

**SELECTMEN'S MEETING
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, February 27, 2017**

Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons Chris Boutwell, Michael Nelson, Rich Kuklewicz, Town Administrator Steven Ellis, and Executive Assistant Wendy Bogusz. Kuklewicz makes introduction and announces meeting is being taped and votes may be taken.

Approve Selectmen minutes of February 13, 2007

Nelson makes a motion to approve the minutes of February 13, 2007. Boutwell seconded, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye.

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.

Elan requested that the Town Hall consistently have the front door open 30 minutes before any public meeting. Bogusz stated that when she comes in at 6:30, being the only female in the building she doesn't like having the front door open, but is willing to put a sign up instructing people to go around to the back for the Selectboard meeting.

Roy: At the last school board meeting, they took a vote to remove the Indian's logo from the schools. They violated their own processes by not allowing the kids or the townspeople to have their input. I'm asking that this be put on the next Selectmen's agenda. There are several financial issues and budget priorities which need to be addressed, and there could also be several open meeting laws involved in the course of this entire affair. To have taken that vote before the Town even had their referendum isn't right. And from a budget perspective, political correctness does not supersede the \$25,000 they need to come up with in order to finance computers for the school system.

Kuklewicz: We can take this under advisement and discuss it with our counsel. The Gill-Montague School District is a separate governmental agency from the Town. There's a Finance Committee meeting on Wednesday evening in which the school committee will be doing some preliminary discussion. If the Finance Committee so chooses to recognize you, you certainly are free to bring up your concerns. Our job, even at Town Meeting, is not to decide on any one particular line item in either of the school budgets. We have responsibility to look at it as a whole. There are ways to petition to be put on an agenda; Town Clerk would be able to help you with that.

Golrick stated that on behalf of the citizens, residents, and inhabitants of the Town of Montague, she would like the Town Administrator to "check to see the alleged tax title takings in this town are taken in the name of and titled in the name of the inhabitants of Montague." She also asked that the Selectboard give some clarity regarding why the Town is using two sources for the Strathmore.

Kuklewicz: The biggest reason we're on the agenda at the Special Town Meeting is we have an order from the State Fire Marshall's Office around securing the building. It's our responsibility to make sure that the building is secure, safe from vandalism, and safe from individuals going in and possibly getting harmed. The other pieces around CDBG relate to possible work that could help either redevelop or selectively demolish parts of the building to make it more attractive for redevelopment and so on, and those are ones that our Town Planner and Town Administrator have both been looking at for years.

Kevin Hart, Broadband Committee

Update regarding Map rectification meeting with Comcast held 2/7/17

Hart: The last time we were in front of you, Comcast was asking for six months to do what they call a map reconciliation. They met with us on February 7th and we got revision one of their maps and went into detail focusing on the parts of the Town that were unserved. Today we got the final revision, and all areas in question, they have decided to do.

Hart summarized the revised map, pointing at different areas:

- Red is where the houses will be served

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- Yellow are the houses that are currently served
- Green doesn't have any houses or may have pole gap issues
- After a two-week survey, areas that were originally omitted are now included
- In the blue areas, people are sparse, there are no poles, and there are physical issues. It would cost about \$5,000 to feed them

Hart: Six months is the average time for make-ready, that's the survey from Eversource and Verizon on the poles. Comcast was hoping for June/July for the make-ready to be completed, and then they would complete the build by the end of the year. They have until August 2018 to complete the work. So the good news is it went from roughly 92% when this was built to 98.5%. The people that are left out, we're just going to have to be a little creative to figure out how to solve it. At 98.5% percent, it pretty much guarantees that nobody is going to come in competitively and compete with Comcast to get that 1 ½%. So we have to work with Comcast for a solution on this.

Steinberg: One question is what is it going to cost beyond 300 feet? There's a cost allowance of \$1400 per home to get from the street to your house. Above that, the resident would be responsible. On just the hill, there are 17 houses that will have a surcharge to connect. They will have to get quotes so they can plan ahead.

Hart: There's one area that concerns the MLP. We got the two Town votes to create the MLP, which was the mechanism that allowed us to assign pole rights to a private company. We haven't done anything with it. It's our recommendation that we sit on this MLP second vote and not do anything with it, but use it as a card if perhaps the MLP could be a mechanism to build out some additional houses such as adding poles or what not. Because Comcast doesn't install poles. So MLP can go out and install poles and then allow Comcast to build on these poles.

Ellis: I think we can tag-team our follow-up with Comcast with the contact who's been giving us information to ask them about their plan of keeping the Town abreast of major milestones being completed as part of the process.

**Walter Ramsey, Town Planner
2017 Green Community Grant Application**

Ramsey: This would be our fourth grant under the Green Community's application. I am proposing that the Town apply for energy conservation measures to three municipal buildings - the Sheffield School, the Carnegie Library, and the Shea Theater. Specifically the projects that the Sheffield School are looking at are to re-commission the hot water pumps, to install the lighting occupancy sensors in all of the rooms, to replace the library rooftop unit, the HVAC system, as well as the cafeteria rooftop unit. At the Carnegie Library, we're looking at installing a new furnace that's going to convert from oil to propane and to install two new condensing units for a cooling system, which is going to help improve the airflow in the library, as well as introduce zoned heating and cooling. The conversion to propane is going to see some energy savings, but the idea is to eventually convert to natural gas once the moratorium is lifted. For the Shea Theater, I'm recommending HVAC duct work replacement projects. So overall we're looking at applying for \$200,460 worth of Green Community's grant funding. These projects would save the Town about \$24,700 annually in energy savings.

Boutwell makes a motion that the Board authorize the Chair to sign the 2017 Green Community Grant Application as presented. Nelson seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.

**Bruce Hunter, FCRHRA
FY17 Application - Cover page and Program Income Certification for Signature**

Nelson makes the motion to authorize the Chair to sign the FY17 application as presented. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.

**SELECTMEN'S MEETING
UPSTAIRS MEETING ROOM
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Nelson makes the motion to authorize the Chair to sign the Program Income Certification. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.

Nelson makes the motion to authorize the Chair to sign the letter that has been presented regarding a \$25,000 match commitment for the Strathmore Demolition Project. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.

FY16 Ave A & Pesky Park Lighting - Notice of Award for Signature

Nelson makes the motion to approve the Notice of Award in the amount of \$198,700 to M. L. Schmitt Electrical Contractors and Engineers for the Avenue and Peskeomskut Park Pedestrian Lighting Project. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.

FY14 Close out report for Signature

Nelson makes the motion to authorize the Chair to sign the Close out report for the FY 2014 CDBG Grant. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.

Jordan Lehtomaki

Newt Guilbault Baseball League Opening Day Ceremony Parade, April 23, 2017 from 11:00 AM to 11:45 AM

Nelson makes the motion to approve the request for the parade for the Newt Guilbault Baseball League for their annual opening day parade, taking place on Turnpike Road, leaving from Turners Falls High School, right onto Montague Street, down Montague Street, and then ending at the baseball fields known as Campbell Field, approximately 120 attending, Chief Dodge has signed off on it, and the event will start at 11:00 AM and will go until approximately 12:00 noon. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.

Personnel Board

Request by Chief Chip Dodge to place Richard Suchanek on 111F effective 02/04/17

Nelson makes the motion to put Sergeant Richard Suchanek on 111F leave effective February 4th, 2017 until further notice from the Chief. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.

Town Administrator's Report

Turners Falls Power Canal service outage, 9/18/17 - 9/23/17

First Light has given notice with regard to the Turners Falls Power Canal. A service outage will take place Monday, September 18th, through Saturday, September 23rd. The canal will be drained for 0700 hours. During this time, the canal will be dewatered to perform inspection and maintenance work along the canal on a number of locations.

Appoint Steve Ellis as ADA Coordinator

Nelson makes a motion to appoint Steve Ellis as ADA Coordinator for the duration of his employment. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.

Strathmore Update

Ellis: We expect to have a figure to work with tomorrow that will be added and presented as part of the motions for the repair of the building that we described. The RFP will focus on boarding and securing, removal of additional debris that was left alone after previous efforts ran out of funding, and also very selective roof work, which will really be make-due work. Significant portions of the roof on some buildings were repaired this past year, but there are some persistent leaks. What we're trying to do is preserve the building as it is at the lowest possible cost, and remove what really is public safety hazard for anyone that may enter, and also sealing it off from the elements. There are a couple of things that were in conversation between the Building Inspector and the Fire Chief as we talk about specifically which entrances will be boarded. That could change the estimation of cost. We're looking at it as likely a \$60,000 to \$85,000 project; but depending on some of the specifications, we don't know for sure what we'll get for a

**SELECTMEN'S MEETING
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quote. It's also worth noting that based on conversations with the alternate building inspector who David brought in to make sure that we had that second opinion, there may be opportunities to keep part of the second-floor window lights open, which would allow us to keep those areas a bit brighter.

Topics not anticipated in the 48 hours posting requirements

Ellis read a notice to the Board of Selectman from the Treasurer: "Be advised the Town of Montague has taken possession of four specific properties: Rear Canal Street Map 03 Lot 083, Rear Canal Street in Turners Map 03 Lot 082, Rear Avenue A Turners Falls Map 05 Lot 153, and Rear Avenue A Turners Falls Map 06 Lot 358." These were parcels that were formally under the ownership of Montague Energy Corp, and the notice is a statement of the final foreclosure.

Other

The next regularly scheduled Selectmen's Meeting will be held on Monday, March 6, 2017 at 7:00 p.m. at the Montague Town Hall, 1 Avenue A, Turners Falls, MA.

Special Town Meeting will be held on Thursday, March 2nd, at 7:00 p.m.

Nelson makes a motion at 8:12 PM to enter Executive Session under G.L. c 30A, Section 21 (a)(3) to discuss collective bargaining strategy with respect to IBPO. Votes may be taken. We will be leaving Executive Session only to adjourn our regular meeting. Kuklewicz declares that holding the session in public hearing would be detrimental to the Town's position in this matter. Boutwell seconded, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye.

List of Documents and Exhibits:

- Minutes of 2/13/17
- Comcast Montague, MA Plant Area Map, Final Reconciliation Design 02/27/17
- Letter to Undersecretary of Housing & Community Development regarding Strathmore Mill Demolition and Abatement Design – Match Commitment
- CDBG FY17 Application – Cover Page and Program Income Certification for Signature
- CDBG FY16 Ave A & Peske Park Lighting – Notice of Award for Signature
- CDBG FY14 Close out report for Signature
- Use of Public Property Form, Newt Guilbault Opening Day Parade, April 23, 2017
- Personnel Status Form to place Richard Suchanek on 111F
- Letter from First Light regarding Canal Service Outage
- Appointment form for Steve Ellis as ADA Coordinator