

SELECTMEN'S MEETING
Montague Center Fire Station
28 Old Sunderland Road, Montague, MA
MONDAY, January 29, 2018

Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons Chris Boutwell and Rich Kuklewicz, and Executive Assistant Wendy Bogusz. Kuklewicz makes introduction and announces meeting is being taped.

Approve Selectmen minutes of January 22, 2018

Minutes not yet available.

DPW Facility Planning Committee

Proposed DPW Facility Public Information

Ken Morin gave some background on both the committee and the DPW, and reported that the committee sent out an RFP regarding the DPW building, looked at the qualifications, and selected Weston and Sampson. After looking at the space requirements, regulations, and studies done on equipment storage, they came down with three options: (1) renovate the existing location at 500 Avenue A, (2) look at other buildings in town that could be renovated for the town highway department, and (3) relocate and build a new facility. Moran went over the Montague Proposed DPW FAQ, prepared by the Public Works Facility Planning Committee.

The audience was invited to ask questions regarding the proposed new building:

Q: What do you propose to do with the existing building?

A: It's not part of this committee to research that. That building is highly remarkable for a smaller construction outfit. It needs to be updated.

Q: Will the Highway Department publish on the website a list of equipment the Highway Department claims to own?

A: (Bergeron) I suppose we can do that.

Q: Was it a unanimous vote in the committee to go forward?

A: Yes.

Q: Where can one see the Weston and Sampson information?

A: The feasibility study is at the Planning Department Office. Anybody can get that information.

Q: Where the proposal is, that's a bad intersection, and now you're going to have trucks coming in on a daily basis?

A: It's really on one end of the town. Heading towards Lake Pleasant and Millers Falls, half of that traffic is not heading to downtown.

Q: Why was there a change from over behind Judd?

A: Because of contingencies and unforeseen costs.

Q: With the amount that we're going to have to borrow to make this work, what's our impact on time related to funding our future projects (i.e., the senior center and the library)?

A: (Ramsey) The Town has done three feasibility studies (senior center, library, and DPW) and we have a good idea at what each project costs. These three studies were summarized and brought to the Capital Improvements Committee two years ago and the committee decided to prioritize the DPW over the others because of public health and safety issues associated with the building.

Q: In considering your design, did you consider the building for the administrative and employee spaces and using airplane hangers, which are a lot less expensive?

A: That's what this is. This is a one metal shell building. These are all estimated costs.

Q: I'm worried about the size of this and committing to 50 years of heating our vehicles indoors. Looking at the financials, Boylston for instance is 33 out of 351 for median household income. We're 316th. We are in the bottom 10% of the state for median household income, and I think \$11 million is a huge dollar amount for a town like this. I feel like it could be cut to have the offices, the washing bay, the mechanics' bays, and store everything else outside for half the price.

A: Boylston has eight employees. They never had a full-time mechanic. They opened a new building, which was around \$4 million project. When you start looking at numbers, it's very deceiving.

Q: Is the fueling station and the salt shed included?

A: The fueling station, we're working on. It has about a \$700,000 price tag on it. It's still being discussed.

Q: That area is really beautiful. The design is industrial. It doesn't fit in with that section of town.

A: You could put a brick façade. We're trying to be realistic about what this town can afford.

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Q: I noticed that it says the roof will be set up for structural load for photo voltaic. Are the dimensions of that space such that if the Town could do that down the road, that that would provide the amount of electricity that was needed?

A: It's something we need to look at. The building will be designed to carry that load. And then we have to put it out for bid.

Q: I hope that you will be able to switch the source of fuel so as the price goes one way or the other, you can go from oil to gas, propane, or whatever.

A: We're not the committee to oversee that. We may be when the time comes.

Q: The design of the truck bay, how that's parallel parking, did you guys physically set that up and see if that's possible?

A: We did. When we went down to Boylston, there was plenty of room. There was abundant space for storage and racks.

Q: What is the Selectboard going to do to get a true sense of the people who are going to pay for this (homeowners)?

A: (Kuklewicz) We're going to have a public meeting, then a Town Meeting where members will decide if they are in favor of it, then there'll be a debt exclusion vote to fund it, then all of the taxpayers will get to voice their opinion.

Q: Can you do it on a dollar per thousand basis?

A: We'll ask Caroline or the Assessors to do that. We can give you the approximate dollar per thousand, and then the approximate impact on an x number of dollar house.

Q: Has the area on the west side of the salt shed been thought about?

A: There's a bus garage proposed for down there and a couple of solar projects, so we backed out of that. Plus there are environmental issues.

Q: What is thoroughly looked at?

A: (Ramsey) Yes. One of the biggest challenges there is that there are some wetlands in the area. And the cost to bring the utilities out there is too high for this one building right now.

There will be another informational session on the 13th at the Public Safety Building Community Room.

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.

Bruce Hunter, FCRHRA

GZA GeoEnvironmental, Inc.; Rutter's Park Design Project, RE: Proposed Change Order #1 - Reduction in Project Scope and Fee, Revised fee of \$53,400

Boutwell makes the motion to accept the Change Order #1 regarding the Reduction in Scope and Fee for GZA GeoEnvironmental around the Rutter's Park Design, and the amount is \$53,400. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye

Personnel Board

- **Appoint Christopher Rice, Inspector of Buildings, NAGE Grade G, Step 5, \$63,080, effective 2/20/18**
Boutwell makes the motion to appoint Christopher Rice as the Inspector of Buildings, NAGE Grade G, Step 5, \$63,080, effective 2/20/18. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye
- **Cell Phone Stipend for Christopher Rice, \$5.77/week**
Boutwell makes the motion to authorize a Cell Phone Stipend for Christopher Rice in the amount of \$5.77/week. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye

Laurie Millman, Executive Director, Center for New Americans

Execute AccessPlus Communications, Inc., Building Use Agreement for 36 months at Montague Council on Aging, 62 Fifth Street, Turners Falls to allow access to the State network by the Center for New Americans

- Millman explained that the current DSL line does not support more than two laptops being open at one time. She is asking permission to run a cable across the alleyway to bring AccessPlus service into the building.

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- Jensen expressed concern about who the agreement is actually with, that the entity we wish to serve is not the actual entity that the contract is signed with. Millman suggested writing into the contract that it becomes null and void if the Center of Americans move out of the building.
- *Boutwell makes the motion to authorize the Chair to sign and execute the AccessPlus agreement as presented. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye*

Gina McNeely, Director, Board of Health

Discuss option to sign letter of interest to join the newly formed Pioneer Valley Mosquito Control District

Boutwell makes the motion to authorize the Chair to sign the letter of interest to join the Pioneer Valley Mosquito Control District. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye

Town Meeting Warrant - To review draft warrant, attached hereto, and to make recommendations on all items in the warrant; votes may be taken

Kuklewicz read aloud each article on the most recent copy of the Town Meeting Warrant.

- *Boutwell makes the motion to recommend Article 1 for the Town Meeting Warrant. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye*
- *Boutwell makes the motion to recommend Article 2 for the Town Meeting Warrant. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye*
- *Boutwell makes the motion to recommend Article 3 for the Town Meeting Warrant. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye*
- *Boutwell makes the motion to recommend Article 4 for the Town Meeting Warrant. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye*
- *Boutwell makes the motion to recommend Article 5 for the Town Meeting Warrant. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye*
- *Boutwell makes the motion to recommend Article 6 for the Town Meeting Warrant. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye*
- *Boutwell makes the motion to recommend Article 7 for the Town Meeting Warrant. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye*

Town Administrator's Business

- **Execute letter to Donald Ouellette, Greenfield Director of Public Works in support of construction of regional wastewater anaerobic digester**

Boutwell makes the motion to execute the letter to Donald Ouellette, Greenfield Director of Public Works in support of construction of regional wastewater anaerobic digester. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye

- **Execute grant from the Massachusetts Cultural Districts Initiative Program of the Mass Cultural Council, \$5,000 (Grant #FY18-DI-CDI-2949)**

Boutwell makes the motion to authorize the Chair to sign and execute the grant from the Massachusetts Cultural Districts Initiative Program of the Mass Cultural Council, \$5,000 (Grant #FY18-DI-CDI-2949). Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye

- **Execute Exclusive Right to Sell Listing Agreement with Mark Abramson, Cohn and Company, Airport Industrial Park, Parcel ID: 17-0-55 (Book 1502, Page 329); \$44,000, Brokerage Fee: \$4,400 (10%)**

Boutwell makes the motion to Execute Exclusive Right to Sell Listing Agreement with Mark Abramson, Cohn and Company, Airport Industrial Park, Parcel ID: 17-0-55 (Book 1502, Page 329); \$44,000, Brokerage Fee: \$4,400 (10%). Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye

- **Topics not anticipated in the 48 hour posting requirements**

Boutwell makes the motion to accept the letter of intent from Nicholas Waynelovich regarding the purchase of land located in the Airport Industrial Park in Turners Falls, MA known as Lot 9A. Kuklewicz seconded, approved. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye

Boutwell makes the motion to adjourn at 8:26 PM. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye

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Documents and Exhibits:

- Proposed DPW Facility Public Information
- GZA GeoEnvironmental, Inc.; Rutter's Park Design Project, RE: Proposed Change Order #1 – Reduction in Project Scope and Fee, Revised fee of \$53,400
- Appoint Form: Christopher Rice, Inspector of Buildings, NAGE Grade G, Step 5, \$63,080, effective 2/20/18
- Cell Phone Stipend Form: Christopher Rice, \$5.77/week
- AccessPlus Communications, Inc. Building Use Agreement for 36 months at Montague Council on Aging, 62 Fifth Street, Turners Falls to allow access to the State network by the Center for New Americans
- Letter of interest to join the newly formed Pioneer Valley Mosquito Control District
- 2/15/18 Special Town Meeting Warrant
- Letter to Donald Ouellette, Greenfield Director of Public Works in support of construction of regional wastewater anaerobic digester
- Grant from the Massachusetts Cultural Districts Initiative Program of the Mass Cultural Council, \$5,000 (Grant #FY19-DI-CDI-2949)
- Exclusive Right to Sell Listing Agreement with Mark Abramson, Cohn and Company, Airport Industrial Park, Parcel ID:17-0-55 (Book 1502, Page 329); \$44,000, Brokerage Fee: \$4,400 (10%)