

Town of Montague
Capital Improvements Committee Meeting Minutes
Meeting Held Remotely VIA Zoom Conference
August 19, 2020 3pm

Attendees: Capital Improvements Committee members Josh Lively, Steve Ellis, Fred Bowman, Greg Garrison, and Bob Obear (as of 3:11). Joined by Ariel Elan (Montague Energy Committee) and Chris Sawyer Laucanno.

Meeting called to order at 3:00pm.

1. Meeting Minutes

Mr. Bowman moves to approve meeting minutes of July 22 with Mr. Garrison seconding. Motion passes 4-0.

2. Ongoing Capital Project Updates

- Chimney at Council of aging is complete. New aluminum flashing added. Contractor reports the roof is in poor condition and needs immediate attention. The roof may require additional work due to deteriorating substructure.
- Spinner Park project is underway. During the excavation electrical wires were found and will need to be relocated. A change order is pending for the project. The project may not be completed in this construction season.
- The new DPW project is scheduled to be substantially completed by mid-September. Still finalizing the punch list.
- The WPCF oil tank removal is underway. No additional issues have been found at this time.
- The Chlorine conversion project is under review. The project may not be fully funded. There is a 20K grant available and WPCF personnel maybe doing some of the work to offset the costs.

3. Consider COVID-19 Related Capital Project Needs

CARES act provide roughly \$733,000 in community level funding to Montague to support expenditures necessitated by the COVID-19 pandemic. The money must be spent for legitimate expenses but the guidance for what is or is not eligible can be cloudy in places. It can in some cases be used for extra staffing, for small or capital projects to allow social distancing, for improvements to sanitization and ventilation. The town has a few projects to consider. Cap on capital projects is \$150,000.

- Convert the town hall annex to a multi-purpose space that would support administration of COVID vaccinations, health awareness work, facilitate early voting adjacent to, rather than inside, town hall, etc.
- Possible window replacement and improve ventilation in multi-person offices within town hall.
- Install a fiber link between WPCF buildings to allow workers to access the network housed in the administration building from the operations room. Currently the staff are kept in separate spaces to avoid virus transmission, but lack of network and other comm access is a huge issue.

- Improve ventilation in the Carnegie Library.

4. Consider Priorities for Fall STM Capital Projects

Discussion of original COA roof repair project cost of \$50,000, which included money for the chimney. Chimney now complete for \$10,000. CIC feels there may be more decking to worry about than previously expected, based on the mason's report. Concern expressed about condition of clapboard on south side (back) of building, which should be addressed if money in this article remains. Original roof quote is \$35,000, feeling that \$15,000 should be appropriated as contingency, which may also allow the clapboard repair. Motion by Mr. Garrison to recommend \$50,000 complete COA roof replacement and clapboard/siding repair. Seconded by Mr. Ellis. Motion passed 5-0.

Discussed deferred GMRSD capital articles. Mr. Lively noted that he examined windows at Hillcrest and sees possible approach to repair and wrapping of sills and replacement of windows that would not create excessive de-leading costs.

Mr. Ellis will follow up with GMRSD officials to see whether they wish to act upon deferred articles at a fall STM Or would prefer to do so this winter, given the demands they are facing as they open school this fall amidst the pandemic.

5. Discuss MA Office on Disability Grant Program Opportunity

Montague has taken advantage of this program in recent years, having been awarded three grants, including one that underwrote development of our ADA Transition Plan and two that funded accessible sidewalk projects in the Turners Falls downtown. A number of projects were discussed for ADA consideration.

Last year's proposal was viewed as strong, but was not funded. Included replacement of non-compliant or non-automatic doors at key facilities throughout town, including Millers Falls and Montague Center libraries, Police station, Turners Falls Airport. The Colle and the Shea.

Motion made by Mr. Garrison to recommend resubmission of the FY20 ADA project grant application to the select board. Mr. Lively seconds. Motion passes 5-0.

6. Unexpected Business

The towns burn dump capping has been impacted by the discovery of another acre of debris outside the scope of the agreement with Kearsarge. It is likely to result in additional costs for engineering and possibly for construction as well.

Adjournment

Mr. Garrison moves to adjourn, Mr. Bowman seconds. Passes 5-0