

**SELECTMEN'S MEETING
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, November 19, 2018**

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

Approve Selectboard Minutes of October 29, 2018 and November 5, 2018

Boutwell makes the motion to approve the minutes of October 29, 2018 with corrections. Seconded by Nelson, approved unanimously. Boutwell – Aye, Nelson – Aye, Kuklewicz - Aye

Boutwell makes the motion to approve the minutes of November 5, 2018. Seconded by Nelson, approved unanimously. Boutwell – Aye, Nelson – Aye, Kuklewicz - Aye

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

Students from the Montague Catholic Social Ministries stopped by to thank the Board for their support with the homework help program. Students give cards and trinkets to the Board.

Personnel Board

Appoint Thomas Burden, WPCF Laborer, UE Grade B, Step 1, \$17.12/hour, 40 hours week, effective November 26, 2018

Nelson makes the motion to appoint Thomas Burden, WPCF Laborer, UE Grade B, Step 1, \$17.12/hour, 40 hours week, effective November 26, 2018. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Nelson – Aye, Kuklewicz -Aye

Bruce Hunter, FCRHRHA

Authorization to Disburse No. 5, Invoice #11189002, Town of Montague FY17 – Strathmore Mill Demolition Design Project; Contractor: Tighe & Bond, \$22,650.00

Nelson makes the motion to authorize Disbursement No. 5, Invoice #11189002, Town of Montague FY17 – Strathmore Mill Demolition Design Project; Contractor: Tighe & Bond, \$22,650.00. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Nelson – Aye, Kuklewicz -Aye

Authorization to Disburse No. 1, Invoice #0764565, Town of Montague FY17 – Rutter's Park Design Project, Contractor: GZA GeoEnvironmental, Inc., \$3,100.00

Nelson makes the motion to authorize Disbursement No. 1, Invoice #0764565, Town of Montague FY17 – Rutter's Park Design Project, Contractor: GZA GeoEnvironmental, Inc., \$3,100.00. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Nelson – Aye, Kuklewicz -Aye

Execute agreement with GZA GeoEnvironmental, Inc., for Rutters Park Improvements Project – Phase One, \$18,300.00

Nelson makes the motion to Execute the agreement with GZA GeoEnvironmental, Inc., for Rutters Park Improvements Project – Phase One, \$18,300.00, Seconded by Boutwell, approved unanimously. Boutwell – Aye, Nelson – Aye, Kuklewicz -Aye

Suzanne LoManto, RiverCulture

Execute Mass Cultural Council Grant for Human Error Publishing, \$500

Nelson makes the motion to execute the Mass Cultural Council Grant for Human Error Publishing in the amount of \$500. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Nelson – Aye, Kuklewicz – Aye

Use of Public Property: Spinner Park, Avenue A/Fourth St.; December 14, 2018, 6:00 PM to 7:30 PM

Nelson makes the motion to approve the It's a Wonderful Night in Turners Falls on Friday, December 14, 2018 from 4:00 PM to 8:00 PM. From 6:30 PM to 7:30 PM there will be a gathering in Spinner Park for approximately 80 people and their children. The TF Fire Department will bring Santa at 6:30 PM. There will be live music on Avenue A/Spinner Park from 6:15 PM – 7:30 PM. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Nelson – Aye, Kuklewicz - Aye

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Review Street lights on Avenue A

Kuklewicz: We met at 5:30 today in front of Turners Falls Pizza with the Turners Falls Prudential Committee and we walked up and down both sides of Avenue A for about a ½ hour or so. The purpose was to look at overall areas where we felt it would be advantageous to reenergize some of the pole mounted street lights. I estimated there were 12 – 15 that were turned off when the new lights were turned on downtown. We feel it would be good to have 6 poles turned back on, mostly around intersections; starting at the 2nd street intersection and working down to 7th Street. That will make a big improvement. The Prudential Committee will also be looking at other areas in town that may be excessively lit and asked us to do the same and get back to them. Area to be reviewed: From Bob's Auto down through Montague City and Millers Falls Road area.

Town Administrator Business

Roof Inspection Updates

Ellis: Contracted with N.E. Roofing (Jack Skypeck) on the Shea Theater roof repair project, as there was too much ambiguity on what the right repair was and we wanted an independent party to look at it. It is much more cost effective to replace the Shea Theater roof as compared to repair the roof as it has limited life remaining and the resulting repair likely would not have a warranty. In addition, repair costs could escalate once we get into the project. The requirements associated with repair have also become more costly, with the need for fastening system, possible sectional replacement, and other items.

Anticipated bid costs to replace the Shea Roof are \$77,580 as compared to \$64,000 to repair. The market is getting more expensive and we should budget substantial contingencies. There is currently about \$47,000 in the Shea Roof Repair Special Article line that can be devoted to this project. There is no other pot of money that we could draw the additional funds from, so work would require an additional appropriation. Information provided in the consultant's report would allow us to put a bid together. My hope would be to procure this winter in anticipation of funding being approved by Special Town Meeting.

The Town Hall Annex roof was also a focus of the report and is a major concern. It is leaking and well past it's life expectancy, and needs to be replaced. There are also two smaller lower roof sections of Town Hall that need to be done, one of which requires replacement. Mr. Skypeck recommended that if we don't have money to do both the Shea and the Town Hall roofs, the Town Hall Annex and mechanical room roofs need to be done first. Estimated cost to redo the Annex and Mechanical room roof is \$142,600. Mr. Skypeck came up with a ballpark figure of \$221,105 for addressing replacing both roofs but would give us 30 years of security. With 15% contingency it would be in the range of \$255,000. We might save 10% - 15% by bidding the roofs together.

Next steps: Steve will share the information with the Building Inspector and the Energy Committee for recommendations relative to the R-Value of the proposed new roofs (spec'd at R-30) and also to the Capital Improvements Committee. We would look to add this project to the next Special Town Meeting.

Kuklewicz would like to see us be more proactive and get this to the Capital Improvements Committee ASAP and see the paths expedited and run parallel. Get this out to the markets so we can get bids and be able to start at the beginning of the construction season.

The Unity Park field house is another roof that has immediate concerns.

Allocate \$2000 from Community Discretionary Unallocated (Account #225-5-184-5200-000) to Community Development Discretionary Land Survey

Specifically to allow for a survey of a lot of land that is part of the elementary school complex properties that the town leases to G/M Montague School along Davis Street. Presently there is a portion that is being used by the administration for parking and there are 3 lots that could be used for residential development. The survey would pay to allow us to split parking lot off from that area and provide survey blueprint to sell the lots for development. The Superintendent's Office was consulted and believes the remaining land would provide ample space for any future building project the district might contemplate.

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Kuklewicz has mixed feelings, but looks at the space as you never get it back if you take it out of the public use. Feels it's a decision that is not easily reversed. Rich is still on the fence about it at the moment. Wants to have a larger body hear this and let them decide.

Nelson went and looked at the property this weekend and it does fit into the neighborhood and feels the area is underutilized.

Boutwell is concerned that if we want to use the area for a public use down the road, we won't have that option.

Nelson makes the motion to allocate \$2000 from the Community Discretionary Unallocated (Account #225-5-184-5200-000) to Community Development Discretionary Land Survey. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Nelson – Aye, Kuklewicz – Aye

This issue needs to be decided before the school lease can be renewed.

Police Chief Hiring Process Update

We contacted civil service and the candidates have until November 19th to appeal the education and eligibility portion of the test. Civil Service will then contact us within 7 days with the ranking. The company we hired to hold the assessment center did the testing and sent the results to civil service but we do not have the rights to them; Steve will ask again. The Town will only be receiving a ranking of names and not the scores.

Kuklewicz would like to see a report, synopsis of the evaluation.

Topics not anticipated in 48 hour posting

Nelson saw the treasurer took some properties and asked if it was just land; This is the land that will give the Town access to the River and the owners do not have the right to redemption. Walter will now be able to move forward with the grant.

Anticipated executive session in accordance with G.L. c. 30A, §21(a)(1) to discuss complaints and potential disciplinary action against, a public officer, employee, staff member or individual.

Will be held next week

Next meeting will be held 11/26/18 and will be starting at 6:30 PM.

Nelson makes the motion to adjourn the meeting at 8:02 PM. Seconded by Boutwell, approved unanimously. Boutwell- Aye, Nelson – Aye, Kuklewicz - Aye

Documents and Exhibits:

- Appoint Thomas Burden, WPCF Laborer, UE Grade B, Step 1, \$17.12/hour, 40 hours week, effective November 26, 2018
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- Agreement with GZA GeoEnvironmental, Inc. , for Rutters Park Improvements Project – Phase One, \$18,300.00
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- Mass Cultural Council Grant for Human Error Publishing, \$500