

MONTAGUE CAPITAL IMPROVEMENTS COMMITTEE

Meeting Minutes

Meeting Accessible Via Zoom Only

<https://us02web.zoom.us/j/82139538190?pwd=jsrkrx3TWIOxKPaiyw0MaAxZB8dhc.1> or
Phone: (646) 931-3860

Meeting ID: 821 3953 8190 Passcode: 025405

In Attendance:

CIC Members: Gregory Garrison (GG), Chris Menegoni (CM), Ariel Elan (AE), Lynn Reynolds (LR), Jason Burbank (JB) (arrived at 4:02 PM)

Town Staff: Christopher Nolan-Zeller (CNZ)- Assistant Town Administrator, Jon Dobosz (JD) – Director of Parks & Recreation, Caitlin Kelley (CK) – Library Director, Tricia Perham (TP) – Library Trustee

Meeting called to order 3:31PM, GG Presiding

1. Call to Order and Approve any outstanding meeting minutes: 1/15/25

MOTION to approve the minutes of 1/15/25, by GG, LR Seconded. CM-AYE, GG- AYE, LR- AYE, AE-ABSTAIN, JB-ABSENT. MOTION PASSED

2. **3:30 PM:** Review of Parks & Recreation Capital Article Requests for Annual Town Meeting (Director of Parks & Recreation Jon Dobosz, invited)
 - a. Unity Park playground improvements (\$125,000)

JD explained that his request includes the installation of new pour-in-place surfacing, as well as replacement of a tube slide. The current pour-in-place is from 2012, with a typical life expectancy of 10-12 years. The Department has worked with DPW to patch where possible, but this has not consistently been feasible. Pour-in-place is expensive, but vital for providing an ADA-accessible facility, providing far better accessibility than wood fiber, and helping the park to receive and accessibility award 10 years ago. The tube slide is the playground's most popular feature. It dates back to 2000 and is showing its age. Unfortunately, no known grant sources are available to fund these improvements, with the Town's PARC and CDBG awards being used on other projects.

GG asked whether the slide was attached to a structure, and what the cost for each of these improvements was. JD responded that the slide was freestanding, and the estimates for pour-in-place and the new tube slide were \$100,000 and \$25,000, respectively.

AE asked whether there was any issue with how the old infrastructure was installed, and whether any alternative surfaces to pour-in-place were available that were not petroleum-based. JD responded that the infrastructure had been installed well, but was merely nearing the end of its useful life, and that he was not aware of any feasible surfacing that is not petroleum-based, with artificial turf no longer being permissible due to its pellets, and rubberized matting not being feasible in our climate due to frost heaving.

3. **4:00 PM:** Review of Public Libraries Capital Article Requests for Annual Town Meeting (Library Director Caitlin Kelley, invited)
 - a. Millers Falls Library storefront renovation (\$39,000)

CK discussed that she had chosen to advance this project instead of the Carnegie Library roof replacement, despite the latter being listed first on previous versions of the Capital Improvement Plan, due to the uncertain future of the Carnegie building. The storefront is the last section of the Millers Falls Library to see improvements, currently dating back to the 50s-60s. A regular building façade would be preferable. TP provided specifications. Replacing the ceiling was originally added, but would almost double the cost, with the ceiling alone being estimated at another \$34,000.

GG asked about the current age of the ceiling. TP responded that it likely dates back to when the building served as an appliance store. GG noted that the ceiling would need to be dealt with eventually, with TP noting it could have benefits for heating and cooling, but explaining that renovating the storefront is a higher priority.

AE recommended the two improvements be submitted as two separate articles, and that she would be interested in hearing JB's interpretation of the importance of replacing the ceiling from a heating conservation standpoint.

GG asked if drawings were available. TP responded that they were not yet, but Renaissance Builders had discussed recommendations and cost estimates. They proposed keeping the layout the same, but with two fixed casement windows for light, with more privacy and wall space than the current arrangement. An ADA-compliant door and improved energy efficiency would also be included.

CM asked whether replacing the Carnegie roof was still a high priority. CK responded that it was not, and can realistically wait until the future of that building is more known.

JB and TP discussed different ceiling materials.

GG explained that the requests would be split for additional review, and recommended to CK that the updated requests cite the energy savings advantages of both projects.

AE added that rudimentary sketches should be included for review at Town Meeting. TP responded that these would be included.

JB asked about how the newly-renovated Carnegie basement was holding up in the cold. CK responded that the new mini-splits take a while to heat up, but do well once they get going, noting that the HVAC subcontractor did a great job.

4. Review of Committee report to February 12, 2025 Special Town Meeting

GG expressed approval with most of the report, but requested that a piece be added about the fact that CWF staff would be providing in-house labor for the breakroom renovation project. LR and CM expressed agreement. AE requested that some of the conditional language be changed to reflect more present tense.

5. Status review of ongoing major capital projects

CNZ provided updates on the following projects

- a. Avenue A Streetscape improvements
Construction is set to begin in mid-late March, starting with the block of storefronts on the even side between 2nd and 3rd Street.
- b. Turners Falls Manhole Rehabilitation
The contract has been awarded, and a construction kickoff meeting with the contractor, engineer, and Town staff will be taking place in the next two weeks. All work must be completed by June 30, 2025.
- c. Strathmore Mill Demolition design
The project remains in design, with the Town aiming for a late Spring-Summer bidding period.
- d. CWF fine bubble aerators/diffusers
The contract for materials has been awarded, and the Town will be installing these prior to a grant-required deadline of June 30, 2025.

6. Topics not anticipated in the 48 hour posting requirements

None.

7. Establish next meeting date(s)

The next meeting would be virtual at 3:30PM on 1/29.

8. Adjournment

MOTION to close the meeting at 4:32PM by CM, JB Seconded. CM-AYE, GG-AYE, LR-AYE, AE-AYE, JB-AYE. MOTION PASSED

Respectfully Submitted,

Christopher Nolan-Zeller