



**Wednesday, January 3, 2024
Select Board Meeting Agenda**

Zoom at 6:00 pm * Amended 1/2/2024

Present were: Amy Parsons, Chair; Joyce Chunglo, Select Board Clerk; Jane Nevinsmith, Member; Randy Izer, Member; and Molly Keegan, Member. Also present were Carolyn Brennan, Town Administrator; Jennifer Sanders-James, Licensing Coordinator; Troy Brin, HR Director; Joan Zuzgo, Payroll and Benefits Coordinator; Emily Toro-Mattoon, Payroll and Benefits Assistant; Scott McCarthy, DPW Director; Linda Sanderson, Town Treasurer; Police Chief Mike Mason; Meghan Cahill, Police Department; Attorney Tom Reidy; Susan Glowatsky, Town Collector; Danielle Teixeira, Tighe & Bond; Jeff Faulkner, Tighe & Bond; Alex LaMarche, Hadley Media Director; Dan Zdonek, Town Assessor; William Dwyer, Planning Board; Jim Maksimoski, Planning Board; and .

1. Call to Order

The Select Board convened a hybrid meeting on Wednesday, January 3, 2024, at 6:00 p.m. at the Hadley Senior Center at 46 Middle Street, Hadley, MA 01035 at 6:00 p.m. and on Zoom Meeting ID: 858 1375 3809 there and then to act on the following agenda.

Amy Parsons announced that nobody was recording this meeting except for Hadley Media.

The public may access the meeting remotely by using a computer or telephone and follow the instructions below:

Topic: Select Board Meeting

Time: Jan 3, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

[https://us06web.zoom.us/j/85813753809?pwd=BcMHjVLEqJ1bbOUmA8iv9FSFZatb3P.](https://us06web.zoom.us/j/85813753809?pwd=BcMHjVLEqJ1bbOUmA8iv9FSFZatb3P.1)

1

Meeting ID: 858 1375 3809

Passcode: 016104

One tap mobile
+13126266799,,85813753809#,,, *016104# US (Chicago)
+16469313860,,85813753809#,,, *016104# US

2. Appointments

2.1 The Quarter's Alteration of Premises

Atty. Tom Reidy stated that The Quarters is altering their premises including 700 square feet of outdoor space as well as 900 square feet of interior space.

Jane Nevinsmith asked if modifications were due to be made. Atty. Tom Reidy responded in the affirmative with modifications planned primarily within the interior space.

Randy Izer asked if the business had been in front of the Planning Board yet. Atty. Tom Reidy responded in the negative.

Jennifer Sanders James stated that she has checked with the Planning Board, Fire Chief, and Building Inspector to confirm that such alterations and modifications were within compliance of all regulations.

Molly Keegan inquired about parking.

Bill Dwyer responded by stating that the Planning Board did approve the enlargement of the outdoor seating area and asked that the business activate reserved parking spaces so that adequate parking would be in place.

Molly Keegan disclosed that one of her children runs a trivia event at The Quarters.

Motion to approve the alteration of the premise at The Quarters.

Motion: Nevinsmith

Second: Chunglo

Vote: 5-0-0.

3. Consent Agenda

3.1 Consent Agenda

Warrants	AP2424S, AP2424, AP2425S, AP2425, PR2412, PR2412 SUPPLEMENTAL, PR2411

Motion to approve the Consent Agenda.

Motion: Chunglo

Second: Nevinsmith

Vote: 5-0-0

4. Public Comment

4.1 Public Comments

There were no public comments.

5. Old Business

5.1 License Renewal

Jennifer Sanders James, Licensing Coordinator requests that the Select Board approve the following license renewal for 2024:

Kiddleton, INC. 367 Russell Street Hadley MA 01035 Automatic Amusement License - 1.

Motion to approve the Automatic Amusement License renewal for Kiddleton, Inc.

Motion: Keegan

Second: Chunglo

Vote: 5-0-0

5.2 Boards/Committee Acknowledgment forms

The Select Board had requested that all Boards and Committees adopt the Code of Conduct and for the individual members to sign the acknowledgement form for the Board and Committee Handbook. This was an update of all of the received adoptions and acknowledgements received to this date.

Jennifer Sanders James reported that only individuals on the Planning Board who serve on other appointed committees have adopted the Code of Conduct.

Jennifer Sanders James stated that she can send out another email to committee chairpersons requesting that the Code of Conduct has been adopted and individual members have signed the acknowledgement form by January 17, 2024. Any committees not responding as such by January 17, 2024 will be referred to the appropriate Select Board liaison(s) by Jennifer Sanders James.

6. New Business

6.1 Mount Warner and Mount Holyoke Water Storage Tank Project

Scott McCarthy, DPW Director and invited guests from Tighe and Bond Engineers provided an update on the Mount Warner and Mount Holyoke Water Storage Tank Project. They discussed challenges and sought guidance from the Select Board members.

Scott McCarthy stated that in 2021 the DEP determined that work was needed on the Town's water tanks. Scott McCarthy further stated that at the Spring 2022 Town Meeting, \$310,000 was approved to paint the water tanks and that before painting the tanks, Tighe & Bond were consulted as the tanks were approaching the end of their life expectancy. Scott McCarthy stated that there are seemingly 2 options: rehabilitation or

replacement of the 2 water tanks, citing the complexity and related expense of either option.

Danielle Teixeira and Jeff Faulkner of Tighe & Bond provided a presentation outlining their findings and recommendations. Danielle Teixeira stated that upon inspection of the 2 tanks there were signs of exposed steel and corrosion. Danielle Teixeira further stated that the life expectancy of water tanks is 80 years, with the 2 Hadley tanks placed into service in the 1960s and 1970s. Danielle Teixeira stated that painting the interior and exterior of the 2 tanks (rehabilitation) would result in the lowest initial costs but expensive overall costs as construction of 2 new water tanks would most likely be required after 20 years.

Danielle Teixeira stated that the replacement option could be undertaken by utilizing ground level pre-stressed concrete water tanks which take 6 months to construct with a life expectancy of 80 years, requiring cleaning every 20 years and an exterior aesthetic coating every 40 years. This option has the highest capital cost.

Danielle Teixeira stated that the other possible replacement alternative would be to construct a ground level glass-fused steel tank with a life expectancy of 75 years with interior and exterior resealing required every 20 years and the replacement of anode every 10 years. Danielle Teixeira stated that this alternative would provide the lowest lifetime capital cost, with construction being completed in 2 months, with a total construction project cost in the neighborhood of \$9 million.

Danielle Teixeira stated that the option being recommended by Tighe & Bond is the ground level glass-fused steel tank.

Danielle Teixeira provided a Conceptual Cost Summary:

WATER TANK CONCEPTUAL COSTS SUMMARY					
ALTERNATIVE	Tank	VENDOR CAPITAL COST	LIFETIM E IN YEARS	LIFETIME MAINTENANC E COST	TOTAL LIFETIM E COST
Glass-fused-to- steel	Mount Warner	\$1,105,000	75	\$225,000	\$1,300,00 0
Glass-fused-to- steel	Mount Holyoke	\$1,290,000	75	\$215,000	\$1,500,00 0
Pre-stressed concrete	Mount Warner	\$1,400,000	80	\$195,000	\$1,600,00 0
Pre-stressed concrete	Mount Holyoke	\$1,500,000	80	\$210,000	\$1,700,00 0

Rehabilitation	Mount Warner	\$1,100,000	95*	\$225,000	\$2,600,000
Rehabilitation	Mount Holyoke	\$1,100,000	95*	\$215,000	\$2,800,000

*Approximately 45 years have already passed, leaving approximately 50 years of life on the existing tanks..

Danielle Teixeira also provided a possible project schedule for construction of glass-fused steel tanks beginning with Town Meeting in May 2024 with completion in the Fall of 2025/Spring of 2026. Danielle Teixeira further stated that the current water tanks would not be taken offline simultaneously during the construction of the new tanks.

At the conclusion of the Tighe & Bond presentation, Scott McCarthy asked the Board about next steps, citing that the DEP has mandated some kind of action. Scott McCarthy recommended replacement of both tanks as Tighe & Bond had presented.

Molly Keegan asked about the 95 years of life for the current tanks. Randy Izer explained that the tanks were purchased during the previous century so the remaining life is something much less than 95 years.

Amy Parsons asked a question related to the durability of the two construction alternatives in light of climate changes.

Scott McCarthy stated that he recently saw a glass-fused-to-steel tank in Southampton that was 32 years old with no problems during that span. The tank had been recently power-washed and looked like brand new and that Barstow Farm has something very similar.

Scott McCarthy reiterated that cost, lot size constraints, and projected downtime are primary considerations in recommending the construction of new tanks.

Randy Izer asked about the age of glass-fused-to-steel technology.

Jeff Faulkner responded by stating that the technology has been around for over 25 years and that the technology has been used for water storage as well as farming applications.

Randy Izer asked about the warranty on a new glass-fused-to-steel tank.

Jeff Faulkner responded that the project would be warranted for the standard one year with an extended warranty available.

Joyce Chunglo asked about the inside liner of the glass-fused-to-steel tank.

Jeff Faulkner responded by stating that the construction of the tank is similar to a household water heater and that the composite material on the inside and outside is similar to an enamel.

Jan Nevinsmith asked about the construction process.

Scott McCarthy described the process in detail, resulting in limited downtime in water distribution and pressure.

Randy Izer asked how the application for funding would work in terms of approaching the voters at Town Meeting in May.

Jeff Faulkner described the USDA funding process and their rural development program for populations numbering less than 10,000, inclusive of a loan/grant program.

Molly Keegan asked about loan interest rates offered by the USDA.

Jeff Faulkner responded that Hadley would likely qualify for and lock in something less than the market rates (which is currently 3.5%) at the time of application approval with an opportunity to unlock the rate if market rates drop in the future.

Carolyn Brennan stated that a next step might be for the Select Board to meet with the Finance team and Finance Committee and that the Capital Planning Committee should be engaged at some point to take into consideration other capital projects that have already been approved or may come under consideration. Ultimately, Carolyn Brennan stated, this item needs to be on the Town Meeting warrant.

Amy Parsons asked about possible ramifications if the voters turn down the request at Town Meeting to proceed with this project. Scott McCarthy stated that the Town would be non-compliant with the DEP's mandate.

Molly Keegan asked about ongoing maintenance costs associated with the glass-fused-to-steel tank.

Scott McCarthy stated that the ongoing maintenance costs would be similar to the current maintenance costs.

Amy Parsons asked about the construction of the glass-fused-to-steel tank as it relates to site preparation, fencing, etc.

Scott McCarthy stated that the site has been surveyed and the project will comply with the Town's existing standards and needs.

Motion to accept the recommendation by Scott McCarthy and Tighe & Bond to pursue the construction of 2 glass-fused-to-steel tanks.

Motion: Nevinsmith

Second: Izer

Vote: 5-0-0

6.2 DPW Building Committee Mission statement and tasks

Motion to approve the DPW Building Committee Mission statement and tasks (target date for completion TBD.) and to keep the Committee members intact for the duration of the mission.

Motion: Chunglo
Vote: 5-0-0

Second: Nevinsmith

Motion to keep the Committee members intact for the duration of the mission.

Motion: Nevinsmith
Vote: 5-0-0

Second: Keegan

6.3 Appointments * This item was added after the 48 Hour Posting Period as an Unanticipated Agenda Item

*** This item was added after the 48 Hour Posting Period.**

The Select Board appointed the following people:

Human Resources Payroll and Benefits Assistant: Emily Toro-Mattoon
Hadley Police Department Dispatchers: Ethan Nesbit and Gabriel Chambers

Joan Zuzgo introduced Emily Toro-Mattoon to the Board.

Meghan Cahill spoke in support of hiring Ethan Nesbit(full-time) and Gabriel Chambers (part-time) as Police Department Dispatchers.

Motion to approve the hiring of Emily Toro-Mattoon, Ethan Nesbit, and Gabriel Chambers.

Motion: Keegan
Vote: 5-0-0

Second: Chunglo

7. Other Items Not Anticipated 48 Hours in Advance

8. Town Administrator Report

9. Select Board Members Items for Future Discussion

Randy Izer stated that Scott McCarthy, DPW Director, contacted him inquiring about plowing private roads, with a concern over some private roads being in disrepair. Amy Parsons stated this would be added to a future meeting agenda for discussion.

Molly Keegan stated that she would like to discuss how inquiries from various individuals will be handled and by whom.

10. Select Board Members Liaison Report

Molly Keegan stated that the Housing and Economic Development Committee met recently wherein it was mentioned that there might be an educational housing forum

offered and open to the public possibly during the last week of February (maybe February 29th) with a Q&A period on March 7. Molly Keegan further stated that there is an effort to secure knowledgeable speakers for this event.

Joyce Chunglo stated that Police Staff Sergeant Mike Romano has received an award from the Western Mass. Chiefs Association in recognition for all of his roles and achievements since joining the police force in 2014.

11. Executive Session

12. Announcements

Joyce Chunglo announced the passing of Robert Rodak, Eleanor Burek, Alice Underwood, Edward Michaelowski, and Rosemary Bristol.

Joyce Chunglo stated that announced that she is not running for re-election in the Spring of 2024.

13. Adjournment

13.1 Adjournment

Motion to adjourn.

Motion: Nevinsmith

Second: Izer

Vote: 5-0-0

Meeting was adjourned at 8:27 pm.

Respectfully submitted,

Peter Lore