



Public Works Facility Building Committee Meeting Minutes

Montague Town Hall

One Avenue A, Turners Falls, MA 01376

Tuesday, October 8, 2019 @ 5:30 PM

Votes May Be Taken

Present: Ken Morin, Jay DiPucchio, Pam Hanold, Bob Macewicz, Mark Fairbrother, Tom Bergeron (Highway Supt.), Neil Joyce (CMS), Mark Williams, Roger Hoyt (CMS), Jason Burbank, Steven Ellis (Town Administrator)

Absent: Richard Widmer (Alternate Member), Walter Ramsey (Town Planner), David Jensen, Chris Rice, Ariel Elan

Call to Order – 5:30 PM

1. Approve Meeting Minutes of September 10, 2019 - Motion to Approve as submitted. Second with Unanimous Approval.
2. Construction Update
3. Fall Work Plan –
 - i. Site grading underway / Foundations planned this week
 - ii. Construction Schedule Projected – Operations for the coming 30-60 days include foundation construction, site utilities, and utility connections in Turners Falls Road.
 - iii. Submittals are off to a good start. Schedule of Values has been approved, and first requisition is under review by the Team.
4. Communications Update – CMS has provided three options for consideration by the committee, along with a coverage study based on 60' height of the antenna. Building mounted solution will cost +/- 10K, 60'

The Town of Montague is an equal opportunity provider and employer

Tower cost with foundation will be approx. 128K, and 100' Tower and foundation will cost 155K. A radio coverage study was also completed, based on a 60' antenna height. Results were provided to the committee for their review at a prior meeting. After initial meeting with the PD and FD, it is not anticipated that either will require future access to the Tower.

Follow-Up – Jeff Boles (Cybercomm) participated this evening by conference call. New radio equipment will likely improve performance (high quality / high gain antenna, new base units), and relocation to current site will improve existing conditions. Images of antenna on building and 60' tower photographs from previous projects were provided for visual. Tower provides more future options and flexibility for other accommodations. Signal strength will be only marginally better. Cybercomm commented environmental changes – snow, leaves, etc. – will affect signals with passage of time. UHF / Higher frequency is attenuated more by environmental items. Lower frequency is better with environmental factors (VHF signal), as is current DPW.

Motion to proceed with 40' antenna height (building mounted) with expenditure of funds on updated radio equipment (mobile units and bases). With second. Unanimous. CMS to follow up with price quote for antenna and associated wiring, as well as initiate quotes on updated radio equipment.

5. Fuel Station – Initial communication to select board, request was to justify need / value added and operational benefit (as opposed to outsourcing). Grant may be available to place fuel station at airport, but that would likely not be part of the current DPW project. Steve Ellis confirmed for the committee current bonding status as follows: \$2.5M in hand, \$6.5M forecast in January 2020, with balance (if needed) bonded at a later date. Impacts to tax payers is below (or consistent with) initial projections.
 - a. Benefits of private fuel system include 24/7 availability, not competing with public supplier (pump time), generator back up

available at DPW, and price consistency (bulk-rate purchase through FRCOG), not subject to price fluctuations at commercial pump.

- b. Concerns are current tanks are 20 years, pumps are aging (parts difficult to obtain), no containment, no overflow protection.
 - c. Current capacity is 2 x 10,000 gal above-ground tanks (gas / diesel).
 - d. Motion to proceed with presentation to select board at 10/28 meeting, at an estimated cost of \$400K - \$450K. Seconded. Unanimous approval.
 - e. Motion to proceed with design of fuel facility, contingent on an affirmative vote from select board. Seconded, Unanimous approval.
6. Confirm Future Meetings Schedule - Tuesday, November 12 @ 5:30 PM
7. Items not anticipated:
- a. Shared Driveway Easement with Fire Department passed special town meeting. Reciprocation with Fire District is anticipated.
 - b. Next meeting – include discussion on Owner’s Project Requirements document for committee review.

Motion Adjourned 7:00 PM