

Capital Improvements Committee Meeting Minutes
Montague Town Hall, Downstairs Conference Room
One Avenue A, Turners Falls MA
January 15th, 2020

Attendees: Capital Improvements Committee members Greg Garrison, Steve Ellis, Fred Bowman. Energy Committee member Ariel Elan. Chris Sawyer-Laucauno

I. Approve Minutes of January 8th meeting.

Mr. Garrison moves to approve the meeting minutes of January 8th, 2020. Mr. Bowman seconds. Passes 3-0.

II. Review Capital article requests.

Council on Aging Roof

Two quotes have been received for this project.

One of the quotes is for a metal standing seam roof system at a cost of \$90,497. This quote doesn't include chimney repointing or address facial rot issues, for does it include the price of necessary snow guards. Snow guards would add about \$18,000 to the project cost.

The second quote is for an asphalt replacement roof and the price of this roofing system came in at \$35,488. This price also doesn't include fascia repair or chimney repair.

It is understood by the committee that the chimney is in poor condition. At this point the roof is not yet leaking but looks like it will need to be replaced very soon.

Members ask is the chimney is currently in use. Mr. Sawyer recommends removing the chimney if it is no longer in use, he and Mr. Tom Bergeron will investigate.

Mr. Garrison states to perhaps plan for a \$10,000-\$15,000 contingency fund,

Mr. Garrison moves that the CIC consider the asphalt shingle roof approach for the Council on Aging roof project and not recommend the metal roof option. Recommends \$15,000 contingency to bring the cost to \$50,488. Mr. Bowman seconds. Passes 3-0.

WPCF

A. . Water Pollution Control superintendent requests that we drop the Sewer and Primary Effluent Pump articles until engineering and cost estimates are updated.

Mr. Garrison moves that the CIC recommend \$75,000 to fund removal/decommissioning off the vault and oil tank at the administrative building, as well as the replacement tanks. and related expenses. Mr. Bowman seconds. Passes 3-0. This article to be requested at March 5th, Special Town Meeting.

B. Pump and Blower Upgrades. \$235,000. \$135,000 of which can be funded by Gap II grant. It is considered the #1 priority because it leverages that grant which needs to be spent by next fiscal year.

Mr. Garrison reviewed info received at earlier meeting at the WPCF and wonders what is the expected cost savings in Kw/H and if this request is replacing worn out parts.

Mr. Garrison moves to recommend the installation of fine bubble diffuser at WPCF contingent on the grant availability. Mr. Bowman seconds. Passes 3-0.

C. Montague Center Pump Station Upgrades

Mr. Garrison understands this needs to be done but not able to recommend without a clear scope supportive quote. **No vote was taken on this article.**

D. Primary Sludge Pump. \$25,000.

Mr. Garrison moves \$25,000 to supplement existing appropriation (Article 19 of 5/7/16 STM) to replace or repair primary sludge pump at the WPCF. Mr. Bowman seconds. Passes 3-0.

E Septage System Upgrade. \$150,000 Cost based on 2016 estimate.

A number of questions are thought of by the committee to ask the WPCF representatives when they are brought in for further discussion about this article.

These questions are:

Can the WPCF submit the quote received in 2016?

Is the WPCF sure of the ROI? Will Seepage result in more revenue than expense?

Mr. Garrison states that it is difficult for the CIC to determine the relative value and importance of this request. Mr. Bowman is unclear on the benefit at this point. Need more information. **No vote taken on this article.**

III. Topics not anticipated within the last 48 hours.

CDBG Streetscape planter project. Granite vs. concrete is discussed. A quick tour of the area in front of the Shea and Colle was performed. Request Town Planner Walter Ramsey for costs on 1/22/20.

IV. Adjournment.

Mr. Garrison moves to adjourn. Mr. Bowman seconds. Passes 3-0.