

MONTAGUE SELECTBOARD MEETING

VIA ZOOM

Monday, March 17, 2025

AGENDA

Join Zoom Meeting: <https://us02web.zoom.us/j/84978104780>

Meeting ID: 849 7810 4780 Passcode: 975437 Dial into meeting: +1 646 558 8656

Topics may start earlier than specified, unless there is a hearing scheduled

Meeting Being Taped

Votes May Be Taken

1. 6:30PM Selectboard Chair opens the meeting, including announcing that the meeting is being recorded and roll call taken
2. 6:30 Approve Minutes: Selectboard Meeting: March 3 and 10, 2025 if available
3. 6:30 Public Comment Period: Individuals will be limited to two (2) minutes each and the Selectboard will strictly adhere to time allotted for public comment
4. 6:32 **Personnel Board**
 - Appoint Jenna Petrowicz, CO-OP Student from Franklin County Technical School, as a temporary employee of the DPW Department, \$15.00/hour, effective 3/31/2025, 9 hours per day, Monday through Thursday, every other week until 5/29/2025
 - Appoint Deb Bourbeau to Town Clerk Consultant (Temporary), effective 3/17/2025, up to 10 hours per week @ \$45.06/hour. Term ends June 30, 2025
5. 6:35 **Assistant Town Administrator's Business**
 - Award and execute lease agreement with Center for Responsive Schools, Inc. For Colle Building, 85 Avenue A, Turners Falls. Lease term is three (3) years, through May 31, 2028, with total rent value of \$28,896.00.
 - Authorize Memorandum of Understanding with Commonwealth Electrical Technologies, LLC, for participation in the Massachusetts Clean Energy Center On-Street Charging Solutions Program
 - Other Updates
6. 6:40 **Town Administrator's Business**
 - FY26 Budget Updates: GMRSD School Resource Officer, status of capital requests, DPW discretionary fund
 - Annual Town Meeting Article Submission deadline 3/19/2025
 - Authorize submittal of FirstLight Sustains Grant for \$5,000 to produce and install 3 interpretive signs along the bike path depicting the pre-colonial and King Phillips war history and authorize expenditure of up to \$2,000 from Community Development Discretionary Account for a total project cost of \$7,000.
 - Topics not anticipated in the 48-hour posting requirements
7. 7:00 **FY2025 Montague Community Development Block Grant (CDBG) Application Public Hearing**

Next Meeting(s):

- Wed March 19, 2025 at 6:00PM via ZOOM with Finance Committee
 - Selectboard, Monday, March 24, 2025, at 6:30PM via ZOOM.

Town of Montague Personnel Status Change Notice New Hires

Employee # _____

Board Authorizing Appointment: _____ Meeting Date: 03/17/2025

Authorized Signature: _____

Board Authorizing Wages: _____ Meeting Date: 03/17/2025

Authorized Signature: _____

General Information:

Full name of employee: <u>Jenna Petrowicz</u>	Department: <u>DPW</u>
Title: <u>CO-OP Student</u>	Effective date of hire: <u>03/31/2025</u>

New Hire:

Permanent: <u>Y</u> <u>X</u> N	If temporary, estimated length of service: <u>5/29/2025</u>
Hours per Week: <u> </u>	Union: <u> </u>

Wages:

Union: <u> </u>
Wages: Grade <u> </u> Step <u> </u> Wage Rate: <u>\$ 16.50 (annual/ hourly)</u>
Notes:

Copies to:

<u> </u> Employee	<u> </u> Department	<u> </u> Board of Selectmen
<u> </u> Treasurer	<u> </u> Accountant	<u> </u> Retirement Board
<u> </u> Town Clerk		

Jenna R. Petrowicz



OBJECTIVE

To obtain a position where I can continue to learn and improve my work skills and be able to live a comfortable life.

EDUCATION

Franklin County Technical School, Turners Falls, MA
Technical Program: Welding and Metal Fabrication

YOG 2026

Massachusetts Pre-Apprenticeship and Vocational School Program, a week-long MassDOT funded program delivered by the New England Laborers' Union introducing young adults to careers in the Highway Transportation Industry – (Date completed December 19, 2024)

SKILLS, CERTIFICATIONS, and LICENSES

- MIG welding
- (working on) Stick welding
- Tig
- Metal Fabrication Skills: Bend, cut, drill, join, punch and manipulate a variety of metals
- OSHA 10 Certified
- Teen Driver Work Zone Safe
- MassDOT Pre-Apprenticeship Program

EXPERIENCE

Texas RoadHouse Hadley, MA *Host* (1/1/25 – present)

EXTRACURRICULAR ACTIVITIES

- Softball and Volleyball
- (IEA) Horseback Riding

REFERENCES

Shawna Williams, Cop for Turners Falls Fire Department, (413) - 522 - 1777
Hannah Milton, Works at GCC (Greenfield Community College) (413) - 695 - 0959

Town of Montague
Personnel Status Change Notice
New Hires

Employee # 1375

Board Authorizing **Appointment:** Selectboard Meeting Date: 3/17/2025

Authorized Signature: _____

Board Authorizing **Wages:** Selectboard Meeting Date: 3/17/2025

Authorized Signature: _____

General Information:

Full name of employee: Debra A. Bourbeau Department: Town Clerk

Title: Town Clerk's Consultant (Temporary) Effective date of hire: 3/17/2025

New Hire:

Permanent: Y X N If temporary, estimated length of service: June 30, 2025

Hours per Week: Up to 10 Union :

Wages:

Union: None

Wages: Grade Step Wage Rate: \$45.06 Hourly

Notes:

Copies to:

____ Employee _____ Department _____ Board of Selectmen
____ Treasurer _____ Accountant _____ Retirement Board
____ Town Clerk

**AMENDED AND RE-STATEd AGREEMENT AND LEASE
COLLE BUILDING
85 AVENUE A
TURNERS FALLS**

AMENDED AND RE-STATEd AGREEMENT AND LEASE made this 12th of March, 2025 by and between the Town of Montague, Massachusetts, a municipal corporation, having its address at Montague Town Office Building, One Avenue A, Turners Falls, Mass. 01376, acting through its Selectboard, hereinafter called LESSOR, and Center for Responsive Schools, Inc., having an address at 85 Avenue A, P.O. Box 718, Turners Falls, Massachusetts, hereinafter called LESSEE.

WHEREAS, the LESSOR declares that it owns land, a building and improvements at 85 Avenue A in Turners Falls, Massachusetts, known as the Colle Building, and issued a Request for Proposals (RFP) on February 5, 2025 for lease of said property.

WHEREAS, the LESSEE is desirous of leasing said property, and responded with a proposal received by the Town and accepted as complete on March 10, 2025.

NOW, THEREFORE, the parties agree as follows:

1. LEASE

The LESSOR hereby demises and leases unto the LESSEE and the LESSEE leases from the LESSOR, the Leased Premises, hereafter defined.

2. DESCRIPTION AND USE OF LEASED PREMISES

The Leased Premises shall consist of the entirety of the building known as the Colle Building located at 85 Avenue A, Turners Falls, Massachusetts (the "Leased Premises"), with the Town of Montague retaining its right to access and use for its own purposes the existing so-called Building Maintenance Office in the building basement. In addition, the Leased Premises shall include the nonexclusive right of the LESSEE, its employees, agents and customers, in common with other tenants of the building, to park in the 40 spaces in the Colle Parking Lot during the hours of 7:00 A.M. to 9:00 P.M. on business days.

The Leased Premises shall be used only for the purposes of operating an office for the LESSEE and related activities.

3. TERM OF LEASE AND RENT

The term of the lease shall be for one three (3) year period commencing on June 1, 2025 and ending on May 31, 2028.

The LESSEE shall pay to the LESSOR rent at the following rate:

Year 1: A total monthly rent of \$9,632 per month for base rent.

Year 2: A total monthly rent of \$9,632 per month for base rent.

Year 3: A total monthly rent of \$9,632 per month for base rent.

The first full payment of \$9,632 will be due on June 1, 2025. If said payment is not received by the LESSOR within fifteen (15) days of the date due, a five (5) percent late charge will be due along with the payment. The LESSEE has paid to the LESSOR the amount of \$5,779.20 which shall be held as a security deposit for the LESSEE'S performance as herein provided, and to be credited to the LESSEE at the end of the lease, subject to the LESSEE'S satisfactory compliance with the conditions herein.

4. UTILITIES AND SERVICES; SECURITY SYSTEM

The LESSOR shall provide and maintain the heat, air conditioning, and electrical systems for the Leased Premises. LESSEE shall be responsible for paying for any fuel, electrical, water, sewer, and other utility costs for the Leased Premises, and the cost of cable, telephone and data access, trash disposal and janitorial care for all areas of the building. Taxes, common area maintenance (including elevator maintenance), exterior maintenance (including roof) and the removal of snow from abutting sidewalks and public parking areas shall be the responsibility of and shall be paid for by the LESSOR.

The LESSOR agrees to maintain a security system on all outside entrances.

5. LESSEE'S OBLIGATION TO MAINTAIN AND REPAIR

Except as otherwise provided herein, the LESSEE agrees to maintain the Leased Premises in the same condition as they are at the commencement of this lease, reasonable wear and tear, damage by fire and other casualty only excepted; and whenever necessary, to replace plate glass and other glass therein, acknowledging that the Leased Premises are now in good order and the glass whole. The LESSEE shall not permit the Leased Premises to be overloaded, damaged, stripped, or defaced, nor suffer any waste. Improvements made by the LESSEE will be made in compliance with all local building and related codes, and be subject to all normal municipal and other permitting requirements. LESSEE will be responsible for all damage to the Leased Premises. LESSEE shall obtain written consent of LESSOR before installing any signs in the Leased Premises.

6. LESSOR'S OBLIGATION TO MAINTAIN AND REPAIR

Except as expressly provided herein to the contrary, the LESSOR agrees at its sole expense, during the term hereof, to keep those parts of the Leased Premises that are the LESSOR'S responsibility in good and safe order, condition and repair, excepting only reasonable wear and tear.

LESSOR also agrees to make all repairs and replacements to maintain in safe condition, the halls, stairwells, lavatories and all other common areas of the building. LESSOR also agrees to keep, operate, use and maintain every part of the common areas in conformity with all requirements of the law and applicable fire underwriting and related regulations, and to do all other work necessary to comply with the foregoing covenant. The LESSOR shall have no obligation to make repairs to the structure in case of fire or other casualty.

The areas of LESSOR'S responsibility for repair and maintenance shall include the following: the roof, building exterior excluding common walls, framing and floor slabs, all fixtures and equipment located in the common areas, all common areas (including elevator and common bathrooms), stairways, entrances, exterior walkways, grounds, and public parking areas serving the building, all wires, cable, pipes, lighting fixtures, plumbing and utility lines serving the Leased Premises (with the exception of wires, cable, pipes, lighting fixtures, plumbing and utility lines installed by the LESSEE for the LESSEE'S sole use), as well as the boilers, and the heating and ventilating systems, and the fire protection systems serving the Leased Premises.

7. ALTERATIONS

The LESSEE shall not make structural alterations or additions to the Leased Premises, but may make non-structural alterations provided the LESSOR consents thereto in writing, and such non-structural alterations shall be at LESSEE'S expense and shall be in quality at least equal to the present construction, and consistent with any preservation easements that are currently in place for the building. LESSEE shall not permit any mechanic's liens or similar liens to remain upon the Leased Premises for labor and materials furnished or claimed to have been furnished to the LESSEE in connection with any work performed or claimed to have been performed for the LESSEE, and shall cause any such lien to be released of record forthwith without cost to the LESSOR.

Any alterations or improvements made by the LESSEE shall become the property of the LESSOR after expiration of the term or any renewal, if exercised.

The LESSEE shall procure all the necessary permits before undertaking any work of the Leased Premises, and shall cause all such work to be performed in a good, workmanlike manner and in accordance with the requirements of insurers, employing new materials of prime quality. The LESSEE shall defend, hold harmless, exonerate and indemnify the LESSOR from all injury and loss of damage to any person or property occasioned by such work. The LESSEE agrees to employ responsible contractors for such work and shall cause such contractors to carry workers' compensation insurance in accordance with statutory requirements and comprehensive public liability insurance and automobile liability insurance covering such contractors on or about the Leased Premises in reasonable amounts and agrees to submit certificates evidencing such coverage to the other party prior to the commencement of and during the continuation of such work.

8. ASSIGNMENT/SUBLEASING

The LESSEE shall not assign or sublet the whole or any part of the Leased Premises without first obtaining the written consent of the LESSOR. The LESSOR covenants and agrees that it will not unreasonably withhold such written consent for such assignment or subletting. Notwithstanding such consent, LESSEE shall remain liable to LESSOR for the payment of all rent and for the full performance of the covenants and conditions of this lease.

9. DAMAGE BY FIRE, CASUALTY OR BY TAKING FOR PUBLIC USE

9.1 If the entire Leased Premises shall be damaged and rendered untenable by reason of damage from fire or other casualty, or by taking by eminent domain, or if a portion thereof is rendered untenable so that the undamaged portion is unsuitable for the continued conduct of the LESSEE'S business, then this Lease may be terminated by either the LESSOR or the LESSEE, as of the date of such damage or taking, by written notice to the other party within thirty (30) days of the date of such damage or taking.

If the Lease is not so terminated, a just proportion of the rent due hereunder shall be abated according to the nature and extent of the damage from the date of such damage.

9.2 If a portion of the Premises is so damaged or taken, but the remaining portion remains suitable for the continued conduct of the LESSEE'S business, in the sole opinion of the LESSEE, then LESSEE may elect not to terminate this lease, provided that the damaged portion is repaired to a proper condition within ninety (90) days, but a just proportion of the rent due hereunder shall be abated according to the nature and extent of the damage.

9.3 The LESSOR reserves, and the LESSEE grants to the LESSOR, all rights which the LESSEE may have for damages or injury to the Leased Premises for any taking for eminent domain, except for damage to the LESSEE'S fixtures, property, or equipment.

9.4 The LESSOR and the LESSEE agree not to bring any action against each other for any loss, cost or damage caused by or resulting from fire, flood, earthquake, or other casualty, of whatsoever origin, to the building constituting the Leased Premises or of which the Leased Premises are a part, as the case may be, unless caused by deliberate act or gross negligence of the other.

10. UNLAWFUL, IMPROPER, OR OFFENSIVE USE

10.1 The LESSEE shall not make nor allow to be made unlawful, improper or offensive use of the Leased Premises, or use or permit any use that constitutes a nuisance or violates any law or municipal by-law in force in the town in which the Leased Premises are situated. LESSOR may during the term of this lease require the LESSEE implement measures to mitigate the effects of excessive noise, odors or other environmental impacts associated with the specific use of the Leased Premises.

10.2 If LESSEE desires to contest the validity of any statute, rule, order, by-law, requirement or regulation LESSEE may, at LESSEE's own cost and expense, carry on such contest and such noncompliance by LESSEE during such contest shall not be deemed a breach of the covenants contained in this numbered Article, provided that LESSEE shall indemnify LESSOR against all liability for costs, expenses, claims, losses, damages, fines and penalties, including reasonable counsel fees, resulting from or reasonably incurred by LESSOR in connection with such contest and noncompliance.

10.3 In the event of the existence or enactment of any law or the making of any by-law, rule, ruling or regulation which materially impedes or limits the use of said Leased Premises for any of the specific purposes permitted under this lease, at the election of the LESSEE, to be exercised by notice thereof in writing, this lease shall thereupon terminate and all liability hereunder shall cease from and after the date such impediment or limitation becomes effective, and all prepaid rent and additional rent, if any, shall be prorated on a daily basis and the excess, if any, paid by LESSOR to LESSEE.

11. INSURANCE

The LESSOR shall insure, at its sole expense, the building on the Leased Premises under a standard "all risk" multi-peril policy (excluding flood and earthquake) at fair market value. The LESSEE agrees to maintain a commercial general liability insurance policy and public liability insurance policy with a combined single limit of not less than \$1,000,000 on the Leased Premises, with responsible companies qualified to do business in Massachusetts and in good standing therein, and insuring the LESSOR as well as the LESSEE against injury to persons or damage to property. LESSOR shall be a named insured on the insurance policy. The LESSEE shall deposit with the LESSOR certificates for such insurance at the commencement of this lease term and thereafter, within thirty (30) days prior to the expiration of any such policies. All such insurance certificates shall provide that such policies shall not be cancelled without at least twenty (20) day prior written notice to each named insured therein. All such policies shall be written with such companies qualified to do business in Massachusetts.

12. INDEMNIFICATION AND LIABILITY

12.1 The LESSEE shall, during the term thereof, assume and maintain exclusive control (but not exclusive possession) of the Leased Premises and, to the maximum extent this lease may be made effective according to the law, the LESSEE agrees to defend, indemnify and save harmless the LESSOR from and against all claims, expenses or liability of whatever nature arising from any acts, omissions or negligence of the LESSEE, the LESSEE's contractors, licensees, agents, servants, employees, customers, invitees, guests or visitors, or anyone claiming by, through or under the LESSEE, or arising, directly or indirectly, from any accident, injury or damage whatsoever, however caused, to any person, or to the property of any person, occurring during the term of this lease, including sidewalks and entrance ways, where such accident, injury or damage results or is claimed to have resulted from any act, omission or negligence on the part of the LESSEE or LESSEE's contractors, licensees, agents, servants, employees, customers, invitees, guests, or visitors, or anyone claiming by, through or under the LESSEE.

12.2 LESSOR agrees, to the extent permitted by law, to defend, indemnify and save harmless the LESSEE from and against all claims, expenses, or liability of whatever nature arising from any acts, omissions or negligence of the LESSOR, the LESSOR's contractors, invitees, guests or visitors, or anyone claiming by, through or under the LESSOR, or arising, directly or indirectly, from any accident, injury, or damage whatsoever, however caused, to any person, or to the property of any person, during the term of this Lease, including sidewalks and entrance ways, where such accident, injury or damage results or is claimed to have resulted from any act, omission or negligence on the part of the LESSOR or LESSOR's contractors, licensees, agents, servants, employees, customers, invitees, guests, or visitors, or anyone claiming by, through or under the LESSOR.

13. COVENANTS AND AGREEMENTS

All of the covenants, agreements and conditions of this lease shall accrue to the benefit of and be binding upon the respective parties hereto, their permitted successors and assigns as if they were in every case named and expressed. This lease shall be deemed a Massachusetts contract and governed by the laws of the Commonwealth of Massachusetts.

14. QUIET ENJOYMENT

The LESSOR agrees that if the LESSEE shall pay the rent as aforesaid and perform the covenants and agreements herein contained on its part to be paid or performed, the LESSEE shall peaceably hold and enjoy the said rented premises without hindrance or interruption by the LESSOR or by any other person or persons.

15. COMPLIANCE WITH ZONING AND OTHER LAWS

The LESSOR has made such investigation as it considers sufficient to enable it to represent that the Leased Premises are capable, under zoning and other applicable laws and regulations, of being used for such purposes as the LESSEE desires consistent with the provisions of this lease.

It is agreed that inability by the LESSEE to use the Premises for its desired purposes at any time during the term of this Lease, where such inability is not caused by the LESSEE, may give rise to a right of the LESSEE to terminate this lease.

16. LESSOR'S ACCESS

The LESSOR or its agents may, at reasonable times and upon reasonable notice, (i) enter to view the Leased Premises and may remove placards and signs not approved and affixed as herein provided, and to make repairs and alterations as LESSOR should elect to do, and (ii) show the Leased Premises to others, and (iii) within three (3) months before the expiration of the term, may affix to any suitable part of the Leased Premises, a notice for selling or letting the Leased Premises or property, without hindrance or molestation.

17. LESSOR'S COOPERATION

If any provision of law, act, rule, code, regulation, ordinance or other provision of any state, municipal or other governmental department, board, bureau or agency having jurisdiction over the Leased Premises or any of the appurtenances thereunto belonging shall require the owner of the Leased Premises to join in, consent to or institute any action, proceeding or application with respect to the exercise by the LESSEE of any right, not in violation of the terms of the lease, for the enjoyment and use of the Leased Premises or any buildings or improvements now or hereafter thereon, or the appurtenances thereunto belonging, LESSOR agrees, to the extent that same is reasonable, free of expense to LESSOR to give LESSOR'S consent thereto and LESSEE may, in its name, in LESSOR'S name or in both names, institute such actions or proceedings and make such applications as shall be requisite for LESSEE'S enjoyment and use of the Leased Premises, and the appurtenances thereunto belonging. In the event that LESSOR shall fail or neglect to comply with any of its obligations as set forth in this numbered Article, LESSEE may, in addition to any other remedies, as agent or attorney in fact of LESSOR do all such things as LESSOR is obligated hereunder to do and to execute, acknowledge and deliver all instruments required for LESSEE to exercise its rights pursuant to this lease for the lawful enjoyment and use of the Leased Premises; and in any such case LESSOR hereby irrevocably nominates, constitutes and appoints LESSEE as LESSOR's proper and legal attorney in fact for such action, proceedings or application: and LESSEE will indemnify and hold LESSOR harmless from all such costs and expenses. All actions and proceedings shall be conducted, all applications shall be made, and all instructions and documents required shall be prepared, by LESSEE'S attorney at LESSEE'S expense.

18. DEFAULT AND BANKRUPTCY

In the event that:

- (A) The LESSEE shall default in the payment of any installment of rent or other sum herein specified, and such default shall continue for ten (10) days after written notice thereof; or
- (B) The LESSEE shall default in the observance or performance of any other of the LESSEE'S covenants, agreements or obligations hereunder, and such default shall not be corrected within thirty (30) days after written notice thereof; or
- (C) The LESSEE shall be declared bankrupt or insolvent according to law, or, if any assignment shall be made of LESSEE'S property for the benefit of creditors, then the LESSOR shall have the right thereafter, while such default continues, to re-enter and take complete possession of the Leased Premises, to declare the term of this lease ended, and to remove the LESSEE'S effects, without prejudice to any remedies which might otherwise be used for arrears or rent or other default. The LESSEE shall indemnify the LESSOR against all loss of rent and other payments, which the LESSOR may incur by reason of such termination during the residue of the term. The LESSOR, after reasonable notice to the LESSEE and without being under any obligation to do so and without waiving such default, may remedy such

default and at the expense of the LESSEE and/or terminate this lease upon ten (10) days written notice.

19. REIMBURSEMENT FOR COSTS

If the LESSOR or LESSEE makes any expenditures or incurs any obligations for the payment of money in connection therewith on account of the breach of this lease by the other, including but not limited to reasonable attorney's fees in instituting, prosecuting or defending any action or proceedings, such sums paid or obligations incurred, with interest at the rate of eight (8) per cent per annum and costs, shall be paid to the breaching party.

20. WAIVER

Failure on the part of either party to complain of any action or non-action on the part of the other, no matter how long the same may continue, shall never be deemed to be a waiver by such party of any of its rights hereunder. Further, it is agreed that no waiver at any time of any of the provisions hereof by either party shall be construed as a waiver at any subsequent time of the same provisions. The consent or approval to or of any action by either party requiring such consent or approval shall not be deemed to waive or render unnecessary such consent or approval to or of any subsequent similar acts by such party. No payment of the LESSEE or acceptance by the LESSOR of a lesser amount than shall be due from LESSEE to LESSOR shall be treated otherwise than as a payment on account. The acceptance by the LESSOR of a check for a lesser amount with an endorsement or statement thereon, or upon any letter accompanying such check that such lesser amount is payment in full, shall be given no effect, and the LESSOR may accept such check without prejudice to any other rights or remedies which the LESSOR may have against the LESSEE. In no event shall the LESSEE ever be entitled to receive interest upon, or payments on account of earnings or profits derived from any payments hereunder by the LESSEE to the LESSOR.

21. SUBORDINATION; NONDISTURBANCE

LESSOR represents that the Leased Premises are not subject to any lien or encumbrance. The parties agree that in event that the LESSOR chooses, in its discretion, to mortgage the Leased Premises, that the LESSEE will subordinate this Lease to such mortgage and other instruments in the name of a mortgage, now or at any time hereafter, placed upon the property of which the Leased Premises are a part, and the LESSEE shall, upon request, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this Lease to said mortgages or other instruments in the nature of a mortgage, provided the mortgagee executes a Nondisturbance Agreement in which the mortgagee agrees it will not disturb LESSEE'S rights under this Lease as long as LESSEE is not in default hereunder.

22. NOTICE

Any notice from the LESSOR to the LESSEE relating to the Leased Premises or to the occupancy thereof, shall be deemed duly served, if left at the Leased Premises addressed to the LESSEE, or, if mailed to the Leased Premises, registered or certified mail, return receipt requested, postage prepaid, addressed to the LESSEE. Any notice from the LESSEE to the

LESSOR relating to the Leased Premises or to the occupancy thereof, shall be deemed duly served if mailed to the LESSOR at such address as the LESSOR may, from time to time, advise in writing. All rent and notices shall be paid and sent to the LESSOR as follows: Town of Montague, 1 Avenue A, Turners Falls, Mass. 01376.

23. SURRENDER

The LESSEE shall, at the expiration or other termination of this Lease, remove all LESSEE'S goods and effects from the Leased Premises (including but not limited to, all signs and lettering affixed or painted by the LESSEE, either inside or outside the Leased Premises). LESSEE shall deliver to the LESSOR the Leased Premises and all keys, locks thereto, and other fixtures connected therewith and all alterations and additions made to or upon the Leased Premises, in the same condition as they were at the commencement of the term of this lease, or as they were put during the term thereof, reasonable wear and tear and damage by fire or other casualty only excepted. In the event of the LESSEE'S failure to remove any of LESSEE'S property from the Leased Premises, LESSOR is hereby authorized, without liability to LESSEE for any loss or damage thereto, at the sole risk of the LESSEE, to remove and store any of the property at LESSEE'S expense, or to retain same under LESSOR'S control or to sell at public or private sale, without notice, any or all of the property not so removed, and to apply the net proceeds of such sale to the payment of any sum due hereunder, or to destroy such property.

24. MISCELLANEOUS/OTHER PROVISIONS

24.1 Invalidity of Particular Provisions: If any term or provisions of this Lease, or the application thereof to any person or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease should be valid and be enforced to the fullest extent permitted by law, so long as the agreement of the parties is not materially affected thereby.

24.2 Recording: The LESSEE agrees not to record this Lease, but each party hereto agrees on request of the other to execute a notice of lease complying with applicable Massachusetts Law. In no event shall such document set forth the rental or other charges payable by the LESSEE under this Lease; and any such document shall expressly state that it is executed pursuant to the provisions contained in this Lease. In the event of termination of this Lease the LESSEE agrees to execute a recordable instrument setting forth such fact and hereby irrevocably designates and appoints the LESSOR as its attorney-in-fact to execute in the name of the LESSEE and record such instrument if the LESSEE fails to do so.

24.3 Counterparts: This Agreement may be executed in two or more counterparts, each of which when executed by the parties hereto and delivered shall be an original, but all of which together shall constitute a single instrument. In making proof of this Agreement, it shall not be necessary to provide or account for more than one such counterpart.

24.4 Nondiscrimination: The LESSEE agrees to provide services without discrimination to all persons without regard to their age, race, color, religion, sex, handicap, or national origin.

IN WITNESS WHEREOF the said Parties have hereunto set their hands and seals the day and year first above written.

WITNESS:

TOWN OF MONTAGUE
By Its Selectboard
(LESSOR)

Richard Kuklewicz, Chair

Christopher Boutwell

Matthew Lord

WITNESS:

CENTER FOR RESPONSIVE SCHOOLS, INC.
(LESSEE)

Betsy Tward Hugan

By: Laura Hodges
Name:

Title: CEO / President

Exhibit A

Town of Montague Request for Proposals (RFP) for Lease of Property – issued February 5, 2025

Exhibit B

Center for Responsive Schools, Inc. response to RFP – received March 10, 2025

Exhibit C

RFP Scoring of response from Center for Responsive Schools, Inc.



On-Street Charging Solutions Program

Memorandum of Understanding for the Town of Montague

March 7, 2025

Attn: Chris Nolan-Zeller
 Town of Montague
 1 Avenue A, Turner Falls, MA 01376

RE: Memorandum of Understanding for Participation in the MassCEC On-Street Charging Solutions Program

Dear Chris,

On behalf of Commonwealth Electrical Technologies (“CET”), I am pleased to inform you that **the Town of Montague** (the “Municipality”) has been selected to receive **Planning Support & Feasibility Study** services as part of the Massachusetts Clean Energy Center’s (“MassCEC”) On-Street Charging Solutions Program (the “Program”). This Memorandum of Understanding (“MOU”) provides an overview of the Program and responsibilities of the Municipality as a participant in the Program.

Program Overview

The Program will promote wide-scale EV adoption across the Commonwealth by increasing access to curbside EV charging infrastructure in Massachusetts communities, with an emphasis on Low Income/Disadvantaged Communities (LIDAC). The Program is funded through federal American Rescue Plan Act (ARPA) investment and will run from November 2024 to December 2026.

Access to charging is a significant barrier to EV adoption for renters and residents without a dedicated garage, driveway, and/or parking space. On-street charging, such as pole-mounted, streetlight, or curbside charging stations, has become increasingly appealing for municipalities looking to ensure all residents have sufficient charging options. Through the On-Street Charging Solutions Program, Commonwealth Electrical Technologies (CET) and their Vendor, Leidos Engineering, will offer **Planning Support & Feasibility Studies** to participating municipalities. MassCEC will provide payment for these services directly to CET. Unless the Municipality is requesting services outside the scope of work described in this MOU, the Program will fund **100% the cost of the services**.

Planning Support & Feasibility Study Scope of Work

CET and its Vendor, Leidos Engineering, will perform the following tasks at no cost to the Municipality. The dates shown represent expected completion dates for each task but are subject to change with the exception of all Program efforts concluding by November 2026.

1. **Kickoff Meeting (April 2025)** – Once this MOU has been signed, a “kickoff” meeting will be held to begin the Program. It is important for all relevant stakeholders within the Municipality attend this meeting, as the roles and responsibilities for participation will be reviewed in detail.
2. **Community Outreach (May & June 2025)** – The CET/Leidos team will work with the Municipality to develop a customized plan for community outreach, whereby local community members can provide input and guidance on the projects and site selection.
3. **On-Site Assessments (June & July 2025)** – Once proposed charging sites have been identified, the CET/Leidos team will work with the municipality to perform site assessments.
4. **Feasibility Study Final Report (September 2025)** – Leidos will complete and submit a Feasibility Study to the municipality, which will include:
 - a. Summary of the results of stakeholder and community engagement, mapping efforts, and recommendations for future community engagement best practices;
 - b. Summary of the results of the site assessments including infrastructure requirements and constraints;
 - c. Permitting and zoning considerations;
 - d. Regulatory or policy suggestions to remove barriers to On-Street Charging;
 - e. Recommendations for On-Street Charging EVSE locations and models (i.e. curbside, pole-mounted, streetlight, etc.);
 - f. Recommended EVSE ownership structure (i.e. lease, own, third-party ownership);
 - g. Parking enforcement and payment recommendations;
 - h. Parking spot accessibility requirements and charging station language accessibility considerations;
 - i. Estimated benefits to the surrounding communities (i.e. EVSE access, pollution reduction, cost savings, etc.);
 - j. Recommended maintenance plan at the end of EVSE manufacturer warranty;
 - k. A community education plan to assist municipalities with providing accurate and linguistically accessible marketing and educational materials to ensure that the community knows about the stations once installed and understands how to operate the stations;
 - l. Estimated project costs including EVSE hardware, installation, operation, maintenance, software, and identification of potential utility and state incentives; and
 - m. Estimated timelines for project implementation.
5. **Feasibility Study Presentation (September 2025)** – Leidos will develop a presentation summarizing the results of the Feasibility Study and will present it to municipal stakeholders.

Responsibilities

By signing this MOU and agreeing to participate in the Program, the Municipality agrees to the division of responsibility identified in the table below.

CET will provide...	The Municipality will...
<ul style="list-style-type: none"> • Work Plan for services to be provided • Community Outreach Plan • Community Outreach services • On-Site Assessments • Draft Feasibility Study Final Report • Feasibility Study Final Report • Feasibility Study Presentation 	<ul style="list-style-type: none"> • Attend Kickoff Meeting and follow-on meetings to review deliverables, as needed • Participate in Community Outreach activities as needed • Participate in Site Selection process • Attend On-Site Assessments

Signatures

This MOU may be executed in two or more counterparts, and by different parties hereto on separate counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

All obligations contained in this MOU may be amended only through a written amendment signed by the Municipality and CET. The Parties understand and agree that this MOU supersedes all other verbal and written agreements and negotiations by the parties regarding the Program set forth herein.

By signing this MOU, the Municipality understands that funding will not be available for Program services after **November 30, 2026**, and that any costs incurred after that date must be paid directly by the Municipality.

If you accept these terms, as well as the General Terms and Conditions listed in Exhibit A, please sign below. The MOU must be fully executed by **March 31, 2025**, to reserve your place in the Program. This MOU shall be effective as of your signature and until December 31, 2026.

Accepted & Agreed

Town of Montague

By: _____

Name: Richard Kuklewicz_____

Title: _Selectboard Chair_____

Date: ____3-17-2025_____

Commonwealth Electrical Technologies, LLC

By: _____

Name: ____Steven Conte_____

Title: _____

Date: _____

EXHIBIT A: General Terms and Conditions

1) Publicity; Use of Name

- a. The Municipality shall collaborate directly with CET to prepare any public statement, media strategy or announcement relating to or bearing on the work performed or data collected under this Agreement or to prepare any press release or for any news conference in which CET is concerned or discussed (each, a "Public Statement") and shall in no event be permitted to publish, release, or otherwise disseminate any such Public Statement without CET's prior written consent. In addition to the foregoing, Public Statement includes, but is not limited to, any media pitches, interviews, embargoed materials, photo opportunities, blogs, guest columns, media events or editorial boards which relates to this Agreement or CET.
- b. The Municipality agrees that CET shall have the right to make use of and disseminate, in whole or in part, the anonymous, aggregated, final report described herein, and to use the information therein contained to produce summaries, case studies, or similar information resources.

2) Termination

- a. Either party's participation in the Program may be terminated by either party at any time for a material breach of any term of the MOU.

3) Indemnification; Limitation of Liability

- a. To the fullest extent permitted by law, the Municipality shall indemnify and hold harmless CET and each of their respective agents, officers, directors and employees (together, the "Covered Persons") from and against any and all liability, loss, claims, damages, fines, penalties, costs and expenses (including reasonable attorney's fees), judgments and awards (collectively, "Damages") sustained, incurred or suffered by or imposed upon any Covered Person resulting from (i) any breach of this MOU or false representation of the Municipality, its employees, agents, or assigns under this MOU, (ii) any negligent acts or omissions or reckless misconduct of the Municipality directly related to this MOU, or (iii) any and all Damages that may arise out of or are imposed because of the failure to comply with the provisions of applicable law by the Municipality or any of its agents, officers, directors, employees or subcontractors.
- b. In no event shall either Party be liable for any indirect, incidental, special, punitive, or consequential damages whatsoever (including but not limited to lost profits or interruption of business) arising out of or related to the Municipality's performance of the Program under this MOU.

4) Choice of Law and Forum; Arbitration; Equitable Relief

- a. This MOU and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, without

giving effect to the conflict of laws principles thereof. Any dispute arising out of or relating to this MOU or the breach, termination or invalidity hereof, whether before or after termination hereof, if not resolved by negotiation among the parties within thirty (30) days after such dispute is raised by either Party in writing, will be settled by binding arbitration by a single arbitrator in accordance with the Commercial Arbitration Rules of the American Arbitration Association then in effect, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction over this MOU. Any such arbitration will be conducted in or near Boston, Massachusetts. The prevailing Party shall be entitled to receive from the other Party its reasonable attorney's fees and costs incurred in connection with any action, proceeding or arbitration hereunder.

- b. This section shall not be construed to limit any other legal rights of the Parties. Each Party acknowledges and agrees that any breach or threatened breach of this MOU by the other Party may result in substantial, continuing and irreparable damage to the first Party. Therefore, before or during any arbitration, either Party may apply to a court having jurisdiction for a temporary restraining order or preliminary injunction, where such relief is necessary to protect its interests pending completion of the arbitration proceedings.

5) Independent Status

Nothing in this MOU will be construed or deemed to create a relationship of employer and employee, partner, joint venture, or principal and agent between the Parties, their employees, agents, or officers.

6) Compliance with Law

The Municipality agrees to comply with all applicable federal, state, and local statutes, rules, regulations, and permitting requirements, including, but not limited to, all laws promoting fair employment practices or prohibiting employment discrimination and unfair labor practices, and shall not discriminate in the hiring of any applicant for employment nor shall any qualified employee be demoted, discharged, or otherwise subject to discrimination in the tenure, position, promotional opportunities, wages, benefits, or terms and conditions of their employment because of race, color, national origin, ancestry, age, sex, religion, disability, handicap, sexual orientation, gender identity, or for exercising any rights afforded by law.

7) Waivers

Conditions, covenants, duties, and obligations contained in this MOU may be waived only by written agreement between the Parties. Forbearance or indulgence in any form or manner by a party shall not be construed as a waiver, nor in any way limit the remedies available to that Party.

Peskeompskut

The Battle of Great Falls during King Philip's War ♦ May 19, 1676

Kchi Pôntegok

At the Great Falls: A Native Perspective

This place is held together by the stories remembered deep in the Earth, carried by the wind and water, reflected in the sunlight and seasons, and told anew at dawn each day. Every voice that has ever been heard here, human and other-than-human, reverberates in the air and is repeated by the roar and murmur of Kwenitekw—the Connecticut River. Listening and remembering are acts of continuance, meeting the constancy of change with trust in the strength of connections.

We join in the stories by honoring the confluence of Spirit here, an ancient and lasting meeting place for multitudes: the several rivers that blend their swift waters, the Fish People that thronged them annually to ensure their future, the diverse Human People that traveled here to meet them with gratitude, feasting, celebration, and exchange, and the renewing of longstanding agreements with All of Our Relations. Here, where Land, Water, and Sky worlds converge, we acknowledge the connections that continue to flow among us all.

Although some people brought violence and coercion to this landscape years ago, the deep rhythm of relationship persists, reminding those who are here today that we are an essential part of something bigger. The Great Falls has been a place of bounty, beauty, pilgrimage, and peace much longer than it has not, and this is a recurring promise that leads into the future.

We are reminded of our place in the circle: we are the sum of our ancestor's dreams, and we are the ancestors of those yet to come. The wellbeing of all those who have been here, those who are here now, and those who are yet to arrive has become a shared responsibility.



CREDITS

Text by Rich Holschuh, Abenaki ?????

Background photo of Great Falls, looking toward Riverside in Gill, taken about 1857 by Ely and Popkins in Greenfield, MA. This is one of the earliest known photographs of the falls and dam area. The first crib dam was built in 1794, long after the events of 1676 but before the development of the land.

Right: Poem and painting at right by Robert Peters (2002), Mashpee Wampanoag. The painting hangs in the Montague Town Hall.

Right: Simplified Wabanaki double curve graphic, recorded by anthropologist Frank Speck.

Above: Spiral design evoking river whirlpools: Logo for Rich Holschuh's non-profit "The Atowi Project."

Below: Double wave motif by Loree Hany, evoking river water.

Above right: Net fishing drawing by Jeannie Marie Nicklas for the Salmon Hole site at the Vermont State Park in Jamaica, VT.

Kwenitekw ♦ Quonektakut The Connecticut River

The "Long River," called the Quonektakut or Kwenitekw by Algonquian speakers and known as the Connecticut River by Europeans was carved into the landscape by glacial activities over 10,000 years ago. Its waters and seasonal flooding resulted in fertile soils in the valley, diverse vegetation, and provided rich habitats for wildlife. The Great Falls are the site of annual fish migrations in the Spring as shad, lampreys, and salmon made their way upriver. The earliest people who made the valley their home were attracted to the waters and resources here. The falls became a place of gathering and ceremony communally shared by Pocumtuck, Abenaki, and Nipmuc communities.

The People ♦ The Pocumtuck

The present-day towns of Deerfield, Greenfield, Gill, and Montague are located on the ancestral land of the Pocumtuck people. The land and its life sustaining resources were vital to daily life of the Pocumtuck who resided in large villages along the Connecticut River where they fished, hunted, and cultivated crops such as the "Three Sisters," consisting of corn, squash, and beans. Some of their settlements in this part of the Connecticut River valley included Peskeompscut (Turner's Falls), Pocumtuck (Deerfield), Norwottuck (Hadley), and Nonotuck (Northampton). Indigenous communities living along the river were closely related through kinship, culture, and trade.



Peskeompskut

Poem and painting at right by Robert Peters (2002)
Mashpee Wampanoag

An annual migration of
People coming from all over Turtle Island

gathering, laughing
Loving their lives
Loving life

Geese migrate from the northeast
Salmon migrate from the south
Fishing like fire as they leap
up torrent of water falling
through the gap
where the rock splits

This is the spot where the traveling spirit intermingles
where each thing makes the next thing
more complete, more relevant
more in sync with

The spot where water flows
From the north,
from the east,
from the north
and downward
carryin the blessings
to unknown waters
everywhere



AGENDA

FY 2025 MONTAGUE CDBG GRANT APPLICATION
Community Development Block Grant Program

PUBLIC HEARING
Monday, March 17, 2025, 7:00 p.m.
Montague Town Hall, Turners Falls, MA

OPEN MEETING

LEGAL NOTICE:

The purpose of this meeting will be to solicit public input/response to the Town's application for FY2025 Massachusetts Community Development Block Grant (CDBG) Application to the MA Executive Office of Housing and Livable Communities (EOHLC).

This meeting will discuss the contents of the application; the Town is considering applying for the following activities: social service programs and an Avenue A Streetscape Improvements project. If awarded a grant, the Town of Montague will contract with Franklin County Regional Housing & Redevelopment Authority (HRA) to administer the CDBG Program.

DISCUSSION of FY 2025 CDBG APPLICATION

- **FUNDING SOURCE:**
 - Federal funds: HUD
 - National Objectives: Benefit Low to Moderate Income residents and the Elimination of Slum and Blight
 - CDBG program is administered MA Executive Office of Housing and Livable Communities

- **PROPOSED ACTIVITIES**

1. Social Service Programs (\$100,000 – 5 programs @ \$20,000 each)

BRICK HOUSE COMMUNITY RESOURCE CENTER – Youth Education and Prevention (YEP) Program:

Program to support Montague youth ages 11-19 by providing a safe, non-commercial space for them to connect with supportive mentors, build peer-to-peer connections, and use computers, explore creative activities through art, music and dance, as well as participate in a variety of programs that strengthen and increase their “internal developmental assets.”

LIFEPATH, Inc. – Elder Self-Sufficiency and Stability Program:

Program to assist Montague elders to remain independent in their homes with service provisions to address needs related to their housing, health, comfort, access to health care, and financial stability. Four activities that are part of this program:

- **SHINE PROGRAM:** Program that provides free one-on-one health insurance information, counseling and assistance to Medicare beneficiaries of all ages.
- **MONEY MANAGEMENT PROGRAM:** Provides a trained volunteer to assist elders and persons with disability who have difficulty writing checks or managing their basic living expenses.
- **BENEFITS COUNSELING PROGRAM:** Provides benefits counselors to assist homeowners and renters aged 60 and older find resources to help them stay in their homes for as long as they choose.

- **HEALTHY LIVING PROGRAM:** Offers workshops for people with one or more chronic health conditions or those who may be at risk of falling by instructing them to become more active managers of their health.

LIFEPATH, Inc. – Montague Home Delivered Meals Program

The program will provide meals to elder homebound residents of Montague, Monday through Friday, and will also provide well-being checks.

THE HEARTWING CENTER – Families Learning Together Strong:

This program will provide early childhood literacy for children of Montague immigrant families. It also provides a family-based learning environment for English-learning students enrolled in the Gill Montague School District

WILDFLOWER ALLIANCE (formerly Western MA Recovery Learning Community) PROGRAM:

Program provides direct peer support and advocacy services to Montague residents in recovery through the presents of advocates. The program focuses on individuals struggling with psychiatric diagnosis, trauma, homelessness, addiction, and other life-interrupting challenges.

2. Avenue A Streetscape Improvements 2025 Project: (\$580,000 -estimated):

The proposed Project includes the installation of handicap accessible ramps, where feasible, and the complete replacement of brick sidewalks and planters in three possible locations in Downtown Turners Falls.

- On the eastern, odd numbered side of Avenue A from Third Street to Fourth Street
- On the eastern, odd numbered side of Avenue A from Fourth Street to Fifth Street
- On the western, even numbered side of Avenue A from Fourth Street to Fifth

The sidewalks are to be replaced with brick and concrete in the same manner as the new sidewalks recently replaced on the odd side of Avenue A from First Street to Third Street. Handicap accessible curb cuts will be installed at all street crossings. The curbing for the existing planters will be replaced with new granite curbing with the approximate dimensions of the existing planters. Two metal benches will be installed on two of the planters. Concrete ramps with metal railings will be installed at non-compliant entrances to commercial and residential entrances to buildings where feasible.

HRA Oversight for, Social Services and Avenue A Streetscape Improvements: \$68,000

- Marketing, Application Processing, Inspections, MA Historic, Statutory Checklist, Work Lists, Bidding, Contracts, Waivers, Change Orders, Loan Closings, Final Inspections

HRA General Grant Administration: \$102,000

- Grant writing, Subgrantee Contracts, Grant Environmental Review, Liaison with Town and EOHLC, Grant Funds Management and EOHLC Grant Management System, Accounting and Payments, Administrative and Policy Oversight, Grant Implementation Plan, Monthly and Quarterly Reporting to Town and EOHLC, Federal and State Regulations and HRA compliance, Subordination Requests, Grant Amendments, Extensions, Communications

TOTAL APPLICATION: Not to Exceed \$850,000

APPLICATION SCHEDULE:

- FY25 CDBG Application due April 14, 2025
- FY25 CDBG Awards anticipated to be made in the Fall of 2025

RESIDENT’S: COMMENTS and CONCERNS

What is needed tonight:

- A board vote to authorize HRA to submit a CDBG Application on behalf of the town of Montague for no more than **\$850,000**.
- A board vote to authorize signatures on grant application submission documents (*documents can only be produced once approved budget data is entered in EOHLIC's Grant Management System*)
- A board vote to authorize execution of the FY25 CDBG Contract between the Town of Montague and the Executive Office of Housing and Livable Communities (EOHLC), if awarded.

▪ **CLOSE MEETING**

THE BRICK HOUSE

COMMUNITY RESOURCE CENTER

The Brick House Community Resource Center's Youth Education & Prevention (Y.E.P.) program supports youth 11 to 19 who live in Montague; most of whom are "at risk," by providing space for them to connect with supportive mentors, build peer-to-peer connections, explore creative activities & participate in programs that increase their "internal developmental assets."

For over 30 years, the Brick House has adeptly met evolving needs, enhancing positive outcomes for youth, families and the community at large. Our Third Street site sits in the heart of Montague's most densely-populated neighborhood, allowing us to serve as a hub for services and support in an area where nearly half of children (43%) live at or below poverty level, and where many do not have reliable access to transportation. The short and long-term goals of the Y.E.P. program are to offset risk factors for youth. Our approach is based in the Search Institute's "40 Developmental Assets for Adolescents" framework. Under this model, increasing youth's "external assets" helps them improve their "internal assets." Factors like safety, creative activities, positive adult relationships, and service to others help youth build their sense of purpose, planning and decision-making, integrity, and achievement motivation.

Our Project AMP program reinforces these goals by providing one-on-one mentoring support for youth at risk of substance misuse. This program serves youth 13-17 and is designed to meet each student "where they're at," providing youth with a safe place to explore values, beliefs, and perspectives about physical and mental wellbeing, substance use, and goal setting.

Increasing these assets has been shown to reduce the risk of youth substance abuse, lessen the likelihood of youth engaging in violence, increase school engagement, foster employment preparedness, and enhance positive health and relationship choices. Many of these are identified as needs requiring priority attention within our local community by the "Community Needs Assessment" compiled by Community Action Pioneer Valley, July 2023.

We operate an after-school drop-in center for youth four afternoons and three nights a week, engaging the youth who attend, to help select the programming we offer. Typical offerings include financial literacy trainings, healthy relationship workshops, job readiness, art, music and creative classes, outdoor education, homework help, movement and exercise and Dungeons & Dragons. Since the large majority of our participating youth are low-income and from families struggling to meet basic needs, we make our food pantry, hygiene supplies and clothing available to them. The program also provides youth access to our referral network for mental health supports, workforce development opportunities, and housing assistance. The Brick House operates a Parent and Families Program which supports Y.E.P. with additional wrap-around services for the families of youth to access other assistance, including a parent/guardian support group. Documentation of participant residence, demographics and economic status are included in our enrollment application process.

When young people are provided with opportunities to access resources, build supportive relationships with adult and peer mentors, and feel a sense of empowerment by shaping and exploring educational and creative programming, their "internal assets" increase. We use this framework to measure our impact on participants' lives using pre and post-participation surveys. The Town of Montague's support for the Y.E.P. through the FY' 25-26 Community Development Block Grant will help us cover key staffing and supply costs, as well as a small portion of our agency fee for two DIAL/SELF Americorps members who serve at the site in support of our youth programming.

FY25 MONT The Heart Wing Center Social Service Agency Program

The **Families Learning Together Strong** program prioritizes the needs of all children, particularly those in the Gill Montague School District. It provides tutoring for English language learners, homework assistance for elementary through high school, and support with school documents and translation services. The program also prepares students for mandatory testing and academic success through personalized instruction and collaboration with school educators to align learning plans with grade-level requirements.

In addition to academic support, the program addresses social and emotional learning, ensuring that students have a safe and nurturing environment. As families face economic and political uncertainties, the demand for essential services like food, housing, and healthcare has increased. Research from the NIH highlights the challenges faced by BIPOC and English learners, who often lack educational resources. However, local improvements in student wellbeing, as reported by the Communities That Care Coalition, emphasize the importance of safe spaces where youth can learn under the guidance of caring mentors.

To further enhance student independence, the program recently introduced driver's education, helping youth obtain learner's permits and driver's licenses. Families also gain access to computers and the Internet at the Family Center, with staff providing one-on-one guidance for online applications and virtual exams.

In the past year, Families Learning Together Strong assisted 104 youth and 51 families. This year, it aims to support 60 students and 50 caregivers, with 35 participants obtaining driving permits and licenses. Other services include parental education, vocational and college preparation, High School Equivalency (HSE) test preparation, and school readiness assistance for younger children.

Funded by CDBG grants from the town of Montague, this program fosters social participation, civic education, and economic growth by supporting low-income and historically disadvantaged populations. Montague has long welcomed newcomers, many of whom transition from agricultural labor to trades and business ownership. With a focus on bilingual and cooperative learning techniques tailored to the Mayan, Latin American, and Caribbean communities, the program is led by award-winning educators who provide culturally sensitive instruction.

Through continuous feedback and strategic partnerships, Families Learning Together Strong remains a crucial investment in the Montague community's future, ensuring that children receive the support they need to thrive academically, socially, and personally.

FY25 MONT LifePath Elder Self-Sufficiency Project – Program Description Summary

Program Description

This project will help older people in Montague remain independent in their homes with service provisions to address needs related to their housing, health, comfort, access to health care, and financial stability. Funding will be used to support the following existing underfunded volunteer-based programs: Money Management, in operation for 31 years, which assists elders who have difficulty writing checks or managing their basic living expenses; SHINE, in operation for 30 years, which provides free, one-on-one health insurance information, counseling and assistance to Medicare beneficiaries; and Healthy Living, in operation for 12 years, which offers workshops for people with one or more chronic health conditions or who are at risk of falling. These programs address financial, housing, and healthcare needs through information, education, counseling, and assistance with application completion. LifePath conducts a full assessment of the individual to understand how they may best be supported. If additional services would help, a referral is made to LifePath's resource consultants who can advise on additional services. The volunteers, many of whom are older adults themselves and are seeking a way to contribute, receive training and support.

Community Need

Franklin County is one of the poorest counties in all of Massachusetts and has consistently had the lowest average wages of all 14 counties since 2000. LifePath is the only organization in Franklin County providing comprehensive services for older adults. LifePath conducts [complete needs assessment of elder needs](#) every four years. Housing and economic security consistently rate in the top concerns of elders, with the 2022-2025 report no exception. If it weren't for the help LifePath provides, elder Montague residents would be at a greater risk of personal decline. Montague can have a large impact on the ability of residents to remain living in their own homes safely and with a sense of well-being, which benefits the community in the form of lower costs and a healthier older population.

Beneficiaries

Elders aged 60 and over in Montague who are primarily low-to-moderate-income needing support to remain self-sufficient.

Short- and long-term goals

Our primary goals for use of these funds are:

- To recruit enough volunteers to attend to the volume of those seeking our services.
- To assist elders with support and guidance to determine which Medigap plan most comprehensively meets their healthcare needs.
- To provide bill paying and money management support to ensure financial stability.
- To help to maintain elders' homeownership or rental stability and prevent homelessness or premature institutionalization.
- To educate elders through the Healthy Living program about how to reach small, achievable health goals, and while using problem-solving to overcome barriers.

FY25 MONT - LifePath Home Delivered Meals Program— One Page Summary

Program Description

LifePath will provide hot lunches and optional dinners to elderly homebound residents of Montague, Monday through Friday, with a noontime check on their well-being. There are no fees for service, but elders will be offered an opportunity to donate for their meals in a confidential and voluntary manner. Elders will receive full meals that are balanced across the week to provide the vitamins and minerals elders need, low in fat and salt, and with alternate desserts for diabetics. Frozen weekend meals, special therapeutic meals for elders with dietary restrictions or swallowing or dentition issues, and emergency meals that are frozen or shelf stable can be provided. Meal delivery plans are customized to each resident's specific needs. A Registered Dietitian is available for individualized diet counseling, if needed. The volunteer meals drivers will check on the elder's well-being and LifePath will call emergency contacts as needed. Participants are assessed by a caseworker who determines their needs for services

Community Need

LifePath, as the Area Agency on Aging, is responsible for assessing the needs of area elders every four years. The resulting document, the Area Plan, can be viewed on our website at <https://lifepathma.org/about/area-plan>. Nutrition is identified in this report as an unmet need for many seniors. About 10% of people in Franklin County are food insecure. 80% of participants say their hot noontime meal is their main meal of the day, and 30% say there would be a shortage of food in the house without Meals on Wheels. Meals are sometimes the first service accepted by the elders and provide them with some familiarity with the agency to later accept laundry, shopping, housework or personal care services such as dressing and bathing, as may be needed.

Beneficiaries

Beneficiaries will be people who are 60 years of age or older and are homebound due to chronic conditions, permanent disability, or frailty attendant to aging, or who are recovering from a hospital stay who are not yet strong enough to shop, prepare foods, and cook, and whose insurance or State Home Care plans do not cover the cost of meals. We expect to serve about 60 Montague residents with this program. The vast majority of those served will be low-to-moderate income.

Short term and long term goals

The short term goal is to provide a hot, noontime meal with the option of a cold supper meal as well to every eligible elder who requests them. The long term goal is to help seniors live as independently as possible as long as possible while eating healthier foods, maintaining a healthy weight, and feeling better.

Wildflower Alliance – Montague Proposal Summary, Program Description

The proposed project is a continuation of a project that has been funded for several years with Montague CDBG funds. The Wildflower Alliance (formerly Western Mass Recovery Learning Community) provides direct peer support to Montague residents on a regular basis through the presence of advocates in Turners Falls. Our in person group offerings are made possible through space at the Catholic Social Ministries. We are also available for 1:1 meetings throughout the community. We are also excited to report that we are now starting up a new peer respite (based in Holyoke) that also has a mobile component (connecting with people in person and/or on line/by phone) and we imagine partnering with our team in Montague when we get requests for mobile respite in that area (which we already have just in our first few months of start-up!).

Groups have included spiritual explorations, Alternatives to Suicide, and sexual trauma groups which attract people struggling with a wide range of issues including problems with substances and emotional distress. One Montague resident had this to say about the Alternatives to Suicide group: *“I’ve thought about dying a thousand times because it would be better than addiction ruling my life. But these groups and the connections I make with people I meet there have not only helped me stay alive, but have also helped me find some strength to break out of the prison my drug use has held me in for the last year.”*

Additionally, some on-line supports that were developed during the pandemic and reached Montague residents continue to be available. This includes our Discord (on-line support) community that is available for community members to connect with one another 24/7, as well as offering LGBTQ+ and ‘Beyond the Hospital’ groups for people who have been inpatient on a psychiatric unit. Although the on-line element is supported through other funds, it broadens the scope and reach of our work in Montague.

Moving forward, WA is proposing to continue offering a mix of group and 1:1 support. We are anticipating a shift to a new lead coordinator – Micah Matthias – who has lived for many years in Turners Falls and is deeply invested not only in continuing what we’ve offered, but also building more collaborative relationships with other groups and communities throughout Montague.

Also of benefit, Micah has worked with many other parts of Wildflower (our peer respite, community centers, Discord, on-line support groups and more) and we foresee he will be especially well positioned to help Montague residents also connect with offerings in other parts of our community. program is also a way for Montague residents to connect to other WA resources and supports in nearby Greenfield and throughout the Western Massachusetts region. These include support for people who are homeless, as well as supporting knowledge of and access to alternative healing practices (acupuncture, yoga, etc.).

Most recently, Micah has been a part of implementing a ‘Mobile Peer Respite’ that makes way for people to request intensive supports in their area and without needing to leave their home. Those supports can be in person, phone or on-line (or a mix thereof) and are intended to help people avoid further crisis and life disruption by landing in Emergency Departments, psychiatric units and similar. We anticipate working collaboratively between our mobile peer respite team and Micah’s work with the CDBG grant to bring some more access to that in the Turners Falls area. This can be especially effective for people who have difficulty entering group support environments who have critical support needs to help keep them from landing in a hospital, overdosing and similar.

Supports offered by the Wildflower Alliance are unique and not otherwise readily available to Montague residents. With significantly elevated rates of overdose, partner violence and other challenges in Franklin County, we believe that these supports are highly valuable.