

**Capital Improvements Committee Meeting Minutes**  
**Montague Town Hall, Conference Room**  
**One Avenue A, Turners Falls MA**  
**March 6th, 2019**

Attendees: Fred Bowman, Steve Ellis, Bob Obear, Josh Lively, Greg Garrison (via conference call), Ariel Elan of the Montague Energy Committee, Town Planner Walter Ramsey

**I. Approve minutes of February 14th and 20th CIC meeting**

Mr. Lively apologizes for not sending the minutes in a proper word file that could be opened. Minutes to be re submitted before next meeting.

**II. Discussion of Green Communities Proposal.**

Mr. Ellis advises that the town is now eligible for another Green Communities grant. Ken McCance was developing a proposal for conventional oil fired systems that were thought to be covered by the Green Communities. Mr. McCance provided a partial quote which included replacing the boilers but not the distribution system. Quote was around \$750,000 and he was reluctant to ask for more detail from his vendor as it seemed unlikely that the Town could move forward with this work absent a substantial appropriation to complement any Green Communities grant. CIC could vote or take other meaningful action relative to what is a partial quote, but finds it helpful to have. CIC wants to see results of the META grant study of alternative heat system options before making decisions/taking votes.

Walter Ramsey states that Montague is eligible to apply for the Green Communities grant still and suggests 3, easy to complete projects involving lighting upgrades at Sheffield, Parks and Rec, and the Public Safety Complex.

Ariel Elan updated the CIC on the status of the META grant study's implementation. Working to identify a suitable contractor to perform the study

**III. Discussion of draft report to FINCOM**

Committee launched into a discussion of the CIC Annual Report to the Finance Committee.

Mr. Obear suggested reformatting for clarity, offered to take on this task.

Mr. Ellis suggested re grouping the list of Capital Article Requests presented in the report from highest recommendations to lowest. CIC agrees.

Minor edits to the body of the report were suggested and taken into consideration.

Mr. Ellis moves to reconsider the recommendation for Hillcrest electrical upgrade, Mr. Obear seconds. Voice vote was taken. All voted aye (5-0).

Discussion of why this project shouldn't be recommended at this time ensued. Concerns related to uncertainty of job quote, but also to the need to see results of the META study, which may suggest different approaches to heating and cooling in the elementary schools. Mr. Ellis moves to revise the

recommendation of Hillcrest Elementary Electrical improvements to “not recommended” until we see results from the META grant study. Mr. Obear seconds. Voice vote taken, all vote aye.

#### **IV. Updates on ongoing Capital projects**

Mr. Ellis informs committee that 3 bids have been received for architectural supervision for both roof projects (Town Hall Annex and Shea Theater).

Mr. Ellis informs committee about the final bids for the Colle Opera House. Original specs for the Colle were not quite tight enough. Scaled back on masonry work due to the challenge of creating a clear specification in areas that are not substantially deteriorated and to contain costs. Test for asbestos in window glazing were conducted to allow for inclusion of those findings in bid specifications as well. Tests came back negative (no asbestos).

#### **V. Adjournment**

Mr. Ellis moves to adjourn. Mr. Obear seconds. Voice vote taken. All vote aye.

Next meeting scheduled for 3/20 at 5pm to approve final draft of report before joint meeting with the Finance Committee.