

**SELECTMEN'S MEETING
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, March 2, 2015**

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 February 23, 2015

Nelson *makes the motion to approve the minutes of February 23, 2015 with correction. Seconded by Fairbrother, approved unanimously . Boutwell – Aye, Fairbrother – Aye, Nelson – 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.

None

Robert Trombley, WPCF Superintendent

Second half FY2015 Sewer Abatement Requests

Nelson makes the motion to abate the bill at 69 4th Street for FY2015 Second half billing period in the amount of \$317.22, new bill abated to \$659.32 due to incorrect gallonage and vandalism to the property. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Fairbrother makes the motion to abate the bill at 15 Old Northfield Road. Seconded by Nelson, unanimously. Opposed. Boutwell – Nay, Fairbrother – Nay, Nelson – Nay

Nelson makes the motion to abate the bill at 11 I Street for FY2015 Second half billing period in the amount of \$279.90, new bill abated to \$118.18 due to apartment toilet leaking. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Nelson makes the motion to abate the bill at 809 Fairway Avenue for FY2015 Second half billing period in the amount of \$54.19, new bill abated to \$36.00 due to water meter also reads lawn watering gallons. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Nelson makes the motion to abate the bill at 18 Highland Street for FY2015 Second half billing period in the amount of \$621.52, new bill abated to \$100.00 due to water meter cracked & leaking, vacant since October. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Nelson makes the motion to abate the bill at 76 Broadway Street for FY2015 Second half billing period in the amount of \$236.36, new bill abated to \$155.50 due to summer usage less than billed usage. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Execute First Street easement between Town of Montague and First Light Power for Pump Station Project

Nelson makes the motion to execute the agreement between the Town of Montague and First Light Power for the Pump Station Project located on First Street. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Trombley will take the legal fees for the title search taken out of his operations budget

Execute Poplar Street easement between Town of Montague and First Light Power for Pump Station Project.

Nelson makes the motion to execute the agreement between the Town of Montague and First Light Power for the Pump Station Project located on Poplar Street. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Walter Ramsey, Town Planner

Review Strathmore mill opinion of environmental remediation costs for site wide renovation or demolition

Last fall the Board prompted the Planning Department to explore the costs of doing environmental remediation of the interior of the mill. I'm here to report the findings of that. We got a small grant from the FRGOG Brownfields program. Through this program the consultant Tighe & Bond sent in a realm of Engineers into the mill to identify

**SELECTMEN'S MEETING
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, March 2, 2015**

hazardous and asbestos contained material. In 2005 a survey was done and at that time they were not able to get into all the spaces and the conditions of the building have changed and the debris pile has been cleaned up. This is a more refined assessment of the costs to do the removal. The types of materials that were found in there are exclusively building materials, these are not products of industrial processes, things like asbestos piping, translucent windows, window glazing, caulking and boiler gaskets are some of the examples of hazardous and asbestos containing materials in the mill. The report estimates a full abatement of all 10 buildings to be about \$702,000, this figure can be broken down in many creative ways through doing partial rehab of some of the buildings or partial demo or mothballing certain sections of the mill. At this point I am not recommending a full or partial abatement not recommending full or partial abatement nor is the town under any timeframe to do this. This is useful for planning anything going on at the mill, whether it is rehab or demo. The inventory did not refine the demolition costs we are still estimate that being at the \$4 million to \$7 million range to do a complete demolition at the mill.

Nelson asks about possible funding. Ramsey states there is potential out there, just nothing at the moment. Nelson feels the logical next step would be to remediate building 11, and Ramsey feels this could be explored easily.

Authorize release of Request for Proposals for disposition of Strathmore Mill Building 11 under the Commercial Homesteading Program

Ramsey: This would be a third attempt at the Strathmore RFP under the Commercial Homesteading program. Under this round I'm proposing a more nuance than tactical approach to market a single building, specifically building 11. I propose subdividing building 11 on about ½ acre of land from the entire complex which is 1.9 acres, and the Town would retain all easements. The subdivision would not occur until a developer was selected. The concept subdivision would provide a limited amount of parking at the canal and at the river level. The Town would be looking for a partner where together the Town and this developer can demonstrate a reuse success on the canal district to catalyze further investment on the other properties. Estimated value of this particular parcel, building 11, is estimated to be at about \$74,000. I'm recommending no minimum sale price in the rfp but I would recommend a minimum commitment of \$100,000 into the building and site improvements. . The preferred uses are in line with what zoning allows: manufacturing, research, workshops, offices, artist working spaces. The RFP would allow for low density accessory residential use but would discourage proposals exceeding 5 living units due to the parking and access constraints, warehousing or cold storage would be allowed as an accessory use not a primary use. Under the RFP the developer would be responsible for reestablishing all utility connections to building 11, which is a significant hurdle should be easier than ever since water and sewer have virtually been restored to the pedestrian foot bridge. I would ask the Board commit to subdividing this lot should the proposer be selected and to make every effort to continue to target available public resources, to address the access and infrastructure issues preventing development in that area. I would also ask the Board to recognize this strategy does not divest the town entirely of the complex, it is just one building, but it is a critical factor in the marketing and overall success of the remainder of the complex and the whole area. I don't have a budget for doing marketing so I am asking the board and the community to get the word out about this building. Will attempt to reach out to social media, remain optimistic about fate of the mill. I'm suggesting the proposal be due July 1st and will have a walk through and public viewing on April 7, 2015.

Abbondanzio states he spoke with the new head at First Light and he told him access to the mill was a priority and he said he is willing to sit down with us. I am working on getting a meeting together

Fairbrother makes the motion to allow the Town Planner to release the present Commercial Homesteading proposal for Request for Proposals of building 11 at the Strathmore Mill. Seconded by Nelson, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson – Aye

Cable Advisory Committee

Approve draft contract between Town of Montague and Comcast

Fairbrother: After meeting via teleconference with Town Attorney, follow up conversation with him and several meetings with the CAC we have arrived at a document the CAC would like the Board to authorize so we can

**SELECTMEN'S MEETING
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, March 2, 2015**

authorize the Town attorney to use the document as a beginning bargaining position and go from there. That's what we want for a contract, we won't get it all, but he has to start there.

Nelson makes the motion to approve the draft contract between the Town of Montague and Comcast as recommended by the Cable Advisory Committee and sent to the Board of Selectmen for review. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Town Administrators Report

Notification from Shea Board of Directors regarding their inability to pay utilities bills at Shea Theater effective 7/1/15. Discussion of need to revise lease

I received notification from Shea Board that they will not be able to pay utility bills effective July 1 and they understand the Town may want to reconsider the interim lease agreement we have with them that goes until December 31. We have the RFP out, there is interest by other parties. Proposals are due April 22 and at that time you may want to think about curtailing the existing lease until July 1. The individual that contacted me and understood that someone may take over lease effective July 1. We do have an issue if bills cannot be paid after July 1. I have not been able to get an assessment of what those bills are, I have tried to get this information from the Shea Board. I will keep you posted on this issue. Interested vendors have asked for a profit and lost statement from them and we have not been able to get any prior current years. The information we have been able to get have been put on line. Per the lease, they are responsible for the electrical bills as they have been since they started with the lease in 1980. This is a major change in policy that is being requested.

Topics not anticipated in the 48 hour posting requirements

- Looking for feedback on Annual Report

- Nelson asks about the status of RFP for Cable provider and is told something will be coming in the next few weeks

Executive Session as authorized pursuant to M.G.L. c.30A §21 (a)(1) for the purpose of discussing the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual. Specifically, the Board will discuss an employee's request for a leave of absence due to the employee's physical condition.

Fairbrother makes the motion at 7:50 PM to enter into Executive Session as authorized pursuant to M.G.L. c.30A §21 (a)(1) for the purpose of discussing the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual. Specifically, the Board will discuss an employee's request for a leave of absence due to the employee's physical condition. Seconded by Nelson, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Nelson makes the motion to adjourn the meeting at 8:16 PM. Seconded by Fairbrother, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye