

MONTAGUE SELECTBOARD MEETING

VIA ZOOM

Monday, September 21, 2026

AGENDA

Join Zoom Meeting: <https://us02web.zoom.us/j/89680371300>

Meeting ID: 896 8037 1300 Password: 407430 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 Meetings: September 14, 2026, if available
3. 6:30 **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. 6:32 **Turners Falls Airport Commission Business**
 - Quarterly Check-in with Airport Manager Bryan Camden and Airport Commissioners
 - financial performance;
 - grant reimbursement status;
 - capital projects;
 - revenue projections;
 - major leases and agreements; and
 - any anticipated need for additional Town support.
 - Town Administrator's Proposed Financial and Administrative Oversight Model
5. 7:00 **Special Town Meeting October 28**
 - First Reading of Warrant and requested articles

Art	Proponent	Request	Purpose	Source
1	Accountant	\$1,643.02	Authorize Prior Year (FY26) Bills	Free Cash
2	Accountant	\$38,550.27	Municipal Airport FY26 Operating Deficit	Free Cash
3	Accountant	\$15,000	Municipal Airport FY27 anticipated shortfall	Free Cash
4	Accountant	\$61,502.31	Close out old grant deficits	Free Cash
5	Cemetery Com.	\$12,032	Grounds work and sexton stipend	Sale of Plots
6	Parks/ Police	\$16,300	Non-capital equipment and projects	Free Cash
7	School Building	\$1,750,000	Elementary School Building Feasibility Study	Borrowing
8	Selectboard	Non-financial	Authorize Senior Tax Work-Off Program	
9	Selectboard	Non-financial	Authorize 30-year lease of 34 Central St.	

Montague Selectboard Meeting
September 21, 2026
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6. 7:30

Elections Business

- Execute October 6, 2026, Special Election Warrant for Franklin County Tech School, attached hereto
- Execute October 6, 2026, Special Election Warrant for Great River Regional School District, attached hereto
- Execute 2026 State Election Warrant, attached hereto
- Vote by mail clarification for October 6 Special Municipal Election (Great River Regional School District)

7. 7:45

Assistant Town Administrator's Business

- Announce United States Department of Agriculture Rural Development (USDA RD) loan/grant for Sewer Collections System Rehabilitation Phase 2
- Library design update
- Strathmore Demolition Project status update
- Montague Center Complete Streets construction progress
- Ave A Streetscape status update

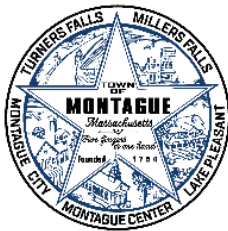
8. 8:00

Town Administrator's Business

- Recommendation for Farren property surplus designation (330–340 Montague City Road, Parcel ID No. 12-0-044 and 356 Montague City Road, Parcel ID No. 12-0-044A and authority to release Development Request for Proposals.
- Soapbox Derby Sunday, September 27, 2026 updates
- Topics not anticipated within 48 hour posting requirement

Next Meeting

Selectboard Meeting: Monday, September 28, 2026, at 6:30pm via ZOOM



Office of the Town Administrator Town of Montague

Walter Ramsey, AICP, MCCPO
(413) 863-3200 ext. 110
Walterr@montague-ma.gov
One Avenue A Turners Falls, MA

To: Montague Selectboard
From: Walter Ramsey, Town Administrator
Date: September 17, 2026
Re: Turners Falls Municipal Airport – Proposed Financial Oversight Model

Purpose

The Turners Falls Municipal Airport operates as a Town enterprise fund under the oversight of the Airport Commission. The Airport has experienced recurring financial challenges, including operating revenues falling below budget expectations and a substantial backlog of anticipated grant reimbursements.

Of particular concern, the Town is currently carrying approximately **\$600,000 in outstanding Airport-related grant reimbursements and associated deficit balances**. These deficits materially affect the Town's year-end financial position and certified free cash.

Some timing lag between airport capital expenditures and grant reimbursement is inherent in federally and state-funded airport projects. However, an outstanding balance of this magnitude warrants substantially greater financial oversight, particularly where delayed or unrealized reimbursements have consequences for the Town's General Fund and free cash.

This memorandum proposes an oversight structure intended to preserve the Airport Commission's statutory responsibility for airport management while integrating the Airport much more closely into the Town's financial-management system.

Existing Governance Framework

Under G.L. c. 90, §51E, the Airport Commission has statutory "custody, care and management" of the municipal airport. Accordingly, day-to-day airport operations and aviation policy remain principally within the Commission's authority.

That statutory responsibility does not make the Airport financially autonomous from the Town. The Airport remains a municipal operation, and the Town ultimately bears the financial consequences when Airport revenues, grants or capital financing do not perform as anticipated.

This distinction is particularly important for grant-funded projects. FAA Airport Improvement Program reimbursements generally require the airport sponsor to submit payment requests supported by incurred costs and appropriate documentation. FAA guidance requires sponsors to administer grants using sound management practices and provides mechanisms for regular reimbursement requests rather than requiring large receivables to accumulate indefinitely.

Massachusetts DLS has similarly emphasized that deficit balances in grants and other special-revenue accounts can directly reduce certified free cash. DLS specifically recommends that municipalities establish controls to ensure timely receipt of anticipated reimbursements and prevent such deficits from developing.

Proposed Oversight Model

I recommend that the Selectboard and Airport Commission establish a formal **Airport Financial Oversight Framework**, either through a memorandum of understanding or complementary policies adopted by the two boards.

The framework should contain the following elements.

1. Immediate reconciliation of outstanding grant reimbursements

The first priority should be a complete reconciliation of the approximately \$600,000 presently outstanding.

For each FAA, MassDOT or other grant, the Airport Manager and Town Accountant should identify:

- total grant authorization;
- eligible project expenditures incurred;
- reimbursement expected;
- reimbursement requests submitted;
- reimbursement received;
- outstanding balance;
- date of the oldest unreimbursed expenditure;
- reason each amount remains outstanding;
- whether reimbursement remains collectible; and
- anticipated payment date.

Each outstanding balance should then be classified as:

1. reimbursement properly submitted and awaiting payment;
2. eligible expenditure for which reimbursement has not yet been requested;
3. reimbursement delayed pending documentation or project closeout; or
4. expenditure for which reimbursement is uncertain or no longer available.

Any amount falling into the fourth category should immediately be reported to the Selectboard because it may represent an actual municipal funding obligation rather than a temporary receivable. Note that several of these grant in the fourth category are planned to be reconciled at the Special Town Meeting (Article 4). So this is already in progress.

2. Monthly grant reconciliation

Going forward, the Airport Manager and Town Accountant should reconcile all Airport grant accounts monthly.

The Town should maintain a standardized grant schedule showing expenditures, reimbursement requests, receipts and outstanding balances for every active project.

Grant administration should therefore become a regular component of the Town's monthly financial closing process rather than an activity occurring primarily within the Airport operation.

3. Reimbursement submission standards

The Airport should establish an expectation that reimbursement requests will be submitted promptly after eligible expenditures are incurred.

FAA guidance permits regular electronic payment requests and requires sponsors to administer grants using sound financial-management practices. FAA also monitors whether regular grant payments are occurring as projects advance.

For major construction projects, the Town should generally seek reimbursement following significant contractor payments rather than allowing large unreimbursed balances to accumulate.

4. Financial escalation thresholds

The Town should establish objective thresholds requiring management attention before reimbursement issues become significant.

For example, an Airport grant could require written review by the Town Administrator and Town Accountant whenever:

- total unreimbursed eligible expenditures exceed **\$100,000**; or
- an eligible expenditure remains unreimbursed for more than **60 days** after it is reasonably available for reimbursement.

Exceeding a threshold would not necessarily indicate a problem. It would require an explanation of the status, anticipated payment date and any corrective action needed.

Material or unresolved issues would be reported to the Selectboard.

5. Monthly operating financial reports

The Airport Manager should provide the Town Administrator and Town Accountant with a standardized monthly report showing:

- budget-to-actual operating expenditures (provided by Accountant);
- revenues collected compared with budget (provided by Accountant);
- projected year-end revenues and expenditures;
- accounts receivable;
- outstanding grant reimbursements; and
- significant projected variances.

This would allow revenue shortfalls and expenditure pressures to be identified during the year rather than after June 30.

6. Central finance review before major capital commitments

Before the Airport Commission commits to a significant grant-funded capital project, the Town Administrator, Town Accountant and Treasurer should review the project's financial structure.

The review should include:

- total project cost;
- federal and state participation;
- required local match;
- anticipated reimbursement schedule;
- interim cash-flow requirements;
- availability of local funding; and
- financial consequences if reimbursement is delayed.

This review would not substitute central Town officials for the Airport Commission in determining aviation priorities. Its purpose would be to ensure that the Town understands and can support the financing arrangement before expenditures are incurred.

7. Revenue monitoring and corrective action

Airport revenues should be monitored against adopted estimates throughout the fiscal year.

If projected revenues fall materially below budget, the Airport Manager should provide a corrective-action plan identifying the projected shortfall and potential expenditure reductions, additional revenues, available Airport resources or requested Town support.

The objective should be to avoid using optimistic revenue assumptions to balance the Airport budget when prior experience suggests those revenues may not materialize.

8. Annual identification of the municipal subsidy

It may not be realistic for a small general-aviation airport to recover all operating and capital costs solely from airport-generated revenues. If Town support is necessary, it should be explicit.

The annual budget should therefore clearly identify:

- expected Airport-generated revenue;
- anticipated operating expenses;
- capital and grant-match requirements; and
- any anticipated Town subsidy.

A deliberate, appropriated subsidy is fundamentally different from an unanticipated year-end deficit resulting from revenue shortfalls or unrealized grant reimbursements.

9. Five-year capital plan

The Airport should maintain a rolling five-year capital plan showing:

- proposed capital projects;
- anticipated FAA and MassDOT participation;
- required local matches; and
- anticipated cash-flow requirements.

This forecast should be shared with the town financial team and incorporated into the Town's broader capital planning process.

10. Quarterly Selectboard review

The Airport Commission and Airport Manager should appear before the Selectboard at least quarterly to review:

- financial performance;
- grant reimbursement status;
- capital projects;
- revenue projections;
- major leases and agreements; and
- any anticipated need for additional Town support.

The purpose should be routine accountability and communication rather than intervention only after a financial problem develops.

Nantucket as a Massachusetts Example

Nantucket provides a particularly relevant Massachusetts example.

In a 2012 Financial Management Review, the Division of Local Services examined serious financial problems involving Nantucket Memorial Airport, which operated as an enterprise fund under a separate Airport Commission appointed by the Select Board.

DLS found that Airport capital expenditures had not been financed appropriately and that the Town ultimately had to subsidize Airport deficits through transfers from unspent bond proceeds and General Fund revenues. DLS attributed the problems in part to deficiencies in accounting and financial controls and inadequate communication between Airport and Town personnel.

DLS specifically observed that Town officials arguably should have done more to compel the Airport to comply with established municipal financial procedures.

Nantucket's response did not require elimination of its Airport Commission. Instead, the Select Board and Airport Commission moved toward a memorandum of understanding addressing the Airport's financial obligations to the Town, additional quarterly financial reporting, and stronger internal controls within the Town finance operation.

The lesson for Montague is that statutory Airport Commission authority is compatible with significantly stronger central municipal financial oversight.

Recommended Implementation

I recommend proceeding in two phases.

Phase I – Immediate Grant Reconciliation

The Town Administrator, Town Accountant, Treasurer, Airport Manager and Airport grant consultant should conduct a comprehensive review of the existing approximately \$600,000 reimbursement backlog and present the Selectboard with a project-by-project reconciliation.

The objective should be to determine precisely what portion represents ordinary timing, what portion can be collected immediately, what portion requires additional documentation or closeout, and whether any amount may ultimately fall to the Town.

Phase II – Permanent Oversight Framework

Following that reconciliation, the Selectboard and Airport Commission should adopt a formal Airport Financial Oversight MOU incorporating the controls described above.

The proposed model would preserve the Airport Commission's statutory management authority while recognizing that the Town cannot permit significant Airport financial exposures to develop outside its normal financial-management systems.

The central principle should be straightforward: **if the Town ultimately bears the financial risk of Airport operations and capital projects, central Town management must have timely visibility into that risk and effective controls to manage it.**

The Selectboard and Airport Commission should also consider options for increasing administrative staff capacity for the airport.



SPECIAL ARTICLE REQUEST – Financial

Fall
Special
FY 27

Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☒ This is a general financial request

Department:	<u>Accounting</u>	Submitted by:	<u>Angelica Desroches</u>
Item/Project Cost:	<u>\$1,643.02</u>	Date Prepared:	<u>9/3/2026</u>
Item/Project Title:	<u>Prior Year Bills</u>		

Proposed Article Wording:

*To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$1,643.02**, or any other amount, for the purpose of paying prior year unpaid bills of the Police Department and Shared Services, or pass any vote or votes in relation thereto.*

Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

There are two prior year bill currently.

Police Department has a Signet (security system) bill for 1,585 from 2/24/25.

Shared Services has a Verizon bill for 58.02 from 6/17/26.

Scoping Questions (for Capital and purchases)

Please elaborate in the comments box at bottom of the page

Do you have a written estimate or proposal for the scope of work?

If yes, attach the estimate

Is there a lease option for this expense?

Will this item or project replace a capital asset?

Will this create ongoing costs or savings?

Will this leverage grant or other external funding?

Is this request identified on the Capital Improvement Plan?

Yes**No**☐☐☐☐☐☐☐☐☐☐☐☐**Describe how the project/ purchase will be managed**

This will be managed by the Town Accountant.

Why is it essential that the Town makes this investment in the current fiscal year?

This is essential to make sure the Town is up to date on the payments of all invoices to vendors.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

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X

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Comments and additional information:

This is being proposed to fund 1,643.02 through free cash.



SPECIAL ARTICLE REQUEST – Financial

Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☒ This is a general financial request

Department:	<u>Airport</u>	Submitted by:	<u>Angelica Desroches</u>
Item/Project Cost:	<u>\$38,550.27</u>	Date Prepared:	<u>9/3/2026</u>
Item/Project Title:	<u>Airport FY26 Operating Deficit</u>		

Proposed Article Wording:

*To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$38,550.27**, or any other amount, for the purpose of funding the Airport FY26 operating deficit, or pass any vote or votes in relation thereto.*

Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

In FY26 the Airport Enterprise fund ran an operating deficit. The Town is legally required to fund this deficit. To prevent this deficit from hitting taxation it is recommended that we fund this through free cash. There are two drivers for the deficit. The first is that the Airport was unable to meet the FY26 budgeted revenues by \$18,671.57 due to loss of a rental in January 2026 and they were unable to fill that vacancy prior to the end of the year. The second driver is that the Airport over expended the FY26 budget by \$19,878.52. Over-expenditure was caused by costs associated with repairing and preparing the space that caused the loss in rental revenue to make this space more attractive to potential future lessees. The Airport had a large cost of installing network equipment and security cameras.

Scoping Questions (for Capital and purchases)

Please elaborate in the comments box at bottom of the page

Do you have a written estimate or proposal for the scope of work?

If yes, attach the estimate

Is there a lease option for this expense?

Will this item or project replace a capital asset?

Will this create ongoing costs or savings?

Will this leverage grant or other external funding?

Is this request identified on the Capital Improvement Plan?

Yes**No**☐☒☐☒☐☒☐☒☐☒☐☒**Describe how the project/ purchase will be managed**

This will be managed by the Town Accountant.

Why is it essential that the Town makes this investment in the current fiscal year?

This is essential to fund because it is a legal deficit that if we do not fund through free cash we will have to raise it through taxation during the FY27 tax rate setting process later this year. The Town is required by state law to fund this deficit.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

X

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Comments and additional information:



SPECIAL ARTICLE REQUEST – Financial

Fall
Special
FY 27

Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☒ This is a general financial request

Department:	<u>Airport</u>	Submitted by:	<u>Angelica Desroches</u>
Item/Project Cost:	<u>\$15,000</u>	Date Prepared:	<u>9/3/2026</u>
Item/Project Title:	<u>Airport FY27 Revenue Deficit</u>		

Proposed Article Wording:

*To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$15,000**, or any other amount, or any other amount, for the purpose of funding the operations of the Airport, including the payment of wages and benefits for airport employees, maintenance of property and equipment, the purchase of supplies, debt service, and anything incidental or related thereto, with \$10,000 to be used to fund the expected Fiscal Year 2027 revenue shortfall in the Airport Enterprise Fund and \$5,000 to increase Airport Overtime, or pass any vote or votes in relation thereto.*

Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

The current revenue projections for FY27 with the changes in lease holders would leave the Airport Enterprise fund short approximately \$10,000 in the revenue lines. The ask is that the Town fund an additional \$10,000 of the Airport Enterprise fund out of free cash to ensure that the tax rate setting process can be completed in the fall without delay. The Airport is also predicting an overage in the overtime line due to predicted staffing adjustments needed to provide proper and legal coverage of the Airport services. The current ask is to fund \$5,000 of additional overtime from free cash.

Scoping Questions (for Capital and purchases)

Please elaborate in the comments box at bottom of the page

Do you have a written estimate or proposal for the scope of work?

If yes, attach the estimate

Is there a lease option for this expense?

Will this item or project replace a capital asset?

Will this create ongoing costs or savings?

Will this leverage grant or other external funding?

Is this request identified on the Capital Improvement Plan?

Yes**No**☐☒☐☒☐☒☐☒☐☒☐☒**Describe how the project/ purchase will be managed**

This will be managed by the Airport Manager.

Why is it essential that the Town makes this investment in the current fiscal year?

This is essential to fund because it is a predicted revenue deficit that if we do not fund through free cash we run the risk of not being able to set our tax rate in a timely fashion.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

X

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Comments and additional information:



SPECIAL ARTICLE REQUEST – Financial

Fall
Special
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Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☒ This is a general financial request

Department:	<u>Accounting</u>	Submitted by:	<u>Angelica Desroches</u>
Item/Project Cost:	<u>\$61,502.31</u>	Date Prepared:	<u>9/3/2026</u>
Item/Project Title:	<u>Grant Deficit Cleanup</u>		

Proposed Article Wording:

*To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$61,502.31**, or any other amount, for the purpose of funding structural grant deficits, or pass any vote or votes in relation thereto.*

Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

The following grants have been identified by the state and the Town Accountant as structural grants that will need to be funded:

FY23 Wildlife Management (-\$5,525)

FY23 Retrofit Approach Lighting (-\$714.30)

FY23 Approach Safety Equipment (-\$11,418.99)

ASMP 2024-OB5-38 (-\$656.55)

ASMP 2021-OB5-33 OB% VLTGEN (-\$5,013.42)

ASMP 2022-OB5-38 Beacon (-\$6,858.37)

ASMP 2022-OB5-40 Building Safety (-\$22,893.35)

Green Communities (-\$8,422.33)

Most of these structural deficits are caused by Town matches that were not funded.

Scoping Questions (for Capital and purchases)

Please elaborate in the comments box at bottom of the page

Do you have a written estimate or proposal for the scope of work?

If yes, attach the estimate

Is there a lease option for this expense?

Will this item or project replace a capital asset?

Will this create ongoing costs or savings?

Will this leverage grant or other external funding?

Is this request identified on the Capital Improvement Plan?

Yes**No**☐☒☐☒☐☒☐☒☐☒☐☒**Describe how the project/ purchase will be managed**

This will be managed by the Town Accountant.

Why is it essential that the Town makes this investment in the current fiscal year?

This is essential to fund because once the state identifies that there is a structural deficit in grants they will require a community to raise these deficits through taxation as part of the tax setting process.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

X

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Comments and additional information:

Recommend funding through free cash.



SPECIAL ARTICLE REQUEST – Financial

Fall
Special
FY 27

Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☒ This is a general financial request

Department:	<u>Cemetery</u>	Submitted by:	<u>Angelica Desroches</u>
Item/Project Cost:	<u>\$12,032</u>	Date Prepared:	<u>9/3/2026</u>
Item/Project Title:	<u>Cemetery Extraordinary Maintenance/Sexton Stipend</u>		

Proposed Article Wording:

*To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$12,032**, or any other amount, for the purpose of purchasing goods/services for the cemetery and providing funds for the cemetery sexton stipend, or pass any vote or votes in relation thereto.*

Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

This article is to create a special article that the Cemetery Commission can use for maintenance costs beyond the Town budgeted landscaping. This is for upkeep of the grounds beyond mowing and line trim. With the Highland Cemetery still in its early stages there are extra costs to mark graves and establish the space. \$2,032 of this article will go to funding the other half of the Cemetery Sexton stipend, which the Town funds \$2,000 of with taxation. Funds to support this purchase come from the Sale of Highland Cemetery Lots Account, which holds the balance of funds transferred to the Town when it accepted ownership of the original Highland Cemetery and the additional sales. The current balance of that fund is \$126,352.62.

Scoping Questions (for Capital and purchases)

Please elaborate in the comments box at bottom of the page

Do you have a written estimate or proposal for the scope of work?

If yes, attach the estimate

Is there a lease option for this expense?

Will this item or project replace a capital asset?

Will this create ongoing costs or savings?

Will this leverage grant or other external funding?

Is this request identified on the Capital Improvement Plan?

Yes**No**☐☒☐☒☐☒☐☒☐☒☐☒**Describe how the project/ purchase will be managed**

This will be managed by the Cemetery Commission who will vote on expenses in their regular meetings.

Why is it essential that the Town makes this investment in the current fiscal year?

This is essential to make sure the Cemetery Commission has the funding to create a safe, structured, and well maintained cemetery for the residents of Montague.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

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Comments and additional information:

This is being proposed to fund the \$12,032 from Cemetery Receipts Reserved.



SPECIAL ARTICLE REQUEST – Financial

FY 27

Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☒ This is a general financial request

Department:	<u>Parks & Recreation</u>	Submitted by:	<u>Jon Dobosz, Director</u>
Item/Project Cost:	<u>\$7,700</u>	Date Prepared:	<u>Sept. 1, 2026</u>
Item/Project Title:	<u>Infield Groomer</u>		

Proposed Article Wording:

*To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$7,700**, or any other amount, for the purpose of purchasing an infield groomer to maintain park ballfields.*

Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

The infield groomer will be a tow-behind unit that can be used by the Parks & Recreation Department and DPW when needed. The unit includes adjustable scarifiers, patented adjustable profile blades w/pitch control, a 1/2" steel finish and grading rake w/pivot control, large transport/gauge wheels, and a patented wheel lift system. Additional attachments are included.

Scoping Questions (for Capital and purchases)

Please elaborate in the comments box at bottom of the page

Do you have a written estimate or proposal for the scope of work?

If yes, attach the estimate

Is there a lease option for this expense?

Will this item or project replace a capital asset?

Will this create ongoing costs or savings?

Will this leverage grant or other external funding?

Is this request identified on the Capital Improvement Plan?

Yes**No**☒☐☐☒☐☒☐☒☐☒☐☒**Describe how the project/ purchase will be managed**

The Parks & Recreation Department will purchase this item.

Why is it essential that the Town makes this investment in the current fiscal year?

Over the years, MPRD and DPW have tried various methods in which to manage grass and weed growth on ballfield infields. Such efforts proved overly time-consuming and resulted in only temporary improvement. A professional-grade infield groomer would provide greater efficiency in managing these areas, and keeping the fields in optimum playing condition.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

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Comments and additional information:



SPECIAL ARTICLE REQUEST – Financial

FY 27

Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☒ This is a general financial request

Department: Parks & Recreation Submitted by: Jon Dobosz, Director

Item/Project Cost: \$3,000 Date Prepared: Sept. 1, 2026

Item/Project Title: Unity Park Playground Walkway & Spray Unit Resurfacing

Proposed Article Wording:

*To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$3,000**, or any other amount, for the purpose of filling cracks and painting the Unity Park Playground Walkways and Whale Spray Unit surface.*

Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

Work will include crack filling on the asphalt walkways, in addition to two coats of sport court grade paint. Paint will also be applied to the surface of The Whale spray feature.

Scoping Questions (for Capital and purchases)**Yes****No***Please elaborate in the comments box at bottom of the page*

Do you have a written estimate or proposal for the scope of work?

☒☐*If yes, attach the estimate*

Is there a lease option for this expense?

☐☒

Will this item or project replace a capital asset?

☐☒

Will this create ongoing costs or savings?

☐☒

Will this leverage grant or other external funding?

☐☒

Is this request identified on the Capital Improvement Plan?

☐☒**Describe how the project/ purchase will be managed**

Parks & Recreation will manage procurement and execution of the project. There will be no need for external design or engineering services.

Why is it essential that the Town makes this investment in the current fiscal year?

It has been about three years since the walkways had the cracks filled and were repainted. This is work that needs to be done every two years to maintain the integrity of the walkways in addition to keeping the area aesthetically pleasing. The Whale spray feature also needs consistent re-painting due to heavy use over the summer months.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

1

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Comments and additional information:



SPECIAL ARTICLE REQUEST – Financial

Fall
Special
FY 27

Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☒ This is a general financial request

Department:	<u>Police</u>	Submitted by:	<u>Jason Haskins</u>
Item/Project Cost:	<u>\$5,600</u>	Date Prepared:	<u>9/8/2026</u>
Item/Project Title:	<u>Purchase Automatic Floor Scrubber</u>		

Proposed Article Wording:

*To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$5,600**, or any other amount, for the purpose of purchasing a walk-behind automatic floor scrubber, including any and all incidental and related costs, or pass any vote or votes in relation thereto.*

Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

A walk-behind automatic floor scrubber is essentially a commercial machine for washing hard floors. This would replace the failed unit that was purchased when the Police Station was opened in 2009. The replacement unit would be smaller than the current unit. The unit would be housed at the police department but would be available for less frequent use across other municipal facilities.

Scoping Questions (for Capital and purchases)

Please elaborate in the comments box at bottom of the page

Do you have a written estimate or proposal for the scope of work?

If yes, attach the estimate

Is there a lease option for this expense?

Will this item or project replace a capital asset?

Will this create ongoing costs or savings?

Will this leverage grant or other external funding?

Is this request identified on the Capital Improvement Plan?

Yes**No**☐☐☐☐☐☐☐☐☐☐☐☐**Describe how the project/ purchase will be managed**

Police Chief will make the purchase.

Why is it essential that the Town makes this investment in the current fiscal year?

The current unit has failed and repair/ rehab is unfeasible.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

O

X

Comments and additional information:



SPECIAL ARTICLE REQUEST – Financial

Fall
Special
FY 27

Please complete this form in its entirety!

☒ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☐ This is a general financial request

Department:	Gill-Montague Regional School District	Submitted by:	Elementary School Building Committee
Item/Project Cost:	\$1,750,000	Date Prepared:	9/8/2026
Item/Project Title:	Consolidated Elementary School Feasibility Study		

Proposed Article Wording:

To see if the Town will vote to appropriate the sum of ONE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$1,750,000) for the purpose of paying costs of conducting a Feasibility Study for the Sheffield Elementary School, located at 43 Crocker Avenue, Turners Falls, Massachusetts, including consideration of renovation, addition, new construction, and the potential consolidation of Sheffield Elementary School with Hillcrest Elementary School into a PreK–5 elementary school facility, including the payment of all costs incidental or related thereto, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority (“MSBA”);

and to meet this appropriation, the Treasurer, with the approval of the Selectboard, is authorized to borrow said sum pursuant to M.G.L. c. 44, §7, or any other enabling authority, and to issue bonds or notes of the Town therefor;

provided that the Town acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and that any costs incurred by the Town in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town;

and provided further that the amount of borrowing authorized by this vote shall be reduced by the amount of any grant approved by the MSBA for the Feasibility Study;

or to pass any vote or votes in relation thereto.

Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

This article would authorize **\$1,750,000** for an MSBA-required Feasibility Study for Sheffield Elementary School. The study is the next major step in the Massachusetts School Building Authority process and is intended to evaluate long-term options for addressing the educational, space, accessibility, and building-system needs identified at the municipally owned Sheffield and Hillcrest Elementary Schools. The Town must authorize the full study amount in order for the project to remain eligible to advance in the MSBA process.

The Gill-Montague School District’s 2025 Statement of Interest identifies significant space constraints at both schools. At Sheffield, instructional and support spaces have been subdivided or converted for music, special education, English learner services, counseling, intervention, and other uses, while some services are provided in shared or non-traditional spaces. At Hillcrest, the SOI similarly identifies shortages of dedicated space for physical education, library, music, special education, related services, and preschool programming. The SOI also identifies substantial building-system needs, including aging roofs, windows, heating systems, accessibility limitations, and other deferred capital needs.

The MSBA has invited Sheffield Elementary into its Eligibility Period and has specifically authorized the feasibility process to examine the potential consolidation of Sheffield, currently serving grades 2–5, with Hillcrest, currently serving PreK–1, into a single PreK–5 elementary school. The Feasibility Study will not commit the Town to a particular construction project. Rather, it will evaluate alternatives that may include renovation, addition, new construction, and consolidation, and will ultimately support selection of a preferred option for further MSBA review.

The budget for the study was developed by the Elementary School Building Committee based on a review of other recent MSBA feasibility studies that are similar in scope and scale. The budget includes the hiring of an Owner's Project Manager to oversee the study. The Town anticipates that eligible study costs will be partially reimbursed by the MSBA. Earlier project planning materials used an estimated **76% reimbursement rate** for planning purposes, although the final reimbursement rate and eligible costs will be determined by the MSBA. The Town expects to finance its ultimate local share using Capital Stabilization and/or Sale of Real Estate funds, while the warrant article authorizes the full amount required for the feasibility phase.

Scoping Questions (for Capital and purchases)

Please elaborate in the comments box at bottom of the page

Do you have a written estimate or proposal for the scope of work?

If yes, attach the estimate

Is there a lease option for this expense?

Yes

No

☒☐☐☐

Will this item or project replace a capital asset?	☒	☐
Will this create ongoing costs or savings?	☒	☐
Will this leverage grant or other external funding?	☒	☐
Is this request identified on the Capital Improvement Plan?	☒	☐

Describe how the project/ purchase will be managed

First an Owners Project Manager will be contracted. Then the OPM will help facilitate the designer selection process for the architect that will conduct the study. All contracting will be closely overseen by the MSBA and the Town's Procurement Officer. The Elementary School Building Committee will play a strong role in vetting and recommending the preferred vendors and negotiating the scope and terms of the respective contracts.

Why is it essential that the Town makes this investment in the current fiscal year?

The Gill-Montague School District has been invited into the MSBA Eligibility Phase. Accordingly, the Town has until January 2027 to decided whether to appropriate funds for the feasibility study. Subsequently, the Town would be invited into the MSBA School Building program.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

X

Comments and additional information:



SPECIAL ARTICLE REQUEST – Financial

Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☐ This is a general financial request

Department: Selectboard Submitted by: Town Administrator

Item/Project Cost: _____ Date Prepared: 9/8/2026

Item/Project Title: Senior Tax Work Off Program

Proposed Article Wording:

To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 59, Section 5K, authorizing the Selectboard to establish a program whereby persons over the age of sixty may volunteer to provide services to the Town in exchange for a reduction in their real property tax obligations, beginning in Fiscal Year 2028, or pass any vote or votes in relation thereto.

Detailed Description for Background Materials: (*Provide a full description of the item or service. Use attachments as needed.*)

This article would accept G.L. c. 59, § 5K, which allows the Town to establish a Senior Property Tax Work-Off Program for eligible residents over age 60. Under such a program, participating seniors could perform approved volunteer service for the Town in exchange for a reduction in their property tax bill. Acceptance of the statute would not itself establish the final program rules; those details, including eligibility preferences, the number of participants, the amount of the credit, work assignments, and administrative procedures, would be developed and approved by the Selectboard following Town Meeting. The program would provide modest property tax relief to seniors while also creating opportunities for residents to contribute useful volunteer service to municipal departments. Many neighboring communities have a Senior Tax Work-off Program. Montague's program would be administered by the Council on Aging Director with support from Town Hall. The total amount of tax writes-off is expected to be approximately up to \$15,000 across 10 participating residents in the first year. For the first year of the program, the town is anticipating job assignments for the Senior Center and Libraries.

Scoping Questions (for Capital and purchases)**Yes****No***Please elaborate in the comments box at bottom of the page*

Do you have a written estimate or proposal for the scope of work?

☐☐*If yes, attach the estimate*

Is there a lease option for this expense?

☐☐

Will this item or project replace a capital asset?

☐☐

Will this create ongoing costs or savings?

☐☐

Will this leverage grant or other external funding?

☐☐

Is this request identified on the Capital Improvement Plan?

☐☐**Describe how the project/ purchase will be managed**

The Selectboard will adopt policies that govern the Program. The Council on Aging Director will administer the program with support from the Selectboard Office

Why is it essential that the Town makes this investment in the current fiscal year?

Town Meeting authorization in FY27 will allow for program roll-out in FY28.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

X

Comments and additional information:



SPECIAL ARTICLE REQUEST – Financial

Fall
Special
FY 27

Please complete this form in its entirety!

☐ This is a capital request (*building repair, vehicles, and equipment costing >25,000 and lasting > 5 years*)

☐ This is a general financial request

Department: Selectboard Submitted by: Town Administrator

Item/Project Cost: _____ Date Prepared: 9/8/2026

Item/Project Title: Authorize long-term lease of 34 Central Street

Proposed Article Wording:

To see if the Town will vote to authorize the Selectboard, pursuant to G.L. c. 40, §3 and subject to the applicable requirements of G.L. c. 30B, to lease the Town-owned property and improvements known as the former Central Street School, located at 34 Central Street in Turners Falls, for a term not to exceed thirty (30) years, for educational, child development, community service, or other related purposes determined by the Selectboard to serve the public interest, upon such terms and conditions as the Selectboard determines to be in the best interests of the Town, and to execute any agreements and take any other actions necessary or appropriate to carry out the purposes of this vote; or pass any vote or votes in relation thereto.

Detailed Description for Background Materials: (*Provide a full description of the item or service. Use attachments as needed.*)

The Town owns the former Central Street School building. The property is currently leased by the Franklin Community Action Corporation as an "Early Head Start" serving youth aged between 6 weeks and 3 years. The 30 year lease expires August 1, 2027. FCAC have been excellent tenants and they have informed the Town that they intend to seek renewal. FCAC desires to have the new lease in place in order to obtain grant funds for programming and capital improvements. This article authorizes the Selectboard to conduct the required competitive procurement process and to execute a new long-term lease for the property. Consistent with past and current use of the property, the authorization limits the future use to "educational, child development, or community service" uses.

Scoping Questions (for Capital and purchases)**Yes****No***Please elaborate in the comments box at bottom of the page*

Do you have a written estimate or proposal for the scope of work?

☐☐*If yes, attach the estimate*

Is there a lease option for this expense?

☐☐

Will this item or project replace a capital asset?

☐☐

Will this create ongoing costs or savings?

☐☐

Will this leverage grant or other external funding?

☐☐

Is this request identified on the Capital Improvement Plan?

☐☐**Describe how the project/ purchase will be managed**

The Selectboard will manage a competitive procurement process and negotiate the terms of a new long-term lease for the municipal property.

Why is it essential that the Town makes this investment in the current fiscal year?

The current lease with Franklin Community Action Corporation expires in 2027. They have been excellent tenants and they have informed the Town that they intend to seek renewal. FCAC seeks to have the new lease in place in order to obtain grant funds for programming and capital improvements. While the town must go through a competitive solicitation, it is in the town's interest to begin that process in advance of the expiration of the current lease.

Relative Priority : Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

X

Comments and additional information:

**ELECTION WARRANT
TOWN OF MONTAGUE
COMMONWEALTH OF MASSACHUSETTS
FRANKLIN COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL DISTRICT
October 6, 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 Sixth Day of October, in the Year of Our Lord Two Thousand Twenty-Six, from 12:00 PM (NOON) to Eight P.M.** to bring their votes on one ballot to the Election Officers for:

QUESTION ONE

Do you approve of the vote of the Regional District School Committee of the Franklin County Regional Vocational Technical School District adopted on June 10, 2026, to authorize the borrowing of \$236,572,983 to pay costs of designing, constructing, equipping and furnishing a new Franklin County Regional Vocational Technical School and related facilities to be located at 82 Industrial Boulevard, in Turners Falls, Massachusetts, which vote provides, in relevant part, as follows:

"VOTED: That the Franklin County Regional Vocational Technical School District (the "District") hereby appropriates the amount of \$236,572,983 for the purpose of paying costs of designing, constructing, equipping and furnishing a new Franklin County Regional Vocational Technical School and related facilities, located at 82 Industrial Boulevard, Turners Falls, Massachusetts, including the payment of all costs incidental and related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the School Building Committee. To meet this appropriation the District is authorized to borrow said amount, under and pursuant to G.L. c. 71, §16(n), and the District Agreement, as amended, or pursuant to any other enabling authority. The District acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and

received from the MSBA shall be the sole responsibility of the District; provided further that any grant that the District may receive from the MSBA shall not exceed the lesser of (1) sixty-six and twenty-seven hundredth percent (66.27%) of eligible, approved Project costs, as determined by the MSBA, and (2) the total maximum grant amount determined by the MSBA, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA."

_____ Yes _____ No

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.

_____ Richard J. Kuklewicz

_____ Marina D. Goldman

_____ Nate Card

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

**ELECTION WARRANT
TOWN OF MONTAGUE
COMMONWEALTH OF MASSACHUSETTS
GREAT RIVER REGIONAL SCHOOL DISTRICT
October 6, 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 Sixth Day of October, in the Year of Our Lord Two Thousand Twenty-Six, from 12:00 PM (NOON) to Eight P.M.** to bring their votes on one ballot to the Election Officers for:

QUESTION ONE:

Article [I]

Shall the Town accept the provisions of sections sixteen to sixteen I, inclusive, of chapter seventy-one of the General Laws, providing for the establishment of a regional school district, to consist of the towns of Bernardston, Gill, Leyden, Montague, Northfield and Warwick, and to be known as the Great River Regional School District (the "New District")? The New District would be formed and governed in accordance with an agreement filed by the Six Town Regional Planning Board with the Select Board - either the six-town agreement (the "Six-Town Regional Agreement") or the five-town agreement (the "Five-Town Regional Agreement"), depending on the results of this vote as described below (copies of both of which are available for inspection at Town Hall and on the website 6towns.org).

If a majority of the voters present and voting in each of the towns of Bernardston, Gill, Leyden, Northfield, Warwick and Montague, vote in the affirmative, the New District shall be established to include all six towns, and the Six-Town Regional Agreement shall thereupon become effective and govern the New District, subject to approval of the Regional Agreement by the commissioner of elementary and secondary education; provided, however, that if a majority of the voters of the Town of Warwick present and voting on this question does not vote in the affirmative, the New District shall instead be established to include only the towns of Bernardston, Gill, Leyden, Northfield and Montague, shall not include the Town of Warwick, and the Five-Town Regional Agreement shall thereupon become effective and govern the New

District, subject to approval of the Regional Agreement by the commissioner of elementary and secondary education.

Full operation of the New District, and dissolution of the Gill-Montague Regional School District (the "GMRSD") and the Pioneer Valley Regional School District (the "PVRSD"), shall be further subject to enactment of special legislation permitting (a) the transfer of the buildings and other assets and liabilities of each of the GMRSD and the PVRSD to the New District on the date the New District becomes fully operational (at the end of the transition period specified in the Regional Agreement); and (b) the dissolution of the GMRSD and the PVRSD on that same date without further action by any public body.

_____ Yes _____ No

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.

_____ Richard J. Kuklewicz

_____ Marina D. Goldman

_____ Nate Card

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

COMMONWEALTH OF MASSACHUSETTS

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

WARRANT FOR 2026 STATE ELECTION

SS.

To the Constables of the Town of MONTAGUE

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said Town of Montague who are qualified to vote in Elections to vote at:

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 Sixth Day of October**, to bring their votes on one ballot to the Election Officers fo

On **TUESDAY, THE THIRD DAY OF NOVEMBER, in the Year of Our Lord Two Thousand Twenty-Six, from 12:00 PM (NOON) to Eight P.M.** for the following purpose:

To cast their votes in the State Election for the candidates for the following offices and questions:

SENATOR IN CONGRESS	For this Commonwealth
GOVERNOR and LIEUTENANT GOVERNOR	For this Commonwealth
ATTORNEY GENERAL	For this Commonwealth
SECRETARY OF STATE	For this Commonwealth
TREASURER	For this Commonwealth
AUDITOR	For this Commonwealth
REPRESENTATIVE IN CONGRESS	For SECOND DISTRICT
COUNCILLOR	For EIGHTH DISTRICT
SENATOR IN GENERAL COURT	For HAMPSHIRE, FRANKLIN & WORCESTER DISTRICT
REPRESENTATIVE IN GENERAL COURT	For FIRST FRANKLIN DISTRICT
DISTRICT ATTORNEY	For NORTHWESTERN DISTRICT
REGISTER OF PROBATE	For FRANKLIN COUNTY
SHERIFF	For FRANKLIN COUNTY
FRANKLIN REGIONAL COUNCIL OF GOVERNMENTS	
EXECUTIVE COMMITTEE	For FRANKLIN COUNTY

QUESTION 1: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would make most records held by the Legislature and the Office of the Governor public records under the Massachusetts Public Records Law. This proposed law would exempt documents related to the development of public policy and communications between legislators and their constituents, if those communications are reasonably related to a constituent's request for assistance in obtaining government-provided benefits or services or interacting with a government agency.

A YES VOTE would make most records held by the Legislature and the Office of the Governor public records under the Massachusetts Public Records Law.

A NO VOTE would make no change to the Massachusetts Public Records Law.

QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would specify that employees of the Committee for Public Counsel Services (“CPCS”) are permitted to engage in collective bargaining with their employer. It would also require CPCS, after executing a collective bargaining agreement, to request the appropriation necessary to fund such agreement from the Governor.

A YES VOTE would specify that Committee for Public Counsel Services employees may form a union to collectively bargain with their employer.

A NO VOTE would make no change to the law governing labor relations for Committee for Public Counsel Service employees.

QUESTION 3: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would eliminate political party primaries for state elections and instead establish a system where there would be a single, all-party primary in which all candidates, regardless of their party affiliation, would be listed on one ballot, and voters could vote for any candidate on the ballot. The two candidates receiving the most votes in the primary would advance to the general election ballot.

This proposed law would require candidates for governor and lieutenant governor to run and be listed jointly on the ballot in the primary.

This proposed law would provide political party status to any group whose candidates for any statewide office received at least 3% of the ballots cast in the state primary.

A YES VOTE would eliminate separate party primaries for state elections and require a single primary in which all candidates appear on one ballot, voters could vote for any candidate, and the top two candidates would advance to the general election.

A NO VOTE would make no change to the laws governing primary elections.

QUESTION 4: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would permit eligible individuals to register to vote or update their voter registration address on Election Day.

An individual who is eligible to vote could register to vote on Election Day by going to the polling place in the precinct where they live during voting hours and presenting proof of residency and signing a written oath. Proof of residency could be a valid photo identification, or documentation showing the individual's name and the address where the individual resides, such as a current utility bill, bank statement, government check, residential lease, wireless telephone statement, paycheck, current student fee statement or other document from a post-secondary school, or another government document or correspondence. The written oath would require the individual to certify that they are a citizen of the United States, are at least 18 years old, are not legally prohibited from voting, and have not and will not vote in the same election at another location. The oath would require the individual to acknowledge that providing false information is a felony punishable by not more than 5 years imprisonment or a fine of not more than \$10,000, or both.

If an individual did not present proof of residency, they would be allowed to cast a provisional ballot, which would be counted only if the individual returned to provide the required information before the close of polls for a municipal election; within two days after a state primary; or within six days after a state election.

Individuals who register to vote on Election Day would be registered to vote in future elections as well as in the election taking place that day.

Individuals who are already registered to vote would not be able to change their political party affiliation on Election Day.

The proposed law would take effect on January 1, 2028.

A YES VOTE would permit eligible citizens to register to vote or to update their voter registration address at their polling place on Election Day.

A NO VOTE would make no change to the laws governing voter registration.

QUESTION 5: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would change the limit on how much revenue the state can collect in a given year. The proposal would limit state revenue in a given year to the net amount of state revenue from the year before, increased by a rate equal to the average growth of wages and salaries in Massachusetts over the most recent three years. If revenue collected by the state in a given year exceeds the limit, the excess amount would be refunded to taxpayers the following year. The proposed law would include all revenue from the surtax on incomes over \$1 million when calculating the revenue limit and when determining whether state revenue exceeds the limit.

The provisions of the proposed law would all be effective as of July 1, 2027.

The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect.

A YES VOTE would change the limit on state revenue collection, tying it to prior year collections plus average wage and salary growth, and provide for a rebate of revenue exceeding that limit.

A NO VOTE would make no change in the law relative to state revenue collection.

QUESTION 6: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would establish a Nature for All Fund that, subject to appropriation by the Legislature, would receive 50% of state taxes collected from the sale and use of sporting goods, recreational vehicles, and golf courses for the first year of its operation. After July 1, 2028, the Nature for All Fund would begin receiving, subject to appropriation by the Legislature, 100% of state taxes collected on the sale and use of sporting goods, recreational vehicles, and golf courses. The sales tax revenue received by the Nature for All Fund would exclude sales tax revenue transferred to the Massachusetts Bay Transportation Authority State and Local Contribution Fund and the School Modernization and Reconstruction Trust Fund. The proposed law would allow the state Executive Office of Energy and Environmental Affairs to spend the money in the Nature for All Fund for natural resource conservation.

The proposed law would allow public and private donations to the Nature for All Fund. The proposed law would prevent the state comptroller from transferring surplus funds in the Nature for All Fund at the end of the fiscal year. It would also allow state agencies, municipalities, public charities involved in natural resource conservation, tribal governments, and other regional public entities to receive money from the Nature for All Fund.

Natural resource conservation would include the conservation or restoration of land to protect drinking water, streams, rivers, lakes, coasts, farms, forests, connectivity between open spaces, and lands and natural resources of indigenous cultural significance. Natural resource conservation would also include the creation, improvement, and management of parks, trails, greenspaces or outdoor recreation access.

The proposed law would establish a 15-member Nature for All Board that consists of five state officials and ten members of the public appointed by the Governor. The proposed law would require the ten members of the public to include representatives of underserved communities and indigenous peoples and at least one person with expertise or experience in natural resource conservation. The proposed law would allow the state Executive Office of Energy and Environmental Affairs to spend money from the Nature for All Fund to hire staff to manage the fund. The proposed law would also require the Nature for All Board to establish rules about how the money in the Nature for All Fund should be spent, including rules regarding alignment with environmental justice principles, access to and restoration of lands and natural resources of indigenous cultural significance, promotion of affordable housing development, and other matters regarding spending and bond issuance.

The proposed law would require the state Executive Office of Energy and Environmental Affairs to submit an annual report to various state committees regarding the funds spent to buy or improve land in cities and towns containing environmental justice populations.

The proposed law would take effect on July 1, 2027.

A YES VOTE would create a fund that could be utilized for natural resource conservation that would receive some state taxes collected on the sale and use of sporting goods and recreational vehicles, and the use of golf courses.

A NO VOTE would not create this natural resource conservation fund or change how sales and use taxes are spent.

QUESTION 7: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

This proposed law would allow single-family homes to be built in a residentially zoned area as long as the land on which it is to be constructed is at least 5,000 square feet, has at least 50 feet of land bordering the street, road, or public way that it faces, and has access to public sewer and water services.

The proposed law would allow cities and towns to reasonably regulate certain aspects of those single-family homes, including their height, distance from neighboring buildings, open space, parking requirements, and whether they can be rented out on a short-term basis. The proposed law would also allow the Executive Office of Housing and Livable Communities to issue guidance or regulations to administer the proposed law.

A YES VOTE would allow single-family homes to be built on lots of 5,000 square feet or more in residential areas, subject to reasonable local regulation of certain aspects of those homes.

A NO VOTE would make no change to the law relative to building single-family homes.

QUESTION 8: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 6, 2026?

SUMMARY

The proposed law would change the type and amount of marijuana that may legally be possessed in Massachusetts by repealing the laws that legalize, regulate, and tax the retail sale of adult recreational use marijuana in Massachusetts. The proposed law would also permit persons 21 years of age and older to possess 1 ounce or less of marijuana including no more than 5 grams in the form of concentrate, and to gift or transfer to another person 21 years of age and older 1 ounce or less of marijuana including no more than 5 grams in the form of concentrate. The proposed law would also impose a civil penalty of \$100 and forfeiture of the marijuana for the possession of marijuana between the weight of 1 and 2 ounces.

For persons 21 years of age and younger, the proposed law would make the possession of 2 ounces or less of marijuana a civil infraction subject to a \$100 fine, forfeiture of the marijuana, completion of a drug awareness program and community service, and notification to their parents or legal guardian of the offense and penalties.

The proposed law would allow currently licensed adult recreational marijuana businesses to apply on an expedited basis to become a licensed medical marijuana dispensary and to sell their remaining inventory of adult recreational marijuana to medical marijuana dispensaries. The proposed law would retain the Cannabis Control Commission but modify its authority so it would regulate only the medical marijuana market.

The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect.

The proposed law would take effect on January 1, 2028.

A YES VOTE would prohibit the legalization, regulation, and taxation of the retail sale of adult recreational use marijuana, and change the penalties for possession of marijuana.

A NO VOTE would make no change to the law relative to marijuana.

QUESTION 9: REFERENDUM ON AN EXISTING LAW

Do you approve of a law summarized below, which was approved by the House of Representatives on July 18, 2024 by a vote of 124 to 33, and approved by the Senate on July 18, 2024 by a vote of 35 to 5?

SUMMARY

This law makes a number of changes to Massachusetts laws governing firearms.

The law adds school administrators and licensed healthcare providers as parties permitted to ask a court to issue an Extreme Risk Protection Order – requiring an individual to surrender or relinquish their firearm licenses, permits, and firearms - if an individual is a present danger to self or others. The law also provides that, when issuing an Harassment Prevention Order, a court may also order the surrender of firearms licenses, permits, and firearms.

The law imposes penalties for possessing, creating, and transferring untraceable “ghost gun” firearms and requires all firearms except antiques and relics, including unfinished frames and receivers that can be readily made into a finished product, to have serial numbers. The law includes privately-made guns like 3D-printed guns within the provisions governing untraceable “ghost gun” firearms.

The law changes firearms licensing requirements to: (1) allow local licensing authorities to request prior license and permit information from the state, as well as access petitions for involuntary mental health commitments denied by a court in addition to prior involuntary commitments, as a part of their review of applications for licenses to carry firearms, firearm ID cards, and licenses to sell firearms; (2) require an individual to be 21 years of age to own semiautomatic rifles or shotguns; (3) add the possibility of incarceration of up to six months for a second offense of failing to report a firearm loss or theft; and (4) enable 12-15 year olds to apply for a self-defense spray permit with parental permission, and 15 to 18 year olds to apply independently.

The law allows local firearm licensing authorities to transfer the responsibility to inspect firearm dealers to the State Police. The law requires local licensing authorities to attend statewide training regarding those inspections. It requires dealers to confiscate expired or suspended licenses and report them to the state and to local licensing authorities.

The law changes the definition of “machine gun” to include bump stocks, trigger cranks, Glock switches and auto sears among the devices whose possession and use are subject to penalties. It expands the definition of “silencer” to include the parts used to construct a silencer.

The law clarifies how to determine whether a firearm is an assault-style weapon and the circumstances under which a person may continue to possess assault-style weapons and large capacity feeding devices they already own.

The law requires the state Firearm Control Advisory Board and the state Secretary of Public Safety and Security to review and update the rosters of prohibited assault-style firearms, approved firearms, and approved firearms sold for target shooting.

The law clarifies requirements relating to the carry and transport of firearms in motor vehicles and ATVs. It prohibits the carrying of firearms in government buildings, polling locations, and schools, with certain exceptions.

The law expands data compilation and reporting requirements to and from the state, and creates a publicly-accessible dashboard of anonymized aggregate firearm data, along with a commission to study that data.

The law requires the State Police to provide training and a test for new applicants for licenses to carry or Firearm ID cards.

The law establishes two special legislative commissions – one to examine funding for violence prevention services, and one to study emerging firearms technology.

The law criminalizes discharging a firearm and striking a building in use.

A YES VOTE would keep in place the law, which increases the regulation of firearms, including ghost guns, machine guns, and assault-style weapons.

A NO VOTE would repeal this law.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this _____ day of _____, 2026.
(month)

Selectboard of Montague

Richard J. Kuklewicz, Chair _____

Marina Goldman, Vice Chair _____

Nate Card, Clerk _____

Franklin, ss Montague, MA, September _____ 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

_____, 2026.
Constable (month and day)

Warrant must be posted by **October 27, 2026** (at least *seven days prior* to the **November 3, 2026** State Election).



Office of the Town Administrator Town of Montague

Walter Ramsey, AICP, MCCPO
(413) 863-3200 ext. 110
Walterr@montague-ma.gov
One Avenue A Turners Falls, MA

To: Selectboard

From: Town Administrator Walter Ramsey

Re: Proposed RFP Strategy for Former Farren Care Center Property

Date: 9/15/2026

Purpose

This memo recommends a controlled real property disposition process for the former Farren Care Center property. My recommended approach is to declare the relevant Town-owned parcels, or portions thereof, surplus and available for disposition for redevelopment purposes; issue a Chapter 30B real property disposition RFP; and seek one or more qualified development partners for housing, mixed-use, public infrastructure, trail, open space, and related community development objectives.

Recommended Strategy

Declare the relevant parcels, or portions thereof, surplus and available for disposition for redevelopment purposes, subject to explicit redevelopment restrictions and public-benefit requirements. Use the Farren Site Appraisal Report and any supplemental value determination required by Town Counsel to support the Chapter 30B disposition process.

State in the RFP that the Town anticipates disposing of each development parcel for a nominal purchase price of Ten Thousand Dollars (\$10,000) per parcel, subject to final parcel configuration, final Selectboard approval, and execution of a Land Disposition Agreement.

Issue an RFP under M.G.L. c. 30B, section 16 for disposition and redevelopment of development parcel(s), with the Town reserving the right to award one parcel, multiple parcels, both development parcels, or no parcels.

Retain or otherwise protect the Montague City Road frontage/public amenity area for public space, trail connection, civic activation, utilities, access, stormwater, and/or flexible commercial/community programming.

Require the selected developer(s) to enter into a Land Disposition Agreement with enforceable milestones, permitted-use restrictions, affordability obligations as applicable, design-review obligations, tax/PILOT provisions where applicable, and reversion, repurchase, liquidated damages, or other remedies acceptable to the Town.

Appraisal and Sale Price Assumption

The Town has received the Farren Site Appraisal Report, dated July 23, 2026, with a valuation date of July 1, 2026. The report was prepared for use in the Town's RFP process and estimates the fair market value of the appraised assemblage of Parcels 12-0-044 and 12-0-044A at approximately \$495,831.

The recommended RFP approach is not to maximize immediate land-sale proceeds. Instead, the Town would seek to convey development parcels at a nominal purchase price of \$10,000 per parcel in exchange for enforceable redevelopment obligations and public benefits. Those benefits may include housing production, affordability or workforce housing commitments where applicable, infrastructure coordination, public realm improvements, trail and pedestrian connections, taxable redevelopment value, performance milestones, and other commitments secured through one or more Land Disposition Agreements.

Policy Rationale

The Farren property is not a routine surplus parcel. It is one of the Town's most significant redevelopment opportunities and can shape Montague City's future land use pattern, housing supply, public realm, and tax base. A nominal sale price can be justified only if the Town clearly documents the public benefits and legally enforceable restrictions it receives in exchange. The RFP and Land Disposition Agreement should therefore make clear that the land price is one component of a broader redevelopment transaction, not the principal evaluation factor.

Key Decision Points for Selectboard

- Confirm that the Selectboard is prepared to declare the identified parcels, or portions thereof, surplus and available for disposition for redevelopment purposes.
- Confirm that the RFP should prioritize public benefit, feasibility, housing production, design quality, fiscal impact, and developer capacity over land price alone.
- Confirm that the RFP may state a proposed nominal sale price of \$10,000 per parcel for parcels 1 and 2, subject to final parcel configuration.
- Confirm that the Town intends to issue one RFP allowing proposals for multiple parcel configurations, rather than separate RFPs at the outset.
- Confirm that public infrastructure, trail, open space, and utility areas should be retained, reserved, dedicated, or protected before or through any final disposition (Parcel 3 and rights of way).
- Confirm whether the Board wants Town Administrator to assign staff to review, vet, rank, and recommend finalist proposals to the Selectboard.

Recommended Selectboard Motion

Moved: That the Selectboard, acting as the board with custody and control of the Town-owned former Farren Care Center property, hereby declares the following parcels, or portions thereof, to be surplus and available for disposition for redevelopment purposes pursuant to M.G.L. c. 30B, §16:

- 330–340 Montague City Road, Parcel ID No. 12-0-044;
- 356 Montague City Road, Parcel ID No. 12-0-044A; and

The Selectboard authorizes the Town Administrator, in consultation with Town Counsel and other appropriate Town officials, to prepare and issue a Request for Proposals for disposition and redevelopment of all or portions of the property. The RFP may state that the Town anticipates disposition of development parcels for a nominal purchase price of **\$10,000 per parcel**, subject to final parcel configuration, public benefit commitments, Selectboard approval, and execution of one or more Land Disposition Agreements.

Initial review and ranking of proposals shall be conducted by Town staff, including the Town Administrator, Director of Planning and Conservation, and Director of Assessing. The Town Administrator shall bring recommended finalists to the Selectboard for its consideration to designate preferred developer(s).

The Town reserves the right to retain, reserve, or encumber portions of the property for public purposes, including public roadways, utilities, sidewalks, shared-use paths, trail connections, public open space, stormwater infrastructure, access easements, utility easements, and related public amenities.

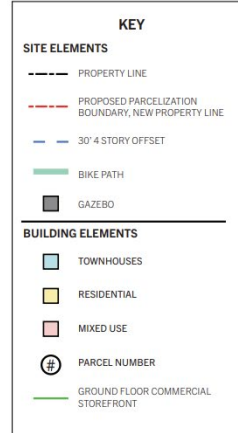
Any final disposition shall be subject to Town Counsel review, compliance with applicable procurement and disposition requirements, and final approval by the Selectboard.

Respectfully submitted,

Walter Ramsey, AICP



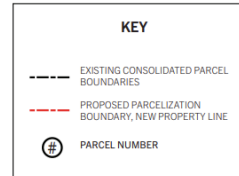
SITE PLAN



DEVELOPMENT TOTALS: 266,124 SF

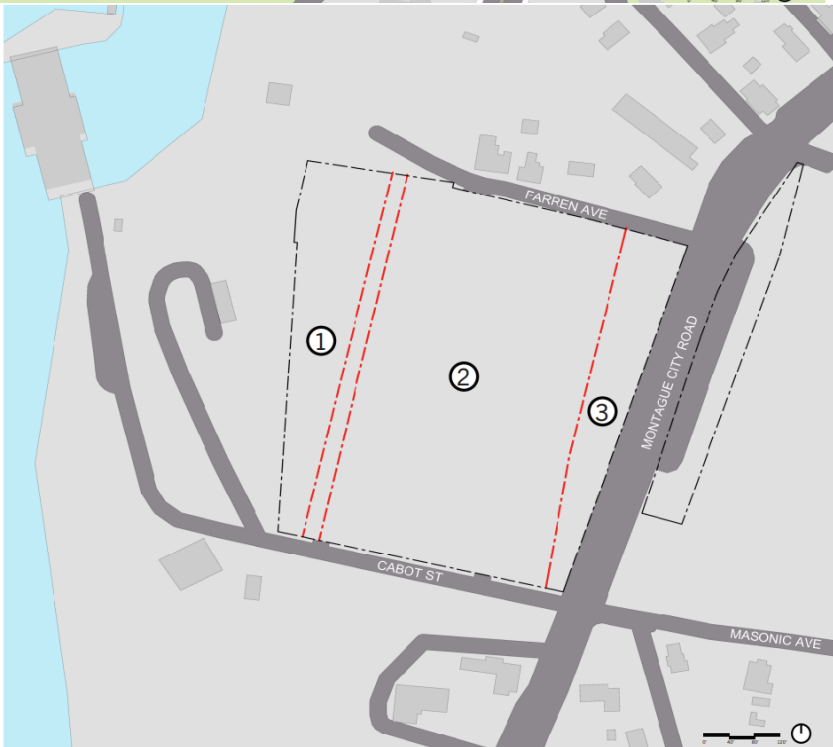
LOT COVERAGE	56%
OPEN SPACE	152,972 SF
RESIDENTIAL	MAX 225,544 SF (MAX 141 RESIDENTIAL UNITS & 8 TOWN HOUSES)
COMMERCIAL	14,000 SF
SURFACE PARKING	178 SPACES (26,580SF (MINIMUM CODE REQUIRED 150 RESIDENTIAL SPACES AND 28 COMMERCIAL SPACES))

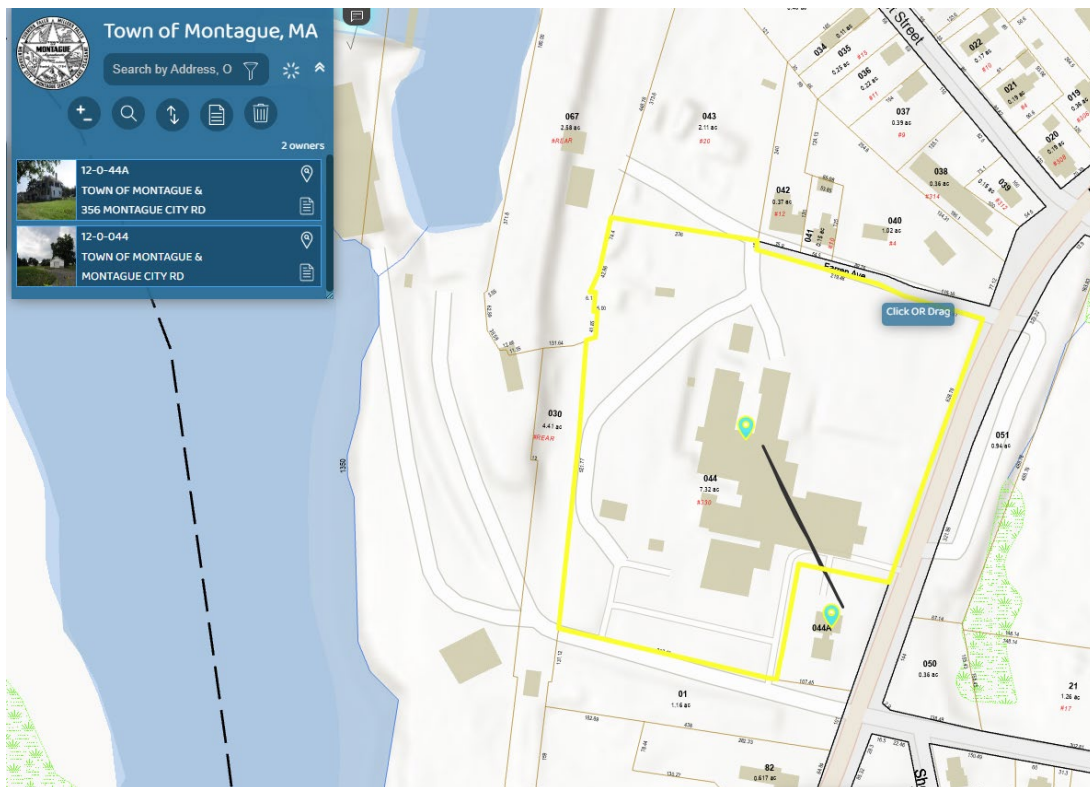
PROPOSED PARCEL SUBDIVISIONS



PARCEL TOTALS: 330,455 SF

PARCEL 1 AREA	59,005 SF
PARCEL 2 AREA	227,763 SF
PARCEL 3 AREA	43,687 SF





Proposed RFP Timeline

Step	Date
Selectboard approves surplus declaration and authorizes RFP	Monday, September 21, 2026
Final counsel/procurement review; finalize data room	September 22–October 2
RFP issued / advertised	Monday, October 5
Central Register / public posting period begins	Week of October 5
Optional pre-proposal conference and site walk	Wednesday, October 21
Deadline for written questions	Thursday, November 12
Addendum / answers issued	Thursday, November 19
Optional notice of intent to respond due	Thursday, December 3
Proposal submission deadline	Wednesday, January 20, 2027, 2:00 PM
Staff review and ranking	January 21–February 4
Finalist interviews / presentations	Week of February 8
Town Administrator brings recommended finalists to Selectboard	Monday, February 22
Selectboard preferred developer designation / authorization to negotiate	Late February or early March
LDA negotiation	March–May 2027

Montague Soapbox Races Final Update/Reminders -

- Sunday, September 27 –
 - First St. will be closed 7:00a that morning, and will remain closed until 5:00p
 - Closure will include the intersection at the top of First St. Hill, around Kostanski's Funeral Home (including that end of Maple St.) down to L St. during that time.
 - Races from Noon to 3pm
- We currently have 30 racers
- Set-up starts this week; some equipment will be set to the side of the top of hill the day before
- I hope to coordinate a phone notice to further alert Town residents this week

Jon Doboszy, CPRP

Town of Montague

Director of Parks & Recreation

56 First St.

Turners Falls, MA 01376

(413) 863-3216

www.montagueparksrec.com