

Capital Improvements Committee Meeting Minutes
Montague Town Hall, Downstairs Conference Room
One Avenue A, Turners Falls MA
April 29th, 2020 3pm

Attendees: Capital Improvements Committee members Josh Lively, Steve Ellis, Fred Bowman, Bob Obear, Greg Garrison

I. Approve minutes of March 11th and 18th (if available)

Minutes not available at beginning of meeting

II. Strathmore roof problems (Building 2) and recommendation.

A leak has been discovered at Strathmore Building #2. The committee receives detailed information regarding the location and likely cause of the leak. The leak is coming from an EPDM membrane which is starting to fail. Total length of membrane is 160 feet. Concern over hastening the collapse of the building is raised. CIC believes that The Town must move quickly to stop the leak as it is liable for an easement with an adjoining building . Mr. Ellis informs the committee there is \$39,000 left from a February 2017 Article which can be used to fund the repairs. It is again reconfirmed among the CIC the quickness with which this project must be undertaken as it also affects abatement projects. A DCAM no advertise bid with Eagle Creek Construction to replace an 160'x8' section of EPDM roofing along with replacement of 160'x3' of textured-111 plywood which is connected to the roof and also failed..

Mr. Garrison moves to recommend replacing the failed epdm roof and corresponding wall with bids not to exceed \$35,000, Mr. Bowman seconds. Passes 3-0. Mr. Ellis abstains.

III. Review projects delayed by COVID-19 budget concerns

CIC discusses potential impact of Covid 19 on the town budget. Mr. Ellis relates information concerning the vulnerability of the school districts Chapter 70 aid. The Town budget isn't as vulnerable to decline as the state budget and both the Administrator and Accountant plans on keeping the operating budget the same as planned. The CIC discusses which articles are most essential and which ones could be delayed for the time being. Mr. Bowman states that he is concerned over not getting these things done now and the backlog of future problems that could be created as a result. After lengthy discussion a list of top priorities is created which will be presented to the Finance Committee and Selectboard.

Immediate Capital Improvements that absolutely must be addressed:

- Millers Falls and 7th Street stair repairs
- WPCF oil tank and vault removal
- WPCF pump and blower upgrades
- WPCF sludge pump #2
- GMRSD Hillcrest roof repair
- GMRSD Admin building repair - awning repair only
- GMRSD building assessment study

Mr Ellis moves on behalf of the CIC, Mr. Garrison seconds. Passes 5-0

IV. Addendum for Report to Fincom

An addendum will be drafted to update the Finance Committee on the re vote of the article recommendations.

V. Adjournment

Mr. Ellis moves to adjourn, Mr. Lively seconds. Passes 5-0