

**SELECTMEN'S MEETING MINUTES
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, June 10, 2013**

Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons, Mark Fairbrother, Chris Boutwell, Patricia Allen; Town Administrator, Frank Abbondanzio (absent); Administrative Secretary, Wendy Bogusz; Patricia Pruitt, Montague Reporter

Meeting being Taped

Approve Minutes of June 3, 2013, votes may be taken

Fairbrother makes the motion to approve the minutes of June 3, 2013, seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother- Aye

Chip Dodge, Police Chief, ACO – InterMunicipal Agreement – FY2014

Abbondanzio: I've been working with Chip and with the ACO person from Greenfield and Deerfield. We have the opportunity to enter into an agreement with Deerfield and Greenfield. Greenfield would pay 50%, Deerfield 25% and Montague 25%. We would get 9.38 hours per week and our cost for salary plus benefits would be \$14,071.05, We would have to go to Town Meeting to get an appropriation for this, Greenfield is working on the policies for the agreement and we are shooting for October 1 as a starting date. The overseeing of this function will stay with the Police Department. The Town is required under MGL to have something in place as far as ACO officer.

Dodge: Even though the law says we need to have an ACO Officer, we do not need one full time, that's why this is great. I think we will be able to get our share out of it without costing the Town a lot of money. The way the law works, they are no longer a dog officer they are an animal control officer. The candidate they have has the credentials to do everything. There will be a lot of opportunities with this position and it's the cheapest way

Mike Nelson speaks personally that he suspects the Board of Health will support this

Robert Trombley, WPCF Superintendent, SRF pump station rehab work discussion

To be discussed at a later date

Darcie Confar, Siemens Industry, Inc., Approve and sign Amendment No. 1 Performance Contracting Agreement for the Energy Project

Abbondanzio: The project has been ongoing for 3 years now including development. It has saved the town a lot of money so far especially in Town Hall.. This has been phase one and now we are getting into how the savings will be verified and measured and we are closing out the financial side of it.

Confar: This amendment is the same as the change order previously approved, just for details in those tables the exact changes made where the change order itself is just an overview of the dollar amounts, this gives you all the kilowatt hours, fuel consumption and that sort of thing. Once this is approved and signed we can close the project and move into the measurement and verification phase which is when we come in and audit your utility bills and send you a report showing what you have saved. The remaining balance due on the project is about \$16,977 and some change.

Fairbrother makes the motion to approve and sign amendment #1 of the Performance contracting agreement between the Town of Montague and Siemen's Industry Inc., job #44OP-066654 for the Energy Project. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Abbondanzio asks about the second phase, at the Wastewater Treatment Plant that seems to have fallen between the cracks and feels someone needs to contact Bob Trombley and get together with him. Darcie will follow up with Bob on this.

Michael Nelson, Request to start an official Town of Montague Facebook Page

Nelson: After the election and the missing child in Unity Park, an immediate thought came up that we don't have a good system to get notification out to our residents. My proposal is to start an official Town of Montague Facebook page. This page would be used by all department heads, it would be used for notifying residents perhaps of Town

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bills going out, elections coming up, emergency situations, DPW road closures, school closures anything people feel they need to get out to the public. It would be available to all department heads to use at their leisure and desire to get out important messages.

Allen: I asked Wendy to send ask Department Heads about this and it's surprising to find out how many already have facebook pages. (Police Dept., Parks & Rec, Library, RiverCulture). We need to coordinate this with all departments.

The Board is concerned about who would have access to the page, linking to the Town's website, who has access to the site

Nelson would like a yes vote to create the concept of a facebook page

Golrick thinks a Town website would be as effective to use as facebook.

This would not take the place of the Town's website, it would be to get information out to the public.

Fairbrother makes the motion to allow Mike Nelson to create the concept of a Facebook page for the Board to review. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother – Aye
29:04

Walter Ramsey, Town Planner,

Endorse Downtown Turners Falls Livability Plan (with a 10 minute executive summary by the Planner) – on Town Website

Ramsey: This is just about complete and is looking for endorsement by the Board. Very happy with the way it came out. This is the first Master Plan for Turners Falls since 1868. It is a blue print for the next generation of sustainable growth and preservation for Montague's largest village. We define livability by using our own local residents and they define it as safety, portable housing, good schools, outdoor recreation, employment opportunities and having your necessities within walking distance. That is how residents of Turners Falls define livability. This is a plan how to achieve that. In many ways Turners Falls is already a very livable community, a lot of things within walking distance.

The plan is framed around current challenges which include:

- A legacy of wonderful historic structures, but also the economic reality of rental rates that don't cover the cost of renovations.
- Inexpensive housing choices, but a lack of jobs that drives many young people away.
- Many local businesses, but local customers limited by a lack of income diversity.
- An extraordinary setting, but somewhat off the "beaten track".
- An emerging arts, entertainment and creative economic base, but lingering uncertainties in the regional economy.

The Turners Falls Downtown Livability Plan has been prepared through a collaborative process between the Town of Montague in partnership with local residents, property owners and business proprietors, as well as local and regional planning and service agencies. A particular effort was made to engage the growing Hispanic population and resident teens; two segments of the population that is traditionally under-represented in the planning process.

This collaborative process has led to the preparation of the following plan elements:

- An analysis of opportunities to increase livability and mobility in Downtown Turners Falls as well as an evaluation of obstacles to achieving a more livable downtown.
- Identification of practical and economically feasible recommendations for streetscape improvements that will attract tourists and visitors, increase pedestrian activity in the downtown, and address parking issues.
- The identification and prioritization of projects and policy changes to improve downtown livability and foster a unique sense of place. These include both short and long-term recommendations that also identify potential funding sources and incentive programs that can be used for implementation.
- Recommendations and strategies for reducing vacancies and underutilization of ground floor storefronts.
- Inventory and prioritization of key redevelopment properties in accordance with the goals and vision.

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Based on the evaluation of existing conditions and trends, and through extensive citizen involvement with over 100 different people, a vision statement has been prepared that creates the foundation for enhancements of the public areas as well as the prioritization of key redevelopment sites in Turners Falls that will collectively redefine the village.

The Turners Falls Livability Plan has been endorsed by the Montague Planning Board and the Montague Board of Selectmen. The Plan is available Town Hall, and Carnegie Library and on the Town Website at www.montague.net. The plan was made possible by a US Housing and Urban Development Sustainable Communities Grant awarded to the FRCOG in conjunction with the development of Regional Plan for Sustainable Development. The Planning Department thanks everyone that participated and those residents and businesses that donated your time and effort to the plan.

Ramsey reads vision statement into the record that was set up by the residents of Turners Falls.

Fairbrother makes the motion that the Board endorse the version of the Community Livability Plan which is in front of us dated May 29, 2013. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Authorize planning Department to Issue a Request for Expressions of Interest for Redevelopment of the Former St. Anne's Rectory Building

Ramsey: Asking the Board to solicit expressions of interest for 25 Sixth Street, the former St. Anne's Church Rectory. This has been going through the zoning pipeline for zoning infractions, those have come a long way in being resolved to the point that we are ready to solicit interest in this project site. Walter gives format he would like requested. It is not a formal request, it is just putting it out there to see if anybody has any desire to do something with this property. I put in what the Towns project vision to be for this site. The Towns public purpose in redeveloping this would be to compliment and stimulate other economic activity in the region in general and in Downtown Turners Falls in particular. To maintain the historic character, the building and the district, to provide a significant number of permanent skilled jobs. The Town could welcome proposals that utilize the rectory only or proposals that incorporate the neighboring parcels, particularly the church that is attached to and the back lot. Some of the preferred uses that would fit the Towns development; it could be offices of professional use, bed and breakfast, artist studios, working space, nonprofit institutions with payment in lieu of taxes program, residential as an accessory use, uses that incorporate redevelopment of the abutting church property and uses that contribute to the cultural economic development tourism in Turners Falls. It is a one family colonial built in approximately 1900, the brick exterior, slate roof cover, 1 bathroom, 8 rooms, 5 bedrooms. 8,700 gross square feet. The building is listed on the Turners Falls Register of historic places, adjacent to Peskeompskut Park in down town; the building has been gutted and stripped as the result of a 2007 kitchen fire and has been vacant since then. The roof is secure and the abutting church in the back lock is available for sale from a private seller. The zoning is central business. The biggest incentive is the historic tax credits the site is eligible for up to 40% off of the rehabilitation costs of the project and there have been historic tax credit plans filed with the national park service and they said the project can be split into two separate projects. They also said they could fast track any applications. It is also new market tax credit eligible with an economic opportunity area in the greater Franklin economic target area which opens it up to a couple other incentives and then there are other public funding sources out there. This will go out approximately 1 week after authorization. The request would be that people submit a letter of interest to this board.

Fairbrother wants the building looked at for safety issues prior to people going into it.

Allen: This is a preliminary step to see what kind of interest is out there without having to go through a full RFP that is much more rigid. Since the Town owns it, you might want certain types of activities.

Abbondanzio: The reason we have gone down the road of doing commercial homesteading is that we maintain some kind of control. The danger of putting it out to public auction is that you can get speculation, owners sitting on property then when things don't go their way, they don't pay the taxes and the building is left in our hands and they are in worse shape than when we sold them.

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Fairbrother makes the motion that the Board authorize the Planning Department issue a Request for Expressions of Interest for redevelopment of the former St. Anne's Rectory Buildings. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Authorize letter to First Light Hydro Regarding Status and Long Term Maintenance of the Proposed Bike Path-Unity Park Crosswalk

This will connect the bike path to Unity Park. First light is requesting a letter that the Town is okay with this connection, and we will be maintaining the connection for reassurance this project has been thought out and approved

Bruce Hunter: Of the work that is anticipated to be done, we are currently within about \$1,000 of using all the contingencies within Phase 2. All the change orders the Board has approved, we've accepted and allowed the contractor to go ahead and do some of the work without stopping production and allows about \$1500 to remain. Need commitment from town for use of program income money to allow the contractor to do the work as a change order under the project. We won't know until the end of the project what the final amount will be. We anticipate only one additional change order on the project and we've accounted for that and it leaves us about \$1500 short of what we would need to do the connection for the bike path. The estimate is \$3600 for a crosswalk, handicap accessibility and striping the crosswalk and a ballad to stop a vehicle from coming onto the bike path.

Fairbrother makes the motion that the Board approve and authorize the Chair to sign the letter to Beth Bazler, First Light Hydro Generation Company on behalf of the Planner. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

**Frank Abbondanzio, Town Administrator's Report,
Sign payment request for Unity Park Phase Two Project**

Fairbrother makes the motion to authorize payment request #1 to Diversified Construction Services, LLC, Unity Park Phase II Project in the amount of \$170,843.35. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Sign Addendum #1 for Landscape Architect

Boutwell make the motion that the Board authorize addendum #1 to Berkshire Design Group in the amount of \$450. Seconded by Boutwell, approved. Allen – Aye, Boutwell – Aye, Fairbrother – Abstain

Change Order #3 to Architect

Fairbrother makes the motion that the Board authorize disbursement #3, Invoice #1.2012.1073 to Berkshire Design Group, Inc. in the amount of \$2,600, dated June 3, 2012. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

MSPCI Program Income Hearing: Bike Path – Unity Park Crosswalk, \$5,000

Fairbrother makes the motion to authorize the expenditure from program income account up to \$5000 for the Unity Park Bike Path Crosswalk and some sort of public art feature to be determined. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Approve and sign Colle Lease with Northeast Foundation for Children, Inc.

Abbondanzio: Northeast Foundation will be using the entire Colle Building, the lease went into effect on June 1, 2013. There will be a 3% increase in rent the first year, 2-1/2% increase in the common area and maintenance fee; second year 1% increase in rent, 2-1/2% increase in the common area and maintenance fee; and year three 1% increase in rent, 2-1/2% increase in the common area and maintenance fee. Year one the total amount of lease revenue generated by the lease is \$104,460, year two it is \$105,957 and year three \$107,482. The town appropriated \$88,088 for the operation and maintenance budget for the Colle. As of June 1, there was an outstanding balance in the Colle account of about \$216,979, that includes the \$88,000 that we have budgeted for next year. There is a difference of about \$129,000 this is money that can be used for capital improvements.

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Fairbrother makes the motion to approve and sign the lease agreement between the Town and the Northeast Foundation for Children, Inc. in regards to the Colle Building 3 year lease as per terms and conditions set up. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Appoint Kevin Hart to the Broadband/Telecommunications Committee until 6/30/14

Fairbrother makes the motion to appoint Kevin Hart to the Broadband/Telecommunications Committee in the Chestnut Hill position through 6/30/2014. Seconded by Boutwell, approved unanimously.

Appoint FRTA Advisory Board member and one designee (if desired) (7/1/13 – 6/30/14)

Boutwell makes the motion to appoint Mark Fairbrother to the FRTA Advisory Board, July 1, 2013 to June 30, 2014 and Chris Boutwell to be the alternate. Seconded by Allen, approved. Allen – Aye, Boutwell – Aye Fairbrother – Abstain

Appoint disabled commuter representative to serve as a non-voting member of the FRTA Advisory Board (7/1/13 – 6/30/14)

If someone is interested in this position they should contact the Town

Request to use Peskeompskut Park on June 26 (raindate 7/10/13) by Big Brothers Big Sisters of Franklin County for their annual celebration

Fairbrother makes the motion to authorize the Board to authorize the permit for use of Peskeompskut Park to Danielle Letourneau-Therrien for the Big Brothers Big Sisters of Franklin County for June 26 with a rain date of July 10, from 6:00 to 8:00 pm, set up at 5:00 pm, approximate number of people expected is 100 people, the Police Chief has signed off and we have received the insurance certificate. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother - Aye

Topics not anticipated covered in the 48 hour posting requirement

Abbondanzio: This is an amendment to the permit from Warner Brothers. They would also like to use the Turners Falls Airport for crew parking on June 19, 20, and 21. This request came to the Airport Manager, so we asked Warner Bros. to revise their permit. They may not need to use the space, it is just a fall back plan.

Allen: There is a meeting on June 27 of the Cable Advisory Committee with Comcast and our negotiating team. I have been on this committee not as an official member of the CAC but as the Selectboard liaison. If it is alright with the other members, I'd like to continue until the contract is settled which should be sometime in August.

Fairbrother makes the motion the board appoint Pat Allen as a liaison to the Cable Advisory Committee from the Selectboard on the behalf of the selectboard for the duration of the negotiations with Comcast on this contract. Seconded by Boutwell, approved. Boutwell – Aye, Fairbrother – Aye, Allen - Abstain

The next meeting will start at 6:45 PM

Fairbrother make the motion to adjourn the meeting at 8:45 PM. Seconded by Boutwell, approved unanimously. Allen – Aye, Boutwell – Aye, Fairbrother – Aye.