

**SELECTMEN'S MEETING
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, December 22, 2014**

Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons, Mark Fairbrother, Chris Boutwell, Mike Nelson; Town Administrator, Frank Abbondanzio, Executive Assistant, Wendy Bogusz

Approve minutes of December 8, 2014

Fairbrother makes the motion to approve the minutes of December 8, 2014. Seconded by Nelson, approved unanimously. Boutwell – Aye, Nelson – Aye, Fairbrother – Aye

Public Comment Period: Individuals will be limited to two (2) minutes each and the Board of Selectmen will strictly adhere to time allotted for public comment.

J. Reynolds: Asks if the Selectmen have picked a spot to hang the Boston Cane on the wall and how much they want to spend on the project.

T. Bergeron: Announces Trash schedule for this week: Thursday trash will be picked up on Friday, Friday will be picked up on Saturday. Transfer station will not be open on Wednesday.

MJ Adams, Director of Community Development, FCRHRA

Approve Contract Extension for FC Home Care Corp. to extend Meals on Wheels contract to 3/31/15 to fully utilize FY13 CDBG Funding

Fairbrother makes the motion to extend the FC Home Care Corp Meals on Wheels Program contract until March 31, 2015 to fully utilize the FY13 CDBG funding. Seconded by Nelson, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Approve Contract with Montague Catholic Social Ministry for FY14 Program 1/14 to 12/14. Continue and expand existing program funded with FY13 funds (scheduled for completion 12/31/14) thru next December 2015 with FY14 CDBG funds

Fairbrother makes the motion to approve the contract between the Town of Montague and the Montague Catholic Social Ministry for FY14 Program 1/14 to 12/14 to Continue and expand existing program funded with FY13 funds (scheduled for completion 12/31/14) thru next December 2015 with FY14 CDBG funds and authorize the Chair to sign the document. Seconded by Nelson, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson – Aye.

FY2015 CDBG Public Hearing

To solicit public response to the submission of an FY2015 CDBG application to the Dept. of Housing & Community Development

Fairbrother reads legal notice into the record

MJ Adams: Funding Source: Federal funds: HUD National Objective: Benefit low to moderate residents, CDBG program is awarded on a competitive basis and administered by Department of Housing and Community Development.

- Proposed Activities: Housing Rehabilitation (\$217,200 – 6 units); Social Service Programs (\$TBD estimated \$37,000); Planning Program (\$TBD estimate \$60,000); Program and Grant Administration (\$135,000). Total Application (FY15 estimated \$450,000) Smaller request in FY15 so that request in FY16 can be larger
- Project Schedule: CDBG Application due February 13, 2015, Award announcements expected in July 2015, if successful, project start up in fall 2015 – completion by December 31, 2016
- Questions and Comments: Nelson asks if it is a loan or a grant. Adams explains there is a little grant that pays for lead paint (\$1200 unit). To do the rehab work it is a 0% loan that is not due until the property is sold and half of loan amount is forgiven over a 15 year period. J. Reynolds asks when Montague Center will be targeted? MJ explains that this is a competitive grant and you need to target certain areas to get points to make projects work. J. Golrick states she knows that certain areas have been targeted in Millers and wants to know why it can't be done in Montague Center

MJ Adams will be back in January with Specific numbers and projects for the Boards review

Meeting closed at 7:28 PM

Tom Bergeron, DPW Superintendent

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Award Sanitary Sewer Rehabilitation: Various Locations to Insituform Technologies, Inc. total bid of \$81,712.00

Nelson makes the motion to award contract with Insituform Technologies, Inc for a total bid of \$81,712 for the purpose of Sanitary Sewer Rehabilitation in various locations through the Town of Montague. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Liquor License Hearing, Transfer of Annual on Premises §12 Restaurant, All Alcohol Liquor License from Jakes Tavern, Inc. to Hubie's Tavern, Inc., d/b/a Hubie's Tavern and Restaurant, Shawn M. Hubert as Manager

Fairbrother reads LL hearing notice into the record.

Nelson makes the motion to approve the transfer of the all alcohol liquor license from Jakes Tavern, Inc. to Hubie's Tavern, Inc. dba Hubie's Tavern and Restaurant, Shawn M. Hubert as manager at 66 Avenue A, Turners Falls. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Walter Ramsey, Town Planner

Resolution of the Board of Selectmen regarding the certification of the Millers Falls Village Center as an area of disrepair and disinvestment

Ramsey: Slum and Blight Studies have been done for both Millers Falls Village Center and the Turners Falls Historic Industrial District. These Studies are separate documents but were done concurrently. The studies were subbed out to the FRCOG Planning Department who conducted the site visits, evaluated the infrastructure and compiled the inventory. Two public forums were held for each of these project areas one at the outset and one at the final presentation that were held last week. According to the inventory, both areas in the Town meet Mass. Dept. of Housings definition of blight under Mass. General Law 121B. Slum and Blight designation will allow the town to focus and prioritize its remediation efforts regarding deteriorated properties and poor public infrastructure in these areas under the National Preventive of Prevention or Elimination of Slum and Blight. This designation will also allow the Town further blight by addressing marginal properties that, if left untouched, could deteriorate further. In a nutshell what this designation really means is it gives the town an edge in competing for federal community development money to be targeted for these specific areas because of the demonstrated needs. The designation is valid for 10 years and the end goal is to remove blighted conditions in these two areas. Improvement to blighted areas will bolster property values, decrease turnovers, eliminate environmental hazards that affect the health and safety of the Town's residents, stimulate business growth, and encourage the use of vacant properties.

Nelson makes the motion to authorize the Chair to sign the resolution regarding the certification of the Millers Falls Village Center as an area of disrepair and disinvestment. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Resolution of the Board of Selectmen regarding the certification of the Turners Falls Historic-Industrial District as an area of disrepair and disinvestment

Nelson makes the motion to authorize the Chair to sign the resolution regarding the certification of the Turners Falls Historic-Industrial District as an area of disrepair and disinvestment. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson – Aye

Discuss the sale of Real Estate: 26-28, 30, 34 and 34R East Main Street Millers Falls to Robert O'Bear subject to a Request for Proposals under the Commercial Homesteading Program received on August 18, 2014

To be discussed at a future meeting

Town Administrators Report

Topics not anticipated in the 48 hour posting requirements

There will be an auction held on January 5, 2015 to auction off 5 properties the Town currently owns. 35 Eleventh Street (Lot 026) house; 249 Wendell Road (Lot 032) – House; 257 Wendell Road (Lot 033) – Bldg. Lot; Rear

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Meadow Road (Lot 17) – 1.123 AC, and West Chestnut Hill Road (Lot 33) – 1.709AC, Douglas Auctioneers will be handling this

Execute agreement with MassDOT grant Assurances regarding AIP #17; Reconstruct a portion of TWA; Install Rotating and Hazard Beacons and Fencing, AIP Project #3-25-0032-17-2014

Nelson makes the motion to authorize the Chair to sign the agreement with MassDOT grant Assurances regarding AIP #17; Reconstruct a portion of TWA; Install Rotating and Hazard Beacons and Fencing, AIP Project #3-25-0032-17-2014. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

MGL c. 138, §15 Off-Premises Retail License Sunday Opening Time allowed at 10:00 AM Execute Form 43, Sahirat, LLC d/b/a Carroll's Market, 33 East Main Street, Millers Falls

Nelson makes the motion to approve the change in opening time to 10:00 AM under MGL c. 138, §15 Off-Premises Retail License to Sahirat, LLC d/b/a Carroll's Market, 33 East Main Street, Millers Falls. Seconded by Fairbrother, approved. Fairbrother – Aye, Nelson – Aye, Boutwell Abstained

Reduce size of Cable Advisory Committee

Withdrawn

Extend Cable Access Provider Contract to date to be determined

Fairbrother: A Cable Advisory Committee (CAC) meeting was held earlier tonight. In May CAC voted to extend the interim contract through the end of the year on the theory that would give enough time for recommendations to come our way from the CAC as to what their recommendations to this board were for the Cable contract and if it required an RFP and subsequent negotiations with whatever entity we were to choose, there would be enough time for that by the end of the year, and that didn't happen. The CAC is the cusp of getting the Comcast contract squared away then they will turn our attention back to MCCI.

Nelson makes the motion to extend the MCCI cable contract to June 30, 2015. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

To approve Annual Permits as set forth in the attached documents

Boutwell recuses himself from this portion of the meeting

Nelson makes the motion to appoint Mark Fairbrother as acting Chair for this portion of the meeting. Seconded by Boutwell, approved. Boutwell – Aye, Nelson – Aye, Fairbrother – Abstain.

Nelson makes the motion to approve the Annual permits and the ABCC on and off premises license renewal applications for Calendar year 2015 as specified in the following listing:

2015 LIQUOR AND MISCELLANEOUS LICENSES

Name/Company	Type
Sahirat, LLC, (d.b.a. Carroll's market) 33 East Main Street, Millers Falls	Liquor License, Pkg. Store, All Alcohol, Common Victualler
Crestview Liquors, 68 Unity Street, Turners Falls	Liquor License, Pkg. Store, All Alcohol
Crystal Spring Investments, LLC, d/b/a Miller's Pub 29 East Main Street, Millers Falls	Liquor License, Restaurant, All Alcohol Common Victualler License, Entertainment License Auto Amuse. Device License
Crooked River Corp., d/b/a Food City 250 Avenue A, Turners Falls	Liquor License, Pkg. Store, Beer & Wine Common Victualler License
Jake's Tavern, 66 Avenue A, Turners Falls	Liquor License, Restaurant, All Alcohol, Common Victualler License, Entertainment License, Auto Amuse. Device License
Connecticut River Liquor & Wine, (formerly Jay K's) 123 Avenue A, Turners Falls	Liquor License, Pkg. Store, All Alcohol

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Millers Falls Rod & Gun, 210R Turners Falls Road Turners Falls	Liquor License, Club, All Alcohol, Common Victualler License, Entertainment License Auto. Amuse. Device License
Montague Elks, 1 Elk Avenue, Turners Falls	Liquor License, Club, All Alcohol, Common Victualler License, Entertainment License Auto. Amuse. Device License
Dennis J. Lynch, d/b/a Montague Village Store 50 Main Street, Montague	Liquor License, Package Store, Beer & Wine
Rocket Science, LLC, d/b/a The Rendezvous 78 Third Street, Turners Falls	Liquor License, Restaurant, All Alcohol, Common Victuallers License, Entertainment License Auto. Amuse. Device License
Pioneer Tavern, Inc., (formerly Rt. 63 Roadhouse 32 Federal Street, Millers Falls	Liquor License, Restaurant, All Alcohol Common Victuallers License, Entertainment License Auto. Amuse. Device License
St. Kazimierz Society, 197 Avenue A, Turners Falls	Liquor License, Club, All Alcohol, Common Victuallers License, Entertainment License Auto. Amuse. Device License
St. Stanislaus Society, 6 K Street, Turners Falls	Liquor License, Club, All Alcohol, Common Victuallers License, Entertainment License Auto. Amuse. Device License
Between the Uprights, LLC, d/b/a Between the Uprights at 2 nd St., 23 Avenue A, Turners Falls	Liquor License, Restaurant, All Alcohol, Common Victuallers License, Entertainment License Auto. Amuse. Device License
Thomas Memorial Golf & Country Club Entire Property Dining Building and Club House Country Club Lane, Turners Falls	Liquor License, Restaurant, All Alcohol, Common Victuallers License, Common Victuallers License Entertainment License, Auto Amuse. Device License
Argy Pizza, Inc., d/b/a Turners Falls Pizza, 119 Avenue A, Turners Falls	Liquor License, Restaurant, Beer & Wine, Common Victualler License, Auto Amuse. Device License
Turners Falls Rod & Gun Club, 15 Deep Hole Drive, Turners Falls	Liquor License, Club, All Alcohol, Common Victualler License, Entertainment License
Lady Killigrew Café, Inc., d/b/a The Lady Killigrew 444 Greenfield Road, Montague	Liquor License, Restaurant, Beer & Wine, Common Victualler License
Bread & Water, LLC, d/b/a The Alvah Stone 440 Greenfield Road, Montague	Liquor License, Restaurant, All Alcohol, Common Victualler License, Entertainment
J & L Holdings, Inc., d/b/a Kali B's Wings & Things 166 Avenue A, Turners Falls	Liquor License, Restaurant, All Alcohol, Common Victualler License
Great Falls Harvest, 50 Third Street, Turners Falls	Liquor License, Restaurant, Beer & Wine, Common Victualler License, Entertainment, Auto Amuse. Device License
Black Cow Burger, 125 Avenue A, Turners Falls	Liquor License, Restaurant, All Alcohol, Common Victualler License, Entertainment License
Shady Glen, Inc., 7 Avenue A, Turners Falls	Liquor License, Restaurant, Beer & Wine, Common Victualler License
F. L. Roberts, 132 Third Street, Turners Falls	Liquor License, Package Store, Beer & Wine
Five Eyed Fox, 37 Third Street, Turners Falls	Liquor License, Restaurant, Beer & Wine, Common Victualler License, Entertainment License

Seconded by Fairbrother as read. Approved. Nelson – Aye, Fairbrother – Aye, Boutwell recused from this portion of the meeting.

Permit fees to be revisited for Calendar year 2016

Nelson makes the motion to adjourn the meeting at 8:17 PM. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Comparison of Bids
Town of Montague, MA
Sanitary Sewer Rehabilitation: Various Locations
Contract: DPW Sewer Lining 2014

BIDDERS				AROLD CONSTRUCTION COMPANY, INC. 51 Powder Mill Bridge Kingston, NY 12401		GREEN MOUNTAIN PIPELINE SERVICES 244 Waterman Road Royalton, VT 05068		INSITUFORM TEHCNOLOGIES, INC. 13 Andrew Circle Hampden, MA 01036		LAYNE INLINER 195A Norridgewock Fairfield, ME 04397		WIND RIVER ENVIRONMENTAL 572 Main Street Hudson, MA 01749	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ITEM #	DESCRIPTION	QUANTITY	UOM										
1a	8-in sewer cured-in-place lining (Industrial Boulevard)	750	LF	\$32.00	\$24,000.00	\$33.00	\$24,750.00	\$28.00	\$21,000.00		\$0.00	\$12.42	\$45,000.00
1b	8-in sewer pre-cleaning and TV inspection (Industrial Boulevard)	750	LF	\$2.00	\$1,500.00	\$3.00	\$2,250.00	\$2.20	\$1,650.00		\$0.00	\$1.10	\$825.00
1c	Heavy Hydraulic Cleaning & Root Removal (Industrial Boulevard)	300	LF	\$2.00	\$600.00	\$3.00	\$900.00	\$2.80	\$840.00		\$0.00	\$1.00	\$300.00
1d	Reconnect Active Service Lateral (Industrial Boulevard)	1	EA	\$100.00	\$100.00	\$500.00	\$500.00	\$250.00	\$250.00		\$0.00	\$900.00	\$900.00
1e	Miscellaneous Work and Cleanup (Industrial Boulevard)	1	LS	\$2,000.00	\$2,000.00	\$610.00	\$610.00	\$1.00	\$1.00		\$0.00	\$500.00	\$500.00
2a	8-in sewer cured-in-place lining (Millers Falls Road)	1,000	LF	\$32.00	\$32,000.00	\$33.00	\$33,000.00	\$28.00	\$28,000.00		\$0.00	\$12.42	\$60,000.00
2b	8-in sewer pre-cleaning and TV inspection (Millers Falls Road)	1,000	LF	\$2.00	\$2,000.00	\$3.00	\$3,000.00	\$2.20	\$2,200.00		\$0.00	\$1.10	\$1,100.00
2c	Heavy Hydraulic Cleaning & Root Removal (Millers Falls Road)	400	LF	\$2.00	\$800.00	\$3.00	\$1,200.00	\$2.80	\$1,120.00		\$0.00	\$1.00	\$400.00
2d	Reconnect Active Service Lateral (Millers Falls Road)	4	EA	\$100.00	\$400.00	\$500.00	\$2,000.00	\$250.00	\$1,000.00		\$0.00	\$900.00	\$3,600.00
2e	Miscellaneous Work and Cleanup (Millers Falls Road)	1	LS	\$1,800.00	\$1,800.00	\$610.00	\$610.00	\$1.00	\$1.00		\$0.00	\$500.00	\$500.00
3a	16-in sewer cured-in-place lining (Turnpike Road)	280	LF	\$55.00	\$15,400.00	\$66.00	\$18,480.00	\$70.00	\$19,600.00		\$0.00	\$25.14	\$21,000.00
3b	16-in sewer pre-cleaning and TV inspection Turnpike Road)	280	LF	\$2.50	\$700.00	\$3.00	\$840.00	\$4.50	\$1,260.00		\$0.00	\$1.10	\$308.00
3c	Heavy Hydraulic Cleaning & Root Removal (Turnpike Road)	280	LF	\$4.00	\$1,120.00	\$3.00	\$840.00	\$5.50	\$1,540.00		\$0.00	\$1.00	\$280.00
3d	Reconnect Active Service Lateral (Turnpike Road)	1	EA	\$100.00	\$100.00	\$500.00	\$500.00	\$250.00	\$250.00		\$0.00	\$900.00	\$900.00
3e	Miscellaneous Work and Cleanup (Turnpike Road)	1	LS	\$1,000.00	\$1,000.00	\$610.00	\$610.00	\$3,000.00	\$3,000.00		\$0.00	\$500.00	\$500.00

TOTAL BASE BID

\$83,520.00

\$90,090.00

\$81,712.00

\$0.00

\$136,113.00

Bonds Included? (YES/NO)	Yes	Yes	Yes	No
Addendum # 1 Confirmation	Yes	Yes	YES	Yes