

**SELECTMEN'S MEETING
MONDAY, September 15, 2008**

#38-08

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Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons Allen Ross, Patricia Pruitt; Patricia Allen (absent) Town Administrator, Frank Abbondanzio; Administrative Secretary Wendy Bogusz; Dan Laroche, Town Planner; Arn Albertini, Greenfield Recorder; Hugh Massey, WHAI

Approve minutes of February 25, 2008; August 11, August 25 and September 8, 2008

Pruitt made the motion to approve the minutes of February 25, 2008 with corrections. Seconded by Ross, approved unanimously. Ross – Aye, Pruitt - Aye

Pruitt made the motion to approve the minutes of August 11, 2008 with corrections. Seconded by Ross, approved unanimously. Ross – Aye, Pruitt - Aye

Approval of minutes of August 25, 2008 on hold until Pat Allen returns as Patricia was not at this meeting

Pruitt made the motion to approve the minutes of September 8, 2008. Seconded by Ross, approved unanimously. Ross – Aye, Pruitt – Aye

- There will not be a Selectmen's Meeting on September 29, 2008
- Ross comments that the Household Hazardous waste day went very well, and was well organized.

Informational Meeting, Discuss and Solicit Public Response to the Town of Montague's FY2009 Massachusetts Community Development Block Grant Application to the Dept. of Housing and Community Development

Ross: reads public notice into the record

Abbondanzio: This is an informational meeting, not the formal hearing which will come later as the various programs and program needs are identified tonight and suggested programs put forth. We'll gradually develop an application that will be submitted to the Dept. of Housing and Community Development for the FY2009 block grant program. Speakers are here tonight to speak from the various social service agencies and the Housing Authority.

Brian McHugh, F.C. Regional Housing Authority: The goal is to enable low to moderate income homeowners the chance to make improvements to their home for code compliance, needed repairs, replace substandard heating equipment, weatherize their homes and eliminate lead-based paint hazards. The program would utilize 0% interest , deferred payment loans to rehabilitate the most severely blighted owner-occupied single or multi-family properties to create safe, decent, sanitary and affordable housing. There are 25 homeowners on a waiting list, projects would be within the target area selected by the town. The waiting list would be evaluated to see where the most need is located to help the Board identify where the greatest need is.

Prakash Leufer, Executive Director, Brickhouse: Would like to develop a program called Community Green Jobs, Training in Job Skills and Entrepreneurship for the Green Economy. This is a combination of life work skills and entrepreneurial skills and we want to do this with a number of agencies we have worked with over the years. The Regional Employment Board has a program on Green Jobs that we worked with last year that provided life-work skills training (after school) to school youth and out of school youth. The CDC is also interested in doing entrepreneurial development and I'd like to see them work in Montague. This program would be open to people in the community, not just the youth that would be interested in developing businesses. This is like the seed for growing something larger in the future, because there is a strong interest nationally and on the state to developing green jobs and sustainable jobs. We feel we need to prepare people for the technical and life skills as well as the self management, time management skills. We would be targeting low income members of the community that would benefit from this. The budget primarily is going towards the staffing of this and doing this over three semesters (3-10 week training courses) there is a lot of preparation and involvement to this.

Discussion

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Sharon Denman and Elizabeth Dlugosz, Montague Catholic Social Ministries

Denman: Our program, Bridge to Success is another avenue for residents to get new job skills and network to find possible employment opportunities as well as be exposed to English or Spanish, whichever is their preference which will also help them be more marketable as they move on. There are so many things people need and we thought we could connect if we could teach them the basics of computer, web design and if we could teach them how to do the training they are going to need to be connected to people; and see the resources that we have as well as what is out in the community. This would be another way for women to outreach in the community and get their skills noticed. We targeted women, head of the household because the percentage is so high in this area. We want a co-facilitator for the program who speaks English and Spanish. We would work in partnership with the Brickhouse but it would be a different program. This program would build the basic skill set so women can move forward and get women out of poverty.

Bruce Hunter, FC Regional Housing Authority: This is the second time the FCRHA has come before the board and asked to be part of a Community Development Block Grant Application since 1985 when we did the basement of our building to provide additional offices for the staff. The current activity proposed to the town is a sewer connection for the Housing Authority Office at 42 Canal Road. We are one of the few buildings on the Connecticut River in Montague who is still served by a septic system. We take very good care of the septic system, we make sure it functions properly and have it pumped quarterly. We see in the near future the potential for growth in our office and expanding the existing building we currently have. We feel there is a need for a sewer connection to the Town's sewer system. Last year we prepared a feasibility study and preliminary design of the connections going over the Fifth Street Bridge and having a pump station with a fourth main and the total project cost from final design through construction was about \$238,000. What we are asking is for the activity is a design component; we are asking for \$30,000 to be included in this years application so we can have bid ready plans and specifications and all permitting completed prior to construction and possibly coming back to you next year for further construction money. We felt it was appropriate to have all our permitting and bid ready plans and specs before we go onto the next stage in case there is any glitch. We didn't think it was appropriate to ask for \$238,000 without having all the permitting done. We own the building and the older portion of the building is vacant. We have looked at converting the area to office space, which would cost \$1.5 million, but this wouldn't be able to be done at this time. We would like to stay in the bus line, and close to downtown; the only draw back will be the next 2 – 3 years when the bridge is being reconstructed.

Hunter: Our engineer did look at working with Southworth to do an upgrade, but their paper waste has to be treated differently than standard septage waste and there was concern at that point how we would make the two work together. The results by Camp Dresser and McKee and Western and Sampson was the best way to handle this would be to run 2 separate lines. Currently parking is adequate, we have a lot of clients that walk to the building

Hearings will be scheduled in the future, application is due February 2009.

Ruth Nervig, Brickhouse announces meeting on the future of the Skatepark on Wednesday, September 17th at 7:00 PM.

Robert Trombley, WPCF Superintendent, CDM Engineering Amendment #4

Also present Paul Gilbert CDM

Trombley: Shows photos of sand taken out of the sewer lines that were recently cleaned out, 28 years worth of sand

Trombley: I know there were questions on Amendment #4 and I would like to give a quick synopsis of the contract amendments to date, a total of three. 1) Occurred after the bid went out and was accepted for contract #2 (CSO and plant upgrade work at the Treatment Plant) and amendment #1 allowed us to go forward with the engineering services during the construction phase on contract 2 which is the resident engineer and project engineer services associated with that. Amendment #2 had to do with the change in the scope of the project because of the estimate we reduced the project by \$200,000 for engineering services at the time. Amendment #3, we came back to the table several weeks ago for an increase in the engineering services in the amount of \$68,000 for the resident engineer and Paul's efforts at the office and on the ground at the Treatment Plant. Proposed amendment #4 does not deal with resident engineering services, it is asking for money to support design services for change orders that we are looking

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to review that address the electrical and fire code issues in the operations building. There is a substantial difference in dollars and the level of effort. The estimate right now for Engineering services is \$75,000 if you do it by change order, if we need to go out to bid it would cost approximately \$130,000. We have spoken to the Town Attorney and Bond Counsel and they have indicated there should be no issue in moving ahead with change orders, as long as any change order is not any greater than 25% of a regional contract price, we should be okay.

Gilbert: The code compliance issue is a new task. This has to be done for a contractor to give us a price proposal.

Ross: This information that is being represented today was presented to me at a meeting I was at but I didn't feel confident to address this issue, and I couldn't clarify the issue.

Trombley: One of the things we are trying to do working with the funding agencies over time has to do with the effort to try to maximize our use of the USDA grant that is available. You have to access all the SRF state DEP money first then we access the USDA loan money first, once that is accessed then we get the remainder of what ever grant money that is there. The USDA and DEP fund the \$5.7 million via loans or grants, but in the two contracts we don't have a total of \$5.7 million dollars, we have less \$700,000 to \$800,000 on the table. It is a benefit for the town to do the extra work to access that grant money and we're doing it in slices with change orders. We are trying to address the code issues by making a series of change orders that will get us closer to the \$5.7, and we have to be careful as the change orders come in and not exceed the town appropriation. A large ticket item is to build an isolation room for the sludge storage tank access and hatches to truly make that building code compliant.

Pruitt makes the motion to approve Change order #4 for \$75,000 for the design of the CSO project. Seconded by Ross, approved unanimously. Pruitt – Aye, Ross – Aye

Other (Sidewalk Replacement Project)

Bruce Hunter, FCRHA: On Sept. 8th you awarded the sidewalk project to Caracas Construction, we issued an award notice to them. A pre-construction meeting was held today, plan to start next Monday on Unity Street then move to Spring or Seventh Street and will move ahead on other streets as the weather allows. All 2007 grant money has to be expended by December. We are able to do the entire project as advertised. This has already been approved the Board just needs to sign the contract.

Pruitt makes the motion to approve and sign the notice to proceed for Caracas Construction Corporation for the Montague Sidewalk Replacement Project. Seconded by Ross, approved unanimously. Pruitt – Aye, Ross - Aye.

Town Administrators Report

Vote to approve Agreement with Montague Cultural Coordinator, Lisa Davol

Abbondanzio: This runs from January 1, 2008 through December 31, 2008. It is unusual that this is being signed so late, but until we have all of the funds available we aren't in the position to say that the funding is there; now we are. Frank goes over different parts of the agreement. There is a very well defined scope for the coordinator to work through.

Pruitt makes the motion to approve the contract with Lisa Davol as the Cultural Coordinator for the Town of Montague. Seconded by Ross, approved unanimously. Pruitt – Aye, Ross – Aye

EAP Meeting on September 18th at 3:00 PM

Abbondanzio goes over EAP program and what it provides. Frank asks that Town Hall be closed during the EAP Meeting on September 18th from 3:00 PM to approximately 4:00 PM. The Board okays closing of Town Hall for this meeting so employees may attend.

Other

MMA is requesting the Board support the 6th Grade Essay contest and participation by the 6th grade at the G/M Middle School.

Pruitt makes the motion to enthusiastically endorse the 6th grade class participating in the Community Leadership Commitment Program and look forward to seeing the essays that may result from this.. Ross would like to support

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*this program in person and the students get recognition for their work. Seconded by Ross, approved unanimously
Pruitt – Aye, Ross – Aye,*

Other

R. R. Salvage Update

Abbondanzio: I apologize for not having detailed information on this, but apparently the Town did well Friday in Court with the R.R. Salvage Case. Mr. Kosuda was ordered not to leave the state, he is being held in contempt of court. He needs to get a structural engineer by Friday and there will be a follow up hearing on Friday. There may be a monetary fee involved. I haven't been able to get in touch with David as he is away at this time.

- District meeting to be held on Wednesday at 6:30PM

*Pruitt makes the motion to go into executive session for real estate coming out only to adjourn the meeting.
Seconded by Ross, approved unanimously. Pruitt – Aye, Ross – Aye (8:10 pm)*

*Pruitt makes the motion to adjourn the regular meeting at 9:05 PM. Seconded by Ross, approved unanimously.
Pruitt – Aye, Ross – Aye*