

**Capital Improvements Committee Meeting Minutes  
Montague Town Hall, Conference Room  
One Avenue A, Turners Falls  
January 9th, 2019**

Attendees: Capital Improvements Committee members Fred Bowman, Greg Garrison, Bob Obear, Steve Ellis, Josh Lively, Mike Langknecht (GMRSD liaison) 2:45, Ariel Elan (MEC) 2:15

Mr. Bowman calls meeting to order at 2:00.

**I. Review and approve of minutes**

Mr. Obear motions to approve minutes of 11-28-18. Mr. Garrison seconds. Passes 5-0

**II. Elect Chair for FY20 cycle.**

MR. Garrison motions to elect Mr. Lively to chair for the FY20 cycle. Mr. Obear seconds. Passes 4-0 with Mr. Lively. abstaining.

**III. Review capital project funds availability**

Mr. Garrison poses the question of what the CIC budget is for FY20. Mr. Ellis states that it is approximately \$325,000 or so with the first \$215,000 to be for the Shea Theater and Town Hall Annex roofs. After this figure the CIC has about \$110,000 to recommend.

Mr. Ellis explains that we are hemmed in to this figure although some of the requests the CIC are receiving are not capital projects or may be funded from another source than the \$325,000 the CIC has to work with.

Some cursory discussion as to the prioritization of the capital projects was had and all agreed that hearing from all the department heads is necessary before laying the priority out precisely. Mr. Obear states that regardless the roof projects are most important to get accomplished. Mr. Lively agrees.

Mr. Lively inquires whether it would be wise to provide the school district with a discretionary account for procuring estimates. Mr. Garrison says that 48.5% of the Kearsage solar array lease money goes to the district's capital stabilization fund and this could potentially be used for such a matter.

**IV. Review of Capital Article submissions and establishing of schedule for meeting with Department heads**

Mr. Bowman asks if the \$25,000 requested by the WPCF comes out of the capital budget, Mr. Ellis indicated he would get clarification of this question.

Mr. Ellis and Mr. Garrison tell the CIC that the Smart program for solar incentive was closed in less than a week after it was opened to applications and that the wait list is long. Mr. Garrison states that in addition to concerns about SMART program eligibility, which provided major incentives for the project, the site

on which the solar array for the WPCF would be installed is challenging due to proximity to the river. Mr. Garrison recommends we bring in Bob McDonald to speak about his requests and about that project.

Mr. Ellis wonders whether the Finance Committee agrees that the DPW discretionary request is not part of the capital improvement budget. Committee decides to pose this question to FINCOM.

Mr. Langknecht arrives at 2:45.

Mr. Ellis and Mr. Garrison feel it wise to bring in Mr. Bergeron from the DPW on the same day as we have the representatives from GMRSD in as he has deep knowledge of the buildings, and their needs and issues. The need to ask Tom about plowing the school, which is requesting a new truck, was brought up.

Schedule for GMRSD and DPW set for Jan 23rd at 3 pm based on our understanding of Joanne Blier and Heath Cummings' availability.

Mr. Ellis gives a brief history of the Town Hall front "awning" and explains the reasoning behind repairing it this year. States that it is rapidly deteriorating and glass is starting to fall out. If we don't act this year it might be too late in the future. CIC agrees.

Mr. Langknecht discussed the previous night's school committee meeting and how and why they prioritized their capital needs as they did. They feel the sidewalk is more important than the columns as the students are using the sidewalks on a daily basis and the columns are basically part of an abandoned entrance at this point.

Mr. Ellis asks Mr. Langknecht if the electrical upgrades at Hillcrest are complete. Mr. Langknecht states that they are indeed.

Mr. Langknecht explains the reasoning behind the new Hillcrest electrical upgrade request, that the school is becoming very hot in the summer and it may be affecting the students and is definitely affecting the staff. Mr. Obear states that the provided quote looks unprofessional at best.

Ms. Elan discusses research she has been doing as to the viability of using gas instead of oil at the Sheffield school. She believes that Berkshire Gas Company could be compelled to perform a study for conversion of the dually capable (oil/gas) boiler..

## **V. Receive and Discuss updates regarding ongoing capital projects**

Mr. Ellis tells the committee that the weatherization project at the Colle Opera House is complete and the tenants are very happy with the results. Mr. Ellis is working with Chris Sawyer-Laucanno to come up with plans for the Colle windows and exterior renovations. Mr. Ellis suggested we may first test for or lead but Mr. Obear feels that it is better to assume the windows contain lead and use RRP methods for renovating them. Mr. Lively agrees. Mr. Ellis will follow that guidance.

## **VI. Adjournment**

Mr. Bowman motions to adjourn. Mr. Obear seconds. Passes 5-0

Next meeting scheduled for January 23rd at 3 pm