underutilized and blighted riverfront mill sites in the “Canal District.” In 2016 The Turners Falls Canal District was designated a “slum and blight” area by the Massachusetts Department of Housing and Community Development. The last operating paper mill in Turners Falls abruptly closed its doors in 2017, leaving 60 unemployed, which placed additional stress on the community, and marked the end of the industrial era.

The Town of Montague and the Target community of Turners Falls have a significant concentration of people living in poverty. One out of every four people in the Target Community are living in poverty. The poverty rates in the Target Community are significantly higher than the Town, County, State and National averages. The median household income of the Target Community is \$48,380 less than the national average and \$69,021 less than the state average. Additionally, Census Tract 407.01 experiences chronically higher rates of unemployment than the state and national average. Montague is not a wealthy community compared to others in Massachusetts.

Chronology of Community Involvement

The Town has led outreach efforts and presented its EPA Brownfields Cleanup Grant application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) on November 6, 2023. The Town additionally completed a Canal District Master Plan in 2022 which included an extensive public engagement component that included surveys, focus groups, public workshops and participation from underrepresented stakeholders representing affordable housing and local youth. The major outcome of the study was the decision to demolish the Strathmore Mill to make way for a riverfront park. The Town will make information readily available to the public through the Montague official website and Facebook page as well as collaboration with the Connecticut River Conservancy, the Franklin Regional Council of Governments, and their wide networks.

Key Community Concerns

Concerns from the community received in comment or discussed to date include mitigation of public health risks posed by the continued presence of the industrial pollutants that remain at the site. Support for removal of the structures has been widespread.

Another community concern has been how the Town will honor the neighborhood’s industrial heritage once the mill complex has been demolished. It was explained that the

Town will consider a commemorative public art fixture and/or historical marker plaques identifying the Site where the mill stood.

CONTINUED COMMUNITY INVOLVEMENT

A draft ABCA for the project was made available to the public for review and comment in October 2023. The final draft ABCA will again be made available for review for a thirty (30) day period in May 2026, as described below.

Task	Estimated Start Date	Estimated Completion Date
Publish Public Notice in the Montague Reporter and Town website, which will announce public meeting, timing of 30-day public comment period, and availability of information repository.	April 30, 2026	April 30, 2026
30-day Public Comment Period for Draft ABCA	April 30, 2026	May 30, 2026
Public Meeting to discuss ABCA	May 11, 2026	May 11, 2026
Respond to Comments	May 6, 2026	May 22, 2026
Finalization of ABCA	May 26, 2026	June 3, 2026
Implementation of Remedial Alternative	November 2026	August 2028

Public Comments and Questions

The project will be presented at the public meeting by representatives from the Town and Tighe & Bond tentatively scheduled on May 11, 2026. The Town and Tighe & Bond will answer questions related to the Site history, cleanup, and regulatory closure process. Meeting attendance, feedback, and questions will be recorded and made part of the updated CIP and ABCA, as appropriate.

Analysis of Brownfields Cleanup Alternatives

(DRAFT – For Public Review – April 2026)

Former Strathmore Mill Complex

20 Canal Road

Turners Falls (Montague), Massachusetts

I. Introduction and Background

On behalf of Town of Montague, this Analysis of Brownfields Cleanup Alternatives (ABCA) document has been prepared by Tighe & Bond to evaluate the cleanup alternatives for the former Strathmore Mill complex located in the Village of Turners Falls Canal District, in Montague, Massachusetts (the Site). This Project is being funded, in part, by a Brownfields Cleanup Grant which was awarded by the United States Environmental Protection Agency (EPA) and is being administered by the Town of Montague.

The ABCA is a condition of the Brownfields Cleanup Grant, with a 30-day public review period required before this “draft” ABCA can be finalized for EPA review and final approval. It is noted that a draft ABCA for this Project was previously prepared in October 2023 by another environmental consultant in preparation of the application of the Brownfields Cleanup Grant, which was ultimately awarded to the Town of Montague in 2024 by the EPA.

General site background information was obtained through several files and reports available on the Town’s website and on Massachusetts Department of Environmental Protection’s (MassDEP’s) website under Bureau of Waste Cleanup files, as well as previous reports Tighe & Bond completed for the Site. These included the following:

- Response Action Outcome (RAO) Statement prepared by Cyn Environmental Services in July 2001 for Release Tracking Number (RTN) 1-13843 in accordance with the Massachusetts Contingency Plan (MCP; CMR 310 40.0000)
- Phase I Environmental Site Assessment and Response Action Outcome (RAO) Statement prepared by Tighe & Bond in January 2004 for RTN 1-15175 in accordance with the MCP
- Strathmore Mill Feasibility Study prepared by Finegold Alexander & Associates, Tighe & Bond, etc. in May 2005
- RAO Statement prepared by MassDEP in September 2007 for RTN 1-16634 in accordance with the MCP

- Site Development Assessment, Strathmore Mills Redevelopment, prepared by Fuss & O’Neill in August 2008
- Phase I Environmental Site Assessment Report prepared by Tighe & Bond in June 2013 which was funded by EPA
- Ground Based Exterior Inspection of Chimney prepared by Boston Chimney & Tower in November 2018
- Visioning Phase Report for the Canal District Master Plan prepared by Dietz & Company Architects, Inc. (Dietz), with SLR Consulting as civil engineer, in March 2023, which was funded by MassDevelopment
- Removal Program Preliminary Assessment/Site Investigation Report for the Strathmore Mill, prepared for the EPA by Weston Solutions, Inc. (Weston) in August 2024

1. Site Description

The Site is located at 20 Canal Road. The Site parcel encompasses approximately 1.9-acres of land and contains a mill building complex located between a power canal on the south side and the Connecticut River on the north side. The Connecticut River is topographically lower than the power canal (by over 30 feet) and the head differential has been used to power the mill since its construction in the 1800s. The mill complex consists of eight interconnected buildings referred to as Buildings #1 through #8, and another separate building referred to as Building #11, ranging in size between four and seven stories. The third story level of these buildings is at the “street entrance” level off Canal Road. There was also a former interconnected building between Buildings #1 and #11 (previously referred to as Building #10) that was destroyed by a fire in 2007 and subsequently demolished. An Existing Conditions Plan, based on a recent survey of the Site, is provided in Attachment A.

The subject mill buildings are in an advanced state of disrepair and are currently unsafe. Since the Site buildings are no longer heated, they are further affected by the elements which increases the stress and deterioration of the buildings. In some building areas adjacent to the Connecticut River, there are cracks in the exterior walls that extend a number of stories and numerous windows are broken and open to the environment. There is also evidence that trespassers periodically enter and vandalize the abandoned buildings, even though the Town has attempted to keep them out over the years, but in this low visibility location (and with the current state of the buildings with numerous potential access points into the structures) this has been a challenge for the Town.

Also, as part of the former Strathmore Mill complex, there is another interconnected building (referred to as Building #9) which houses a hydroelectric generating plant currently operated by Eagle Creek Renewable Energy, with this building referred to as Eagle Creek Turners Falls station. This occupied Building #9 is situated between (and shares supporting walls with) Buildings #5, #2, and #4, but is located on a separate parcel of land not owned by the Town. The single vertical turbine housed in Building #9 is periodically operated for power, licensed by the Federal Energy Regulatory Commission (FERC Project No. 2622). Although the “off-site” Building #9 is scheduled to remain, it is part of this Project in that it will require structural support during and/or post-demolition of the Site buildings.

Lastly, there is an inactive wastewater treatment plant (WWTP) situated on the abutting off-site parcel to the west of the Site. That abandoned WWTP, which is also depicted on the Existing Conditions Plan, previously served the former Strathmore Mill complex.

2. Site History

General Site Use History: The Site is a former paper mill facility, with earlier cutlery operations also documented at the Site. The existing buildings of the Strathmore Mill complex were constructed between 1877 and the early 1900s for the Keith Paper Company. Industrial use of the Site (and surrounding area) pre-dates 1877, when the Keith Paper Mill Complex was destroyed by fire, but was rebuilt soon thereafter. Expansions of the mill complex occurred between 1893 and 1896, doubling the manufacturing production output. Historically, mill operations included machining, stamping, forging, grinding, finishing, pulping, cutting, and bleaching. The mill complex has over 200,000 square feet in floor area.

In general, the Site buildings have been mostly abandoned and unused since approximately the mid-1990s when paper manufacturing ceased, with the abandoned Building #11 intermittently used by other non-industrial business into the early 2000s.

The Town of Montague is currently the sole owner of the property. The property was acquired by tax title foreclosure on February 19, 2010. The Deed can be found in the Franklin County Registry of Deeds Book 5494 Page 83 and the Judgment in the tax lien case is found in Book 1826 Page 16.

Site Release History: The former Strathmore Mill property has been subject of several earlier spill incidents (i.e., pre-1993) and three releases of oil and/or hazardous materials that were assigned RTNs by MassDEP. A summary of those release incidents is below:

- Spill Incident W90-0461 – On July 16, 1990, a sheen was noted on the canal adjacent to the Site. The source was not identified, and no pipes were observed in the vicinity of the sheen. The case has been closed by MassDEP.
- Spill Incident W90-0744 – On November 20, 1990, 40 to 50 gallons of diesel fuel were released when a truck struck a concrete wall and ruptured a saddle tank. Absorbents were applied, and 15 cubic yards of contaminated soil were excavated and transported off-site under Bill of Lading. The case was closed on December 3, 1990. No information on the location of the spill at the facility was included in the spill report.
- Spill Incident W91-0260 – On May 13, 1991, 100 gallons of waste lubricating oil was released from a machine and entered a drain. The drain discharged to the former WWTP on the abutting property to the west/southwest. A vacuum truck removed the oil from the WWTP and the case was closed.
- Spill Incident W92-0084 – On February 29, 1992, 40 to 50 pounds of liquid paper/pulp sludge overflowed from a pipe. The release violated the facilities NPDES permit and MassDEP was notified. The case has been closed by MassDEP.
- Spill Incident W92-0672 – On November 28, 1992, less than 500 gallons of paper machine “white water” was released to the canal when a valve was not completely closed. Normally the water was diverted to the WWTP on the abutting property. The case has been closed.
- RTN 1-13843 - On March 21, 2001, approximately 30 to 50 gallons of No. 2 fuel oil was released to the adjacent pavement along Canal Road and a catch basin in front of the building complex during a fuel delivery. Speedi Dry was applied to the pavement and the catch basin was pumped and cleaned. The storm drain reportedly discharges to a “9,000-gallon concrete holding tank” below the building which “then discharges to the basement sumps and ultimately the sewer system.” No significant sheen was reportedly observed in the tank or the basement areas following the release. A crack in the pavement was reportedly observed in the vicinity of the release. Two soil borings were advanced in this area, with boring refusals occurring less than 10 feet below grade presumably on bedrock. The laboratory results for the soil samples collected from the borings indicated significant petroleum contamination was not present for the release. A groundwater monitoring well was installed in one boring as part of the drilling event, but groundwater was not encountered in the overburden aquifer when the

sampling event occurred. A Class A-2 RAO was submitted for the Site on July 20, 2001 closing out this release.

- RTN 1-15175 - This RTN was issued for the identification of arsenic in soil above a Reportable Concentration (i.e., a 120-day reportable condition). The exceedance was identified during a Phase II Environmental Site Assessment conducted at the Site by Tighe & Bond in 2003 (further discussion below in Section 2.4). The release was closed without conducting any remediation under a Class B-1 RAO Statement in 2004.
- RTN 1-16634 – This RTN was issued for the Site following firefighting activities in May 2007. A sheen was observed on the Connecticut River during the May 2007 fire. MassDEP was notified and hired an environmental contractor to deploy absorbents. The release was closed in October 2007 by MassDEP staff.

3. Previous Investigations, Studies, Response Actions

Summary of Subsurface Investigations: As part of Site investigations using earlier EPA Brownfields Assessment Funding, subsurface investigations were conducted in 2003-2004. The scope of work included:

- advancement of nine soil borings on the exterior portions of the Site
- submittal of eight subsurface soil samples for laboratory analysis
- completion of two soil borings as groundwater monitoring wells
- collection of two groundwater samples for laboratory analysis

During boring advancement, very fine to fine sand with some silt and gravel, and little brick pieces (described as urban fill) were encountered in the shallow overburden materials. Groundwater was encountered just above the bedrock in two borings, which were completed as monitoring wells.

Soil samples were submitted laboratory analysis of volatile organic compounds (VOCs), extractable petroleum hydrocarbons (EPH) with polycyclic aromatic hydrocarbon (PAH) target analytes, polychlorinated biphenyls (PCBs), cyanide, and/or RCRA 8 metals. Groundwater samples were submitted laboratory analysis of VOCs, EPH/target PAHs, PCBs, cyanide, and RCRA 8 metals

The soil analytical data indicated that arsenic and four PAHs were present in soil samples at concentrations that exceeded the applicable Reportable Concentrations (RCS-1). Regarding the soil exceedances:

- *PAHs* - Due to the presence of elevated PAHs in four of the samples collected at the Site, two of the samples were submitted for analysis by electron microscopy. Coal and coal ash were identified in both of the samples. In addition, wood ash was identified in one of the samples. Based on the identification of coal, coal ash, and/or wood ash and the presence of PAHs as the sole contaminant of concern (i.e., no extractable petroleum hydrocarbons (EPH) carbon fraction exceedances), additional remedial actions were not conducted and notification to MassDEP was not required for these exceedances. In accordance with the Massachusetts Contingency Plan (MCP; CMR 310 40.0000), releases of oil and/or hazardous materials relating to coal, wood ash, and coal ash do not require notification under the MCP. Accordingly, no further response actions were proposed.
- *Arsenic* - Arsenic was identified in one sample at a concentration of 32.3 milligram per kilogram (mg/kg) that exceeded the applicable MCP Method 1 standard of 30 mg/kg [Note: The MCP regulations have been revised since that time, and the current S-1 standard is 20 mg/kg.]. However, the calculated Exposure Point Concentration (EPC) or average concentration was well below the applicable standards, and a RAO Statement was prepared and submitted to MassDEP to close out the release.
- *Lead* - Lead was not identified above the MCP Method 1, S-1 standard of 300 mg/kg during these investigations. [Note: The MCP regulations have been revised since that time, and the current S-1 standard is 200 mg/kg.] The lead concentrations in Site soils (including samples of anthropogenic fill) ranged between 11.4 mg/kg and 175 mg/kg.

VOCs, EPH/target PAHs, PCBs, and dissolved metals were not detected above laboratory reporting limits in Site groundwater

Previous Building Abatement and Demolition: Previous building abatement and demolition work at the Site has included the following:

- *Fire-Damaged Building #10 Cleanup Project 2012-2013:* Following the fire in May 2007 that destroyed Building #10, a large debris pile resulting from the fire remained on Site. That debris pile was identified as containing asbestos materials. That debris pile was removed for proper off-site disposal in 2013 under a Non-Traditional Work Plan approved by MassDEP.
- *Interior Abatement and Stack Demolition Project 2020:* In 2020, most of the accessible asbestos containing material (ACM) and other hazardous materials from the interior portions of Buildings #1 through #8 were removed without

demolition work needed (and without the need for a Non-Traditional Work Plan - NTWP). This work also included the demolition of the smokestack to its lower base level in the interior courtyard area.

- *Footbridge Removal Project 2025*: In 2025, FirstLight, Power Inc. completed the demolition (i.e., removal) of the footbridge that spanned over the abutting canal and connected to Building #4 during a canal shutdown period in September 2025.

Summary of Recent EPA Investigations: As part of EPA's investigations at the Site in 2024, potential hazards remaining at the abandoned property were evaluated. In Weston's report, it is noted that an inspection of the abandoned buildings was conducted by personnel from EPA, Weston and MassDEP in April 2024. In general, their report notes the following findings:

- There was no evidence of underground storage tanks
- There are two above ground storage tanks which were previously used to store fuel oil (in Buildings #5 and #6) that have since been emptied
- There are several other former process tanks through the building complex
- There was no evidence of stained soil or stressed vegetation
- There was no evidence of drums or containers of oil or hazardous materials
- There was evidence of presence of potential ACM within the buildings in limited areas that had not been removed during the earlier abatement project
- There were piles of fine debris scattered on the building floor areas, containing "sediment, insulation materials, and paint chips from surrounding walls"

As part of this investigation, Weston also collected 19 samples from the interior portions of the buildings for laboratory analysis. In summary, this included the following:

- Sampling of 12 suspect building materials for asbestos analysis, including 2 pipe wrap, 2 floor tile samples, 2 window caulking samples, 3 roofing tile samples, 1 boiler insulation sample, and 2 yellow fire bricks samples, with the 2 of the window caulking samples also submitted for PCB analysis.
- Collection of 2 samples from "debris" piles on floor areas for asbestos analysis, with 1 debris pile sample also submitted for PCBs and metals analysis.
- Collection of 6 paint chips samples from the floors in various areas submitted for metals analysis.

As reported by Weston:

- Asbestos was detected in 5 of the 13 samples submitted for asbestos analysis.

- PCBs were detected in one of the debris pile samples and in one of the window caulking samples at low concentrations of ≤ 1 mg/kg.
- Total lead was reported at elevated levels in each of the 8 samples submitted for metals analysis, at a maximum concentration of 94,000 mg/kg in one of the paint chip samples. In addition, cobalt was reported at elevated levels in 3 of the paint chip samples, at a maximum concentration of 550 mg/kg.

Previous Redevelopment Studies: Some of the earlier studies referenced earlier evaluated the viability of, and the challenges associated with, renovating the former Strathmore Mill building complex (or portions thereof) for reuse. With no redevelopment plans moving forward over the years, and with the dilapidated state of the abandoned buildings as further documented in Dietz's 2023 report, building demolition and restoration of the Site to future naturalized parkland use was considered the most suitable redevelopment option.

Recent Building #9 Structural Alternative Analysis Study: In November 2024, Tighe & Bond completed a structural analysis for the "off-site" Building #9 where Eagle Creek's "off-site" operations are scheduled to continue. In general, the following two options were evaluated: 1) Building #9 to remain, with structural reinforcements constructed around the building to resist the code-required loading after the abutting Site buildings are demolished; 2) Demolish Building #9 along with the rest of the mill complex (i.e., Site buildings) and construct a new building to house Eagle Creek's hydro turbine and the required support equipment.

While comparing the two alternatives, it became apparent that to maintain the Eagle Creek hydro turbine, the lower levels of the existing Building #9 needed to remain. This situation created an overlap in scope for new construction. Effectively the lower floor level work would be the same for each alternative. Therefore, the major difference between the two alternatives was whether the upper (i.e., at and above street) level remains and is reinforced or is demolished and re-built. Even though a new building could be smaller than what is existing above street level, the cost for demolition and new construction of Building #9 was determined to be significantly greater than the cost to reinforce the existing walls of Building #9 (and construct some building code compliance modifications) as part of demolition of the abutting Site building areas.

4. Project Goal

The goals of the Project are to remove blight, protect human health, and prevent an ecological disaster with the condition of the mill building likely to collapse and impact

the abutting Connecticut River. These goals will be achieved through the cleanup of the Site for the creation of open space to serve this Environmental Justice Neighborhood.

The cleanup (and demolition) of the Site will eliminate potential exposure to contaminants and other hazards that could cause cancer, as well as a variety of other adverse health effects on the immune system, reproductive system, nervous system, and endocrine system to the 31 low-income seniors living in public housing adjacent to the Site, along with hundreds of daily users of the Canalside Rail Trail. The cleanup of the Site through proper abatement of ACM and other hazardous materials and demolition of the dilapidated buildings along this riverfront property also removes a pollution source threatening residents and sensitive populations in Montague, Greenfield and every community downstream to Long Island Sound. The mill complex in its current state is a deterrent to public access and recreational use of the river, which is a stated priority in Montague Comprehensive Plan and the Turners Falls Downtown Livability Plan. The potential threat for a direct release of contaminants into the river will be eliminated through the cleanup of the Site.

5. Regional and Site Vulnerabilities

According to the FEMA FIS (Community Number 250122, Map 02P, revised February 1982) and FIRM (Community Panel Number 250122 001 C, effective February 12, 1982), portions of the Mill Complex are within the mapped limits of 100-year flooding at FEMA-determined base flood elevations ranging between 153 and 155 feet.

As also stated in the “initial” draft ABCA prepared for this Project in October 2023 in preparation for the Town’s application for the Brownfields Cleanup Grant:

The northeastern United States, including the Connecticut River valley generally experiences warm and often humid summers and cold winters. Rainfall can be severe with summer thunderstorms common and severe weather resulting from regional nor’easter anticyclone storms and/or hurricanes. Winter conditions can also be severe with ice storms and heavy snow common. In recent years, Hurricane Bob, Super Storm Sandy, Hurricane Irene, Hurricane Lee and numerous nor’easters have resulted in damage and impacts to both the natural and build environment. Localized intense rainstorm events have resulted in extreme localized flooding, erosion, street and bridge collapse. Examples in 2023 alone included severe flooding in Ludlow, VT, Leominster, MA and impacts to the Connecticut, Deerfield, Millers and many other New England rivers.

According to the US Global Change Research Program (USGCRP), the northeastern United States can expect increased temperatures and temperature variability and extreme precipitation events (see Attachment A). USGCRP notes that “heat waves, coastal flooding, and river flooding will pose a growing challenge to the region’s environmental, social, and

economic systems. This will increase the vulnerability of the region's residents, especially its most disadvantaged populations." Increased precipitation will increase stormwater runoff, which is applicable to the cleanup and redevelopment of the Site for residential reuse and open space.

The cleanup of the Site will result in the creation of open space as well as reduction in impervious surface area and the creation of new stormwater control systems as well as riparian zones.

II. Applicable Regulations and Cleanup Standards

1. Cleanup Oversight Responsibility

Currently, there are no "MCP" cleanup obligations for the Site. Also, subsurface investigations conducted at the vacant Site under an EPA-funded Brownfields Assessment Grant in 2013 indicated that the remaining impacts to the environment (i.e., Site soils) do not warrant further remediation.

In any event, this Project will be overseen by a Commonwealth of Massachusetts Licensed Site Professional (LSP) in accordance with Massachusetts General Law Chapter 21E and the MCP. Therefore, should a new "release" to the environment be encountered during this Project requiring reporting to MassDEP and/or if contaminated soil is generated and/or require off-site disposal as part of this Project, a Tighe & Bond LSP will oversee those actions.

2. Cleanup Standards, and Applicable Law and Regulations

In preparation for and/or in conjunction with the scheduled mill buildings demolition, the proper abatement and disposal of the ACM is regulated by Massachusetts Department of Labor Standards 454 CMR 28.00 and by MassDEP under 310 CMR 7.00, and 310 CMR 19.000 regulations, as well as by Federal regulations. The removal and proper disposal of oil and hazardous materials (OHM) is regulated by MassDEP under 310 CMR 30.000 regulations, as well as Federal regulations. For ACM that cannot be "traditionally" or properly abated without some level of select demolition also occurring (e.g., some roof areas) a Non-Traditional Work Plan will be filed by the Contractor for review and approval by MassDEP's Bureau of Air and Waste. The cleanup submittals will include identification of disposal facilities licensed to accept ACM and impacted building debris. The disposal facilities for ACM and other hazardous building materials and OHM will be identified during the design and contractor selection phase.

In accordance with 310 CMR 16.00 – Site Assignment Regulations for Solid Waste Facilities, certain recycling operations or activities do not require a solid waste site assignment. These exempt recycling operations include uncoated Asphalt, Brick and

Concrete (ABC) Recycling Operations (310 CMR 16.05(3e)) when the ABC rubble generated from a demolition project is processed and reused at the site of generation. When the ABC is crushed in accordance with this regulatory provision, it is no longer considered a solid waste and may be used as a substitute for stone or aggregate construction material.

Other regulatory permitting that will be triggered for this Project include a wetland permit under 310 CMR 10.00, and there will be determination filings for the Project to Massachusetts Historical Commission and Montague Historical Commission, as well as to Natural Heritage & Endangered Species Program under the Massachusetts Endangered Species Act.

III. Evaluation of Cleanup Alternatives

1. Cleanup Alternatives Considered

To address the cleanup needs at the Site, three alternatives were considered, including:

- Alternative #1 – No action
- Alternative #2 – Abatement, demolition, and backfill with clean off-site borrow as part of Site restoration
- Alternative #3 – Abatement, demolition, and reuse of “secondary” building materials (defined as painted/coated brick and concrete) for backfill under a Beneficial Use Determination (BUD) permit to be issued by MassDEP in accordance with 310 CMR 16.00

2. Cleanup Alternatives Evaluation

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be evaluated prior to selecting a recommended cleanup alternative.

Effectiveness – Including Vulnerability/Resiliency Considerations

- Alternative #1 – The no action alternative, which is an alternative typically reviewed under cleanup evaluations, would not be effective in controlling or preventing exposure of ACM and other building-related contaminants (and other hazards) to potential human and ecological receptors, and it would be a continued concern for trespassing and vandalism.
- Alternative #2 – Abatement, demolition, and backfill of the Site with clean off-site borrow would be effective in eliminating Site risk and reduce the Site’s vulnerability to climate change, as the removal of “impervious areas”

associated with the buildings (and Site restoration) will improve stormwater runoff conditions at the Site and further protect against flood events. Under this alternative, it is noted that a significant volume of backfill is warranted in the lower levels of the demolished buildings nearer to Canal Road as part of Site restoration and grading, due to the significant topographic relief (25+ feet) between the lowest level of the buildings and the adjacent roadway and the structural support needed along that exposed foundation following demolition.

- Alternative #3 – Abatement, demolition, and reuse of coated brick and concrete for backfill under a BUD permit would also be effective in eliminating Site risk and reduce the Site’s vulnerability to climate change. It is also noted that fairly stringent health protective criteria are utilized in the BUD process to reduce the introduction of contaminants into the environment.

Implementability:

- Alternative #1 – The no action alternative is easily implemented since no action will be conducted.
- Alternative #2 – Abatement, demolition, and backfill of the Site with clean off-site borrow can be implemented. This will include abatement (i.e., cleanup) of ACM and other hazardous materials remaining within the interior portions of the buildings and on the exterior portions of the buildings (e.g., roofing materials that contain ACM). This will also include segregation of oil-stained brick and/or concrete in identified areas for separate off-site disposal, the removal of the hazardous debris piles on the floor areas (i.e., containing paint chips and other debris), and the requirement for removal of loose/flaky paint from interior brick surfaces to the extent feasible for separate disposal as a hazardous waste. For ACM that cannot be “traditionally” or properly abated without some level of select demolition also occurring (which is moderately difficult), a Non-Traditional Work Plan (NTWP) will need to be filed for MassDEP review and approval. In those instances, the commingled ACM debris from select demolition will be removed for proper off-site disposal as a commingled ACM waste (assume approximately 20%). During demolition, dust control and monitoring will be required and the segregation and recycling of as many materials as possible (including scrap metal, intact wood beams, etc.) will be conducted. In any case, there will be a significant number of trucks needed for transporting the demolished building materials for proper off-site disposal and/or recycling.

This Project is also complicated by having to “preserve” Building #9 while demolishing the adjoining Site building areas. This will require construction of new reinforced concrete retaining walls below street level grade, and construction of new concrete masonry unit (CMU) walls with brick veneer above new grade along the exposed sides of Building #9 following demolition of adjoining site buildings, which is moderately to highly difficult to implement. As part of Site restoration, a new slope would be placed along the eastern and western sides of Building #9 within the footprints of the applicable demolished buildings which is not difficult to implement. This will require upwards of approximately 13,000 cubic yards of off-site borrow materials to be used for backfill. This would require more trucks coming to the Site, which is less in line with EPA’s (and MassDEP’s) Greener Cleanup goals and Best Management Practices for reducing air pollutants and greenhouse gas emissions.

- Alternative #3 – Abatement, demolition, and reuse of coated brick and concrete for backfill under a BUD permit can be implemented in the same way as Alternative #2. However, the majority of the backfill needs for this Project will be met by the reuse of painted/coated brick and concrete (and uncoated concrete and brick) from the building demolitions that will be crushed to the extent that no pieces will be larger than three inches in any dimension. The reuse of these secondary “BUD” materials will significantly reduce the volume of building materials disposed off-site and limit the volume of imported off-site borrow materials needed, which reduce the number of trucks needed to and from the Site (i.e., consistent with EPA’s/MassDEP Greener Cleanup goals).

Costs¹:

- Alternative #1 – There are no costs with the no action alternative; however, it is noted that there would be continued long-term maintenance and security monitoring costs for the vacant buildings that are in disrepair.
- Alternative #2 – Under this alternative, the estimated overall Project cost is \$6,200,000 ±, which includes the following: proper abatement and disposal of ACM and hazardous building materials (\$,1,700,000 ±; this assumes approximately 20% of the demolished building materials (including brick) will be

¹ These estimated costs do not include, utility terminations, tailrace abandonment, new walls construction around Building #9, construction of a new secondary means of egress out of Building #9 (i.e., new stairwell), other mechanical, electrical, and plumbing systems (MEP) and fire protection updates that will be required per building code for Building #9, and other Site restoration needs following building demolition.

commingled with ACM (i.e., not traditionally abated) and require proper off-site disposal); demolition of the buildings and non-recycled building debris disposal (\$3,800,000±); and Site restoration (i.e., backfilling/new slope construction - \$700,000 ±).

- Alternative #3 – Under this alternative, the estimated overall Project cost is \$4,600,000 ±, which includes the following: proper abatement and disposal of ACM and hazardous building materials (\$1,700,000 ±; this assumes approximately 20% of the demolished building materials (including brick) will be commingled with ACM (i.e., not traditionally abated) and require proper off-site disposal); demolition of the buildings and non-recycled building debris disposal other than segregated brick and concrete that can be reused as backfill (\$2,600,000±); and Site restoration (i.e., backfilling/new slope construction with processed secondary materials with three-feet of cover material - \$300,000 ±), which includes processing the segregated painted/coated brick and concrete material prior to reuse as backfill.

3. Recommended Cleanup Alternative

Based on the significant cost savings and the other additional benefits associated with Alternative #3 (i.e., significantly less greenhouse gas emissions), the abatement, demolition, and reuse of secondary building materials (i.e., painted/coated brick and concrete) for backfill under a BUD permit is the selected cleanup alternative for this Project. For this Project, a BUD permit application under “Category 3 – Restricted Applications” will be submitted to MassDEP for approval for the painted/coated building materials (mostly brick for this Site) that are proposed to be used as backfill². The use of these “regulated” materials for backfilling of the Site, with three feet of clean capping materials and a demarcation barrier placed over the processed materials, is beneficial for this Project for two reasons: 1) it will significantly limit the amount of materials to be disposed of off-site and the volume of backfill needed, and 2) correspondingly it will reduce the number of trucks to and from the Site. It will also pose insignificant potential hazard to public health, safety and the environment, per 310 CMR 16.00. Following completion, a BUD Notice Plan will be recorded on the property deed that will identify the area of the secondary BUD materials, the requirement that the three foot cover be maintained, and requirement to submit a BUD

² It is noted that an “initial” BUD permit was issued by MassDEP for this project in 2019 when tentative plans included partial demolition of the mill complex.

Modification to MassDEP for review and approval should any future site development activities include the disturbance or removal of the secondary BUD materials.

Lastly, due to the complexity of the Project with the “off-site” Building #9 scheduled to remain, and to provide the Town with a feasible solution to demolish numerous buildings on Site using the available Project funding (with the possibility that additional funding that may become available as the Project advances to construction), a tiered approach of building demolition was established that progressively increases the number of buildings to be demolished. A Demolition Plan is provided in Attachment A for reference.

DRAFT

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FORMER STRATHMORE MILL COMPLEX ABATEMENT, DEMOLITION, AND RESTORATION PROJECT

Town of Montague

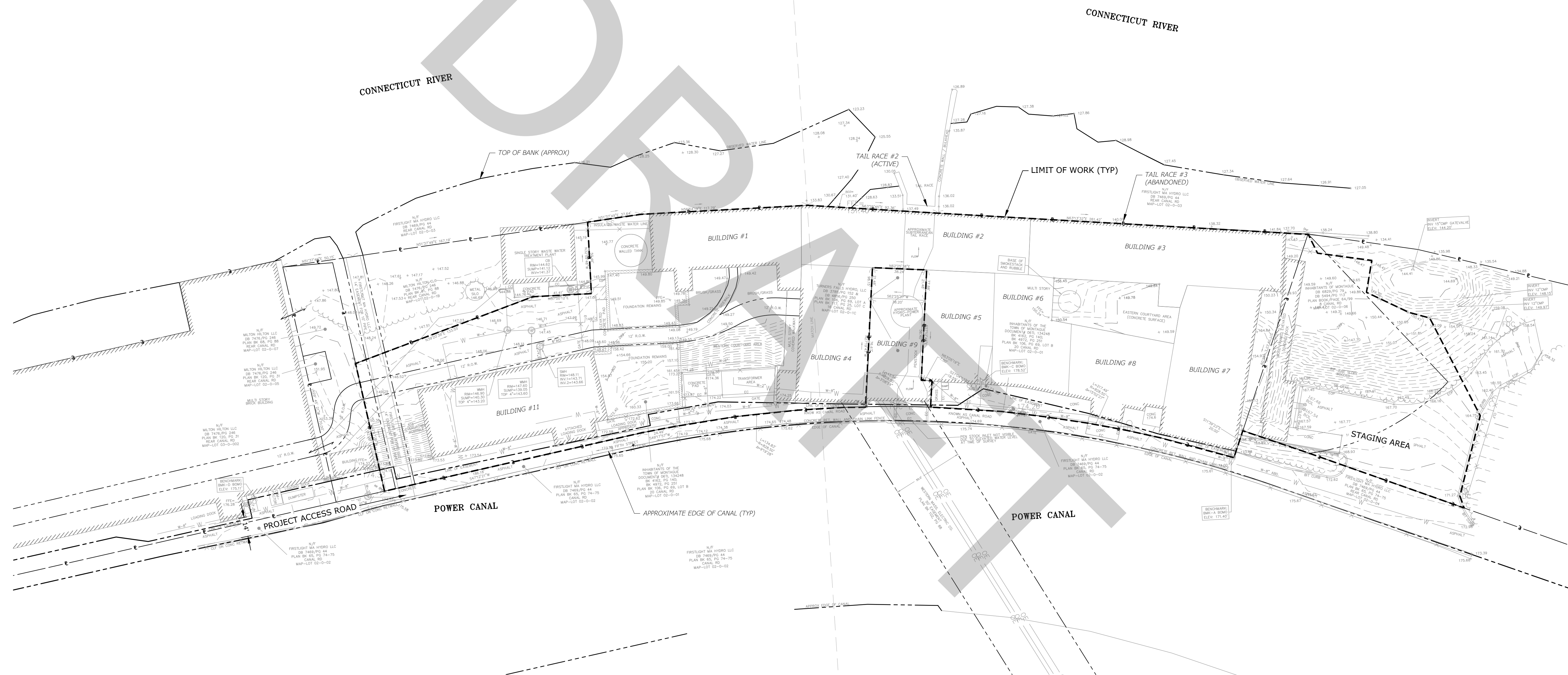
Montague, Massachusetts

MARK	DATE	DESCRIPTION
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DATE:	APRIL 2026	
FILE:	M5003-012A-C-Existing Conditions.dwg	
DRAWN BY:	A.LAPATIN	
DESIGNED BY:	X.XXXX	
CHECKED BY:	X.XXXX	
APPROVED BY:	X.XXXX	

EXISTING CONDITIONS & LIMITS OF WORK AREA PLAN

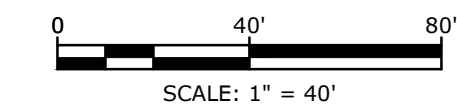
SCALE: 1" = 40'

C-100

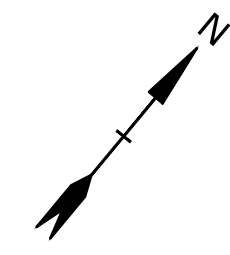


LEGEND:

- SITE BUILDING #1 - FIVE TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #2 - FIVE TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #3 - FIVE TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #4 - FOUR TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #5/5A - FOUR TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #6/6A - FOUR TO FIVE TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±
- SITE BUILDING #7 - FOUR TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 146± AND OPEN VOID BENEATH SLAB (MOSTLY EARTHEN BASE) W/ BOTTOM ELEVATION 142±
- SITE BUILDING #8 - TWO TOTAL STORIES/FLOORS (2ND AND 3RD FLOORS OF BUILDING COMPLEX), WITH OPEN VOID BENEATH 2ND FLOOR (MOSTLY EARTHEN BASE) W/BOTTOM ELEVATION 142±
- SITE BUILDING #11 - SEVEN TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149± (WESTERN END ADDITION OF BUILDING IS OPEN ROOM, 2 TO 3 STORIES IN HEIGHT) (OFF-SITE BUILDING #9 - FOUR TOTAL STORIES/FLOORS, WITH BASE/1ST FLOOR SLAB ELEVATION APPROX. 149±)



Last Saved: 4/17/2026 9:58am By: Alapatin
Printed On: Apr 17, 2026 9:58am
Tighe & Bond\3\155003 - Montague\012A - Strathmore Demol Design Phase Drawings\AutoCAD\Sheet\Permit Drawings\M5003-012A-C-Existing Conditions.dwg



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FORMER STRATHMORE MILL COMPLEX ABATEMENT, DEMOLITION, AND RESTORATION PROJECT

Town of Montague

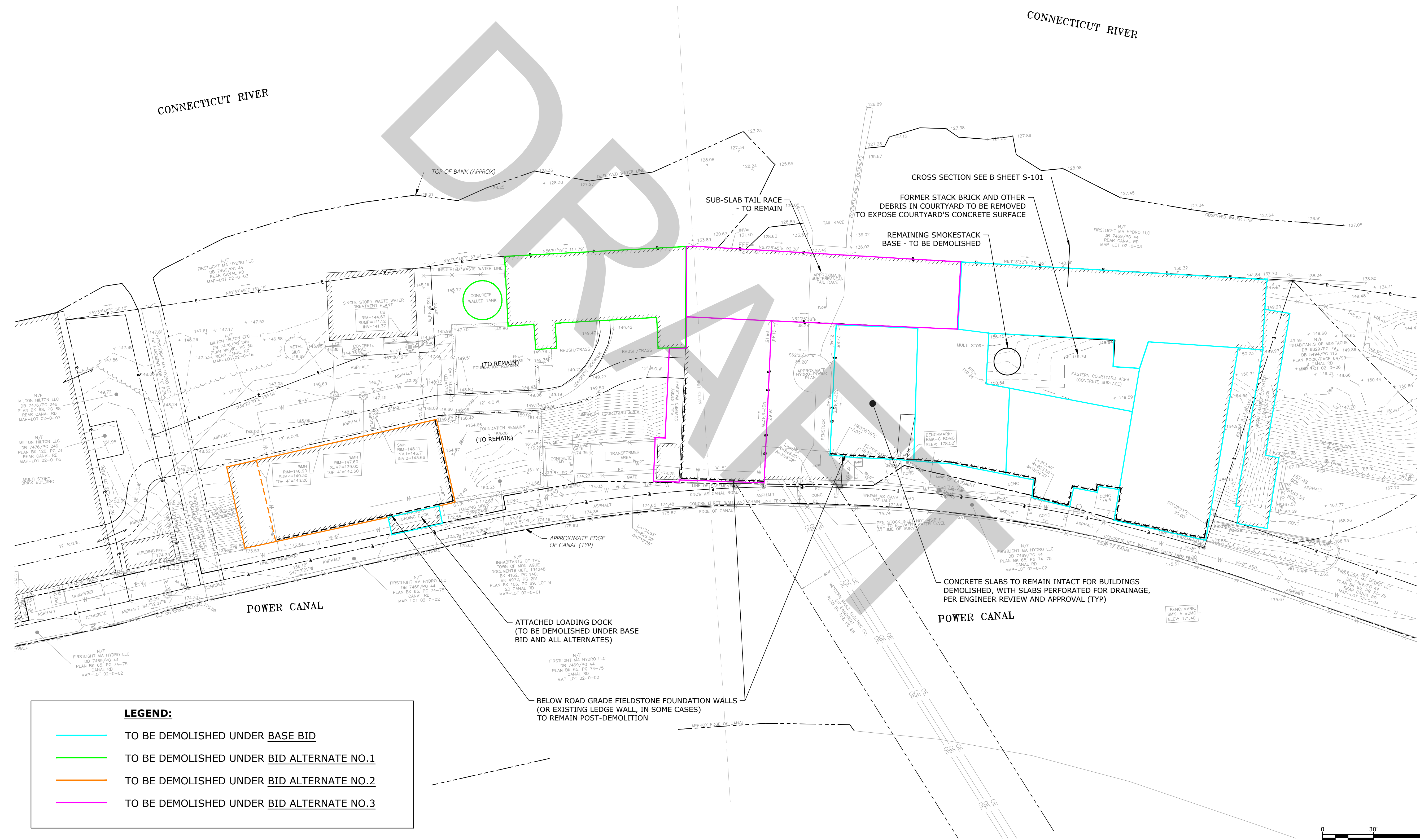
Montague, Massachusetts

MARK	DATE	DESCRIPTION
PROJECT NO:	M5003-012A	
DATE:	APRIL 2026	
FILE:	M5003-012A-C-Demo.dwg	
DRAWN BY:	A.LAPATIN	
DESIGNED BY:	X.XXXX	
CHECKED BY:	X.XXXX	
APPROVED BY:	X.XXXX	

DEMOLITION PLAN

SCALE: 1" = 30'

C-200



LEGEND:

- TO BE DEMOLISHED UNDER BASE BID
- TO BE DEMOLISHED UNDER BID ALTERNATE NO.1
- TO BE DEMOLISHED UNDER BID ALTERNATE NO.2
- TO BE DEMOLISHED UNDER BID ALTERNATE NO.3



Last Saved: 4/17/2026 9:55am By: Alapatin
 Plotted On: Apr 17, 2026 9:55am By: Alapatin
 Tighe & Bond 53 Southampton Road Westfield, MA 01085
 Design: Phase Drawings AutoCAD Sheet/Permit Drawings M5003-012A-C-Demo.dwg



Office of the Selectboard
Town of Montague

1 Avenue A (413) 863-3200 Ext. 107
 Turners Falls, MA 01376 FAX: (413) 863-3231

April 27, 2026

Senate President Karen E. Spilka
 24 Beacon St, Room 332
 Boston, MA 02133

Senator Michael J. Rodrigues
 24 Beacon St, Room 212
 Boston, MA 02133

Dear Senate President Spilka, Chairman Rodrigues, and Staff,

I am writing on behalf of the Town of Montague to express strong support for the inclusion of critical municipal and rural funding provisions in the final conference committee version of the supplemental budget.

We are grateful that the Senate's version of the bill recognizes the pressing needs of communities like ours.

In particular, the following investments are vital to sustaining essential services and supporting our residents:

- \$100 million for winter road assistance funding, from which Montague would receive approximately \$272,892;
- \$7 million for the maintenance and improvement of unpaved roads;
- \$25 million to support rural and low or declining enrollment schools through shared services or regionalization;
- \$4 million in supplemental Rural School Aid funding for FY26, along with an additional \$4 million as a down payment for FY27;
- \$15 million for microtransit and last-mile transportation solutions;
- \$1 million to support cell phone-free school implementation.

These investments directly address the unique challenges faced by rural municipalities, including infrastructure maintenance, school sustainability, and transportation access. For Montague, this funding would have a meaningful impact on our ability to maintain safe roads, support our schools, and ensure equitable access to services for our residents.

As the House and Senate versions of the bill move into conference, we respectfully urge you to advocate for the retention of these provisions in the final supplemental budget sent to the Governor.

Thank you for your continued leadership and commitment to supporting municipalities like Montague. We appreciate your consideration and stand ready to provide any additional information that may be helpful.

Sincerely,

Matthew Lord
Selectboard Chair
Town of Montague