

**SELECTMEN, FINANCE COMMITTEE, AND BOARD OF HEALTH MEETING
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, August 24, 2020**

PRESENT: Selectboard: Chair Rich Kuklewicz, Vice-Chair Michael Nelson, Clerk Chris Boutwell, Town Administrator Steven Ellis; Board of Health: Chair Al Cummings (*plus Chris Boutwell and Michael Nelson*); Director of Public Health Dan Wasiuk
Finance Committee: Chair Jen Audley, John Hanold, Francia Wisnewski, Greg Garrison, Fred Bowman; Town Planner Walter Ramsey; DPW Superintendent Tom Bergeron; FCRHRA Director Brian McHugh; Airport Director Bryan Camden

Link to Zoom Meeting: <https://vimeo.com/451511690>

Meeting Being Taped

Votes May Be Taken

Meetings are opened:

- Selectboard Chair opens the meeting at 6:30 PM, including announcing that the meeting is being recorded and roll call taken.
- Board of Health Chair opens the meeting, roll call taken.
- Montague Finance Committee Chair opens the meeting, roll call taken.

Approve Selectboard and Board of Health Minutes of August 17, 2020

Postponed until next week

Public Comment Period: Individuals will be limited to two (2) minutes each and the Board of Selectmen will strictly adhere to time allotted for public comment

None

Jan Doody, the United ARC, Use of Public Property: Peskeompskut Park. Sept. 8, 2020, 11:30 AM - 1:30 PM, approx. 12 people. Grandparents support group. (Rain date Sept. 15)

Boutwell makes the motion to authorize the Use of Public Property: Peskeompskut Park for the Grandparents support group on Sept. 8, 2020, 11:00 AM - 2:00 PM; approximately 12 people; (rain date Sept. 15); the fee is waived. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye

COVID-19 Updates and Action Items (Daniel Wasiuk, Steve Ellis)

- **Review of any Updated State Guidance or Orders**
 - Students from K-12 as well as students of post-secondary institutions are required to have the influenza vaccine.
 - There will be new tools for testing of COVID for students and school staff. More information will be handed down to the local Boards of Health.
 - Cases remain stable for Montague.
- **COVID Expenses, FEMA and CARES Act Support, Planned Projects**
 - Ellis reminds everyone that the government provided money to the State for the use of investments that would help maintain operations related to local government and public health.
 - Some proposed project ideas include making renovations to a specific room in the Town Hall annex, enabling work-distancing at the WPCF, improving ventilation at the Carnegie Library, buying an electrostatic cleaning apparatus or UV units for the DPW, and replacing our generator at Town Hall.

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- We will be looking at these CARES funds for additional staffing during the November election.
- The Selectboard members approve all of the projects the Town Administrator listed and are willing to allow him to use his best judgment.

Burn Dump Capping Project (Walter Ramsey, Steve Ellis)

- **Update on construction progress, new debris area discovered**

During the capping of the Burn Dump, approximately an acre of unburned solid waste was found.
- **Review and approve Reserve Fund Transfer in the amount of \$50,000 to account 001-5-950-5420-833 for required and unexpected engineering services related to capping of the former Town Burn Dump**
 - Audley states that assuming the Reserve Fund will be replenished at Special Town Meeting, funding this expense will leave very little money in the fund for six to eight weeks.
 - Ellis believes that since it is earlier in the departmental budget year, departments have more flexibility in their spending.
 - Hanold expresses his concern that the replenishment of the funds at Special Town Meeting will be in competition with other uses of Town money.
 - Elan stresses that with regard to a lack of a record indicating there was additional waste, whatever gap caused the lack of records needs to be fixed.
 - *Boutwell makes the motion to approve the Reserve Fund Transfer in the amount of \$50,000 to account 001-5-950-5420-833 for required and unexpected engineering services related to capping of the former Town Burn Dump. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye*
 - *Garrison makes the motion to approve the Reserve Fund Transfer in the amount of \$50,000 to account 001-5-950-5420-833 for required and unexpected engineering services related to capping of the former Town Burn Dump. Seconded by Bowman, unanimously approved. Garrison - Aye, Bowman - Aye, Hanold - Aye, Wisnewski - Aye, Audley - Aye*
- **Execute Change Order 001 with GZA GeoEnvironmental, Inc. in the amount of \$50,000 for engineering services related to capping the Town Burn Dump**
 - *Boutwell makes the motion to execute Change Order 001 with GZA GeoEnvironmental, Inc. in the amount of \$50,000 for engineering services related to capping the Town Burn Dump. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye*

Millers Falls Road Bank Erosion (Tom Bergeron, Walter Ramsey)

- **FirstLight memo regarding erosion between 89 and 203 Millers Falls Road**
 - Bergeron reports that an investigation in December of 2019 confirmed that there is a washout at the bottom of the banking that is 150-200 feet in depth. More damage occurred during the spring due to heavy rains: the pipe that goes over the banking broke and the banking collapsed. Bergeron was not even aware that this system existed; there are no prints of this. An attempt at flooding the pipe caused some street flooding. Tried putting in a smaller pipe to relieve some of the water in the catch basin was not successful.

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- Ramsey states that this is the third bank failure in seven years on this embankment, which identifies it as a major natural hazard concern for Montague.
- Stantec has put together a scope-of-work proposal. Phase One Engineering would involve a preliminary site assessment which includes meeting with regulatory sites.
- Bergeron has begun getting the process of getting Chapter 90 approval.
- Ellis has asked the Building Inspector to make the abutting residents aware of the issue.
- The public is encouraged to stay away from this area.
- Ellis, Bergeron, and Ramsey would like to identify a source of funding to map where the liabilities may be along this embankment in order to identify any other potential failures.
- Kuklewicz suggests requiring a full inventory of any storm drainage that enters any waterway in town and an inventory of any storm drainage not entering the waterway (including current conditions, current threat levels, etc.) then working on action plan for monitoring all of those outlets.

Planning Department Updates (Walter Ramsey, Suzanne LoManto)

- **Discuss 500 Avenue A (old highway garage) disposition strategy and timeline**
 - Ramsey recommends the following action plan: (1) authorize a survey to expand the footprint of the property, (2) authorize a grant application to do a phase 2 site assessment, (3) and auction the property when the timing is appropriate to do so.
 - Boutwell suggests putting a minimum bid requirement if the Town goes the auction route.
 - *Boutwell makes the motion to proceed with the action plan that the Town Planner outlined. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye*
- **Authorize Real Mass development estate tech assistance grant application: Railroad Salvage Site Vision Study**

Boutwell makes the motion to authorize the Real Mass development estate tech assistance grant application: Railroad Salvage Site Vision Study. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye
- **Execute contract amendment in the amount of \$65,132 with Stantec, Inc., for project bidding and construction oversight of the Chestnut Loop Bridge Replacement Project, to be funded from Mass Small Bridge Program grant**

Boutwell makes the motion to execute the contract amendment in the amount of \$65,132 with Stantec, Inc., for project bidding and construction oversight of the Chestnut Loop Bridge Replacement Project, to be funded from Mass Small Bridge Program grant. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye
- **Review draft Mural Policy for the Town of Montague**

Postponed until the next meeting

Cummings makes the motion to adjourn the Board of Health Meeting. Seconded by Nelson, unanimously approved. Cummings - Aye, Nelson - Aye, Boutwell - Aye

Airport Capital Plan: Proposal to Purchase Pioneer Aviation Property (Brian Camden)

Camden explains that the Pioneer Aviation Property is going up for sale. The property is located off of Industrial Boulevard, is roughly 10.4 acres, and is comprised of three different parcels. Camden fears that we may lose this property to a non-aviation operation, which would lead to our losing the flight school, fuel system, maintenance shop, and two heavy revenue-

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generating sources. If we acquire the property, the revenue generated could potentially take the airport off the tax roll, which has been a goal for the last couple of years.

Discussion:

- The purchase price has not been fixed, but taking into account the assessed value and the value of the business, Camden assumes it to be between \$1.2 and \$1.5 million.
- Camden is waiting to find out if we can leverage federal grant money which would cover 90%, and state grant money which would cover 5%. This would leave 5% required in local contributions, which for a \$1.5 million purchase price would be \$75,000.
- Camden clarifies that the \$75,000 would be a loan, not a transfer of funds. A repayment plan is in place.
- If the property is acquired by the Town versus being a privately owned building, the estimated tax loss would be \$27,000/year.
- One of the parcels is a good candidate for some type of industrial expansion or development for possibly an existing business on the boulevard already.
- Staffing changes include increasing the manager's hours from part-time to full-time, as well as adding a 30-hour, non-benefited position initially to cover the fueling of aircrafts (the goal, however, would be to replace the fueling system with a modern day credit card machine). In addition, three buildings would be added, which would increase the labor demand for maintaining and fixing up the buildings.
- Ellis states it is possible that this issue would warrant its own conversation on a Town Meeting floor.
- Camden states that if we close the airport, we are looking at \$20 to \$25 million in retributions to the FAA.

CDBG Grant Funded Projects (Brian McHugh)

- **Approve Change Order #1 in the amount of \$3,500 for additional design work by Berkshire Design Group for the Spinner Park Restoration Project**
Boutwell makes the motion to approve and authorize the Chair to sign Change Order #1 in the amount of \$3,500 for additional design work by Berkshire Design Group for the Spinner Park Restoration Project. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye
- **Authorization to disburse \$1,805.64 to Berkshire Design Group for construction oversight services for the Spinner Park Restoration Project**
Boutwell makes the motion to disburse \$1,805.64 to Berkshire Design Group for construction oversight services for the Spinner Park Restoration Project. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye

Town Administrator's Report

- **Police Advisory Review Group: Screening Committee Update**
Natan Cohen states that people have been selected for the committees. Hopefully everything will be in place for the Selectboard to officially appoint them by next week.
- **Fall Special Town Meeting**
 - Ellis believes that the meeting would have to be held outdoors and on a weekend and that we would need to have the same logistics in place as we did during the Annual Town Meeting. The meeting needs to be in the first half of October.
 - Boutwell reminds everybody that Columbus Day is in October.

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- Hanold believes that Columbus Day as a determinant should be taken off the table as there are several important issues that involve debate and discussion.
- Kuklewicz wonders if we can use heaters if the day is chilly.
- Nelson suggests having the meeting in the new DPW facility with the doors open to allow the fresh air to circulate.
- Elan suggests equipping a facility with air filters that have been proven to filter out the COVID virus.
- Audley feels that due to the fact that there will be quite a few people who have never served as Town Meeting members before, it would behoove us to build in some time for those people to understand what decisions they are being asked to make.
- **Topics not anticipated in 48 hour posting**
None

Garrison makes the motion to adjourn the Finance Committee meeting at 8:59 PM. Seconded by Hanold, unanimously approved. Garrison - Aye, Bowman - Aye, Hanold - Aye, Wisnewski - Aye, Audley - Aye

Boutwell makes the motion to adjourn the Selectboard meeting at 8:59 PM. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye

Documents and Exhibits:

- Jan Doody, The United ARC, Use of Public Property: Peskeompskut Park. Sept. 8, 2020, 11:30 AM – 1:30 PM, approx. 12 people. Grandparents support group. (Rain date Sept. 15)
- Reserve Fund Transfer in the amount of \$50,000 to account 001-5-950-5420-833 for required and unexpected engineering services related to capping of the former Town Burn Dump
- Change Order 001 with GZA Geoenvironmental, Inc in the amount of \$50,000 for engineering services related to capping the Town Burn Dump
- FirstLight memo regarding erosion between 89 and 103 Millers Falls Road
- Real Mass development estate tech assistance grant application: Railroad Salvage Site Vision Study
- contract amendment in the amount of \$65,132 with Stantec, Inc for project bidding and construction oversight of the Chestnut Loop Bridge Replacement Project, to be funded from Mass Small Bridge Program grant
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