



Wednesday, August 3, 2022
Select Board Meeting Agenda

Present were: Jane Nevinsmith, Chair; Joyce Chunglo, Member; Amy Parsons, Member; Randy Izer, Member; Molly Keegan, Member

Also present were: Carolyn Brennan, Town Administrator; Jennifer Sanders James, Licensing Coordinator; Dan Zdonek, Town Assessor; William Dwyer, Planning Board; Jim Maksimoski, Planning Board; Scott McCarthy, DPW Director; Susan Glowatsky, Town Collector; Mike Mason, Police Chief; Tom Quinlan, Building Inspector; Mike Spanknebel, Fire Chief; Jessica Spanknebel, Town Clerk; Jack Czjakowski, Climate Change Committee; Denise Barstow, Barstow's Dairy and Bakery; Laura Baker, Valley Community Development.

1. Call to Order - Times are approximate

1.1 Call to order

The Select Board will convene a hybrid meeting on Wednesday, August 3, 2022 at 6:00 p.m. at the Hadley Senior Center at 46 Middle Street, Hadley, MA 01035 and on Zoom Meeting ID:864 5248 4287 there and then to act on the following agenda.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/86452484287?pwd=TGZyT1hNdmZlS2laNlp3cmQ1T2FRdz09>

Meeting ID: 864 5248 4287

Passcode: 444044

2. Executive Session

2.1 Executive Session -- Union Contracts

Motion to enter into executive session as per the provisions of MGL Chapter 30A, Section 21 (a)(3): "To discuss strategy with respect to collective bargaining ... if an open meeting may have a detrimental effect on the bargaining ...position of the public body and the chair so declares...." --DPW, , Police, Dispatch and to reconvene in open session.

Motion: Keegan

Second: Chunglo

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

3. Public Comments - 6:30 pm

3.1 Public Comments

Jane Nevinsmith called the meeting to order at 6:30 pm and stated in accordance with Mass. General Law Chapter 22 of the Acts of 2022 signed by Governor on February 15, 2022, I announce that this meeting of the Select Board is being recorded by Hadley Media, the Select Board's Office via Zoom and ask if there is anyone present who is also recording this meeting.

No one else is recording the meeting.

Dan Regish asks for access to the newly formed Russell School Committee. The committee would like access to the building.

Carolyn Brennan will coordinate.

Sue Oppenheimer asks why choosing a tenant to serve on the Housing Authority is up to the Select Board and not the tenants. The response was that this process is in compliance with Massachusetts law.

4. Consent Agenda 6:45

4.1 Consent Agenda

Automatic Amusement License	Fun Hub Action Park 25 Amusement Devices
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Motion to approve the consent agenda.

Motion: Chunglo Second: Parsons

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

5. New Business

5.1 Hadley Housing Tenant Representative

The Select Board intended to interview Rise Smythe and Melissa Rose House. This needed to be tabled till the next meeting as one of the candidates was ill.

5.2 Hadley Media Director Candidate Interview

Jen Trovato, HR Director introduces Alex LaMarche and recommends him for the position of Hadley Media Director.

Motion to approve the hiring of Alexander LaMarche to the position of Hadley Media Director.

Motion: Chunglo Second: Parsons

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

5.3 Internal transfer from Highway to Wastewater

Motion to approve the internal transfer of Devon Glynn from Highway to Wastewater Operator.

Motion: Parsons

Second: Chunglo

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

5.4 Approval to hire new laborer/truck driver for the Highway Department

Motion to authorize the hiring of a new laborer/ truck driver in the Highway Dept.

Motion: Chunglo

Second: Keegan

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

5.5 Vehicle Use Policy

The Select Board reviewed the updated vehicle use policy as part of the Green Community requirements.

Motion to approve the Vehicle Use Policy.

Motion: Keegan

Second: Izer

Roll call vote: Nevinsmith: Aye, Chunglo: Abstains, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 4-0-1

5.6 UMASS Agreement Ext.

Carolyn Brennan presented the UMASS Agreement Extension to the Select Board and asked for an extension of the agreement until October.

Motion to approve the UMASS Agreement extension.

Motion: Parsons

Second: Chunglo

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

5.7 Entertainment License - Barstow's Dairy and Bakery

Barstow's submitted an application for an entertainment license.

Denise Barstow Manz provided a summary of the request that was also presented to the Planning Board. Bill Dwyer presented a recap from the Planning Board including a recommendation for approval (5-0) of the entertainment license but no bands playing after 7:00 PM.

Motion to approve the entertainment license for Barstow's between 6:00 AM and 7:00 PM daily.

Motion: Chunglo

Second: Parsons

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

5.8 Police/Constable State Primary

Motion to approve a sufficient number of police officers/constables at the polling location at every election therein to preserve order and to protect the election officers and supervisors from any interference with their duties and to aid in enforcing the laws relating to elections, as required by Section 72 of the Chapter 92 of the Acts of 2022.

Motion: Parsons

Second: Keegan

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

6. Old Business

6.1 Climate Emergency Resolution Discussion

The Select Board discussed the forum for the Climate Change Emergency Resolution. A public educational forum may have to be delayed for a short period due to the turnover at Hadley Media and related technology related to hybrid meetings.

Jack Czajkowski noted that at the last Climate Change Committee meeting that the Resolution has been rewritten.

Motion to place the Climate Emergency Resolution on the warrant for the Fall Town Meeting.

Motion: Chunglo

Second: Parsons

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

6.2 Econolodge Letter of Support

The Select Board discussed the letter of support for the Econolodge housing project and Valley Community Development.

Randy Izer raised the question around tax revenues from Econolodge as a lodging business and property taxes versus tax revenue from affordable housing.

Laura Baker responded that the property tax would be based upon its assessed value regardless of use. Relative to the lodging tax collected or not collected, the current Econolodge owner owns other hotels in Hadley and projects that future hotel guests may simply reserve rooms at the other hotels, potentially keeping lodging tax receipts level.

Dan Zdonek added that lodging tax receipts may increase with higher occupancy at other hotels, but possibly outside of Hadley during peak seasons.

Joyce Chunglo stated that she is concerned that the Knights Inn evolving into a shelter for the homeless.

Laura Baker responded by stating that CORI background checks as well as credit and reference checks are performed on potential affordable housing residents with a project such as this. There is a similar property on Bridge Street that has been located right next to the Bridge Street School for 30 years. Tenant screening and property management are the keys to success. The average tenancy is 4 to 5 years.

Of the 50 units that would be made available, 25 would be earmarked for homeless people, while the other 25 would not.

Molly Keegan states that the property still has control over the Econolodge in terms of whether he wants to go through the conversion project or not. She also reminded everyone that Hadley's affordable housing inventory is currently due to decrease over the next few years.

Joyce Chunglo expressed concerns about drug or mental health issues. She asked about support services, and would the State take care of these needs or would it be up to the Town.

Laura Baker stated that the State looks for the Town to express support for the project before moving forward, while project design and management would be brought to the Zoning Board for review/approval. Support services would be provided onsite if the project materializes.

Laura Baker mentioned that there is language in each tenant's lease that outlines standards and expectations to be met by the tenant as well as in a tenant handbook. Failure to comply could result in tenant eviction.

Chief Spanknebel expressed some concern over limited ambulance service and other emergency services in Hadley and if there may be potential support resources available for the town.

Randy Izer expressed the need for clarity around the tax revenue question related to converting 50 units at the Econolodge.

Dan Zdonek expressed that the financial impact of converting 50 units to affordable housing may be neutral to the current property and lodging tax receipts.

Motion to issue a letter of support for the Econolodge project to proceed as described by the Valley Community Development pending edits to the current draft letter.

Motion: Keegan

Second: Izer

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

6.3 Chmura Road Trail Kiosk

The Select Board discussed the Chmura Road Trail Kiosk.

Motion to approve the Chmura Road Trails Permit sign and the removal of the no trespassing signs.

Motion: Chunglo Second: Izer

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Abstains, Izer: Aye, Keegan: Aye.

Vote:4-0-1

7. Other Items Not Anticipated 48 Hours in Advance

None.

8. Town Administrator Report

8.1 Town Administrator Report

Carolyn Brennan offers the following items as part of the Town Administrator report.

- Capital requests are due from department heads by August 31.
- The Finance team has been looking at projected revenue in advance of the Fall Town Meeting.
- Responses have come back related to the RFP to replace the DPW trailers. Costs have doubled, so other alternatives are being pursued.
- Randy Izer will be the Select Board liaison to the Capital Planning Committee.

9. Announcements

Joyce Chunglo offers the Select Board's Condolences to the family of Dennis Bristol.

10. Adjournment

10.1 Adjournment

Motion to adjourn.

Motion: Chunglo Second: Parsons

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Parsons: Aye, Izer: Aye, Keegan: Aye.

Vote: 5-0-0

Meeting was adjourned at 7:35 pm.

Respectfully submitted,

Peter Lore and Jennifer Sanders James