



Wednesday, March 15, 2023
Select Board Meeting Agenda

Present were: Jane Nevinsmith, Chair; Joyce Chunglo, Clerk; Randy Izer, Member
Amy Parsons arrived at 6:05 pm
Molly Keegan: Absent

Also present were Carolyn Brennan, Town Administrator; Jennifer Sanders James, Licensing Coordinator; Jen Trovato, Human Resource Director; Linda Sanderson, Town Treasurer; Alex Lamarche, Hadley Media; Dan Zdonek, Town Assessor; William Dwyer, Planning Board; Susan Glowatsky, Town Collector; Mike Spanknebel, Fire Chief; Scott McCarthy, DPW Director; Jack Czajkowski, Climate Change Committee; Chris Mason, Mass DOER, Mimi Kaplan, PVPC; Chris Dunn, Mass DOER; Tom Reidy, attorney; Courtney Meyer, Russell School Building Committee; Dan Regish, Russell School Building Committee; Carol Holstein, Russell School Building Committee; Mary Thayer, CPA; and Bruce Jenks, Hadley Scoop.

1. Call to Order

The Select Board will convene a hybrid meeting on Wednesday, March 15, 2023 at 6:00 p.m. at the Hadley Senior Center at 46 Middle Street, Hadley, MA 01035 and on Zoom Meeting ID: 845 3413 9154 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:

Topic: Select Board Meeting

Time: Mar 15, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us06web.zoom.us/j/84534139154?pwd=MnRKM0psWDdjVUQ0cUlKUEFmeno3QT09>

Meeting ID: 845 3413 9154

Passcode: 566080

2. Public Comments

None.

3. Consent Agenda

Warrants	PR2318, AP2336, AP2336S, AP2335INS, AP2335, AP2335S, AP2335V
Hadley Housing and Economic Development Committee Appointment	Crystal Jackson
Common Victualler and Automatic Amusements	FunHub LLC., Fun Hub Action Park
Entertainment License	Barstows Longview Store and Bakery
Declaration of Surplus Property	Park and Recreation Hot Dog Cart

Motion to approve the Consent Agenda.

Motion: Chunglo Second: Izer

Vote: 3-0-0

4. Old Business

4.1 Goyhang Restaurant- Wine and Malt License - Public Hearing 6:15 pm

Song & Jung Food, LLC. dba Goyhang Restaurant and Market applied for a new On-Premise Wine and Malt License at 111-113 Russell Street. Randy Izer recused himself from this topic as he knows the attorney representing the applicants.

Owners of the restaurant, with their attorney present, outlined their request. Jennifer Sanders James mentioned that their application is in good order and has been reviewed by the Police Chief, Fire Chief, and Building Inspector.

Motion to approve the Wine and Malt License for the Goyhang Restaurant.

Motion: Chunglo Second: Parsons

Vote: 4-0-0

4.2 Green Communities

Jack Czajkowski from the Climate Change Committee presented the Hadley Energy Reduction Plan for the Green Communities program. Jack was joined by Chris Mason of the Mass DOER, Mimi Kaplan of PVPC, and Mark Dunn, Deputy Director of the Mass DOER.

The potential grant to the Town would be \$130,000. Current energy usage measurements have been taken, and the grant application has been written. There are 290 other cities and towns in Massachusetts considered to be Green Communities. Hadley and South Hadley are the two remaining communities in Hampshire County to become a Greener Communities.

There are 5 criteria to become a Green Community:

1. Review and update of zoning laws is complete.
2. Expedite application and permitting is complete.
3. Create an energy reduction plan to be approved by the Select Board.
4. Review fuel efficient vehicles is complete.
5. Stretch code is complete.

The point was made that once Hadley becomes a Green Community, the Town is eligible for additional grants in support of continued energy usage reduction. It was also mentioned that some percentage of grant money could possibly be used to compensate an administrative person to track and report of projects and their progress. Some of the \$130,000 could be put towards energy reduction projects at the high school as well as the elementary school and possibly the DPW garage.

Motion to approve the Municipal Energy Reduction Plan.

Motion: Chunglo

Second: Izer

Vote: 4-0-0

4.3 100 Mill Valley

The Select Board discussed the APR status of the property and the implications of permits.

Randy Izer kicked off the discussion by reporting that he had spoken with Janet Smith of APR regarding the business operations on 100 Mill Valley Road. Ms. Smith advised that everything on this property is allowed under APR. So food trucks and related activities are fine under APR. Therefore, an entertainment license and a food truck permit will be considered by the Select Board at its next meeting on April 5.

Bruce Jenks, the business owner at 100 Mill Valley Road, offered feedback regarding his recent experience with the Town's permitting/licensing process. Carolyn Brennan and Randy Izer clarified for Mr. Jenks how the Town's processes and related bylaws work and seek to continuously improve. Dan Zdonek also attempted to clarify recent conversations on this topic in the Town Hall.

4.4 Callahan Wells Propane Project- Emergency Declaration - Rescinding

Chief Spanknebel and Scott McCarthy spoke to this subject. Propane tanks have been returned and everything is back to normal operation.

Motion to rescind the Emergency Declaration for Callahan Wells.

Motion: Chunglo

Second: Izer

Voice vote: In favor 4-0.

5. New Business

5.1 DPW Laborer/ Assistant Mechanic Position

Scott McCarthy discussed the possibility of a Laborer/ Assistant Mechanic Position. Scott explained the difficulty in recruiting the right person to fill the role of Assistant Mechanic while maintenance needs in the garage continue to mount up. Scott and Jen Trovato suggested the hybrid position for someone to be in the garage and in the field as needed.

Joyce Chunglo suggested that perhaps the Franklin Technical School in Turners Falls could be contacted for recruits being trained in the mechanical field of study.

Scott McCarthy mentioned that he has reached out to schools that offer a coop program for students, resulting in no success thus far.

Motion to allow DPW and Human Resources to pursue candidates for the hybrid position.

Motion: Chunglo

Second: Izer

Vote: 4-0-0

5.2 Budget Priorities

Local Legislators have requested input for local priorities for funding in the state budget. Carolyn Brennan provided some context regarding this request.

State Rep. Carey is coming to Hadley on March 24 to meet with Carolyn to gather input in terms of what local budget priorities might exist for the State to consider. At the next meeting of the Finance team, consisting of Linda Sanderson, Susan Glowatsky, Dan Zdonek, Molly Keegan, Amy Fyden, and Carolyn, this topic will be discussed in advance of the meeting with Rep. Carey.

Jane Nevinsmith suggested that funds be earmarked for the DPW building construction. Carolyn also would like to see the procurement ceiling be increased along with more clarity around Chapter 70 funding.

Joyce Chunglo would like to see funding for the staffing of a 24x7 fire department. Fire Chief Spanknebel mentioned a report presented a couple decades ago citing the antiquated equipment still in use by the Hadley Fire Department for which oftentimes there are no replacement parts.

5.3 Child Abuse Awareness Proclamation

Jennifer Sanders James explained that the Select Board had received a request from the Children's Advocacy Center of Hampshire County for a proclamation to declare April Child Abuse Awareness Month in Hadley and to host a flag raising on April 7th at 2:30 at the Town Hall. This was also done in 2022.

Motion to grant the request by the Children's Advocacy Center.

Motion: Chunglo

Second: Parsons

Vote : 4-0-0

5.4 Public Participation Policy

The Select Board will review the proposed Public Participation at Meetings of Public Bodies Policy as described by Carolyn Brennan, referencing a recent court case. The Select Board will take up the proposed policy at the next Select Board meeting.

5.5 Finance Committee Budget Updates

Amy Fyden, Chair of the Finance Committee discussed the FY24 budget.

Amy Fyden shared with the Select Board that the use of \$875,000 of certified free cash is in the current budget draft. With recent inflationary trends, overall expenses are escalating quickly, as in the realm of the DPW. Revenues are also a little tight. The Town also wants to continue its AAA bond rating.

The Finance Committee is looking at how fuel is budgeted as well as Hadley Media. Amy also pointed out that the Board of Health has changed in how the department is run and staffed and perhaps there is an opportunity to have just one combined Inspections department.

5.6 APR Gralinski

Ron Hall from MDAR explained the Gralinski APR Subdivision and requested that the Select Board approve the changes to the APR located on Mt. Warner Road.

The forty-two acre property, comprised of two parcels, owned by Edward and Diane Gralinski was placed in APR in December, 2010. Edward had requested after a subdivision to place one resulting smaller parcel in his son's name, David, as a component of estate planning. Edward has asked the Department to approve this change after the fact. Some of the land would continue to be used for the growing of crops while another portion of the land is currently rented to Plainville Farms for the growing of crops. The subdivision and related APR change would require a new APR document reflecting the changes. The Select was asked to approve the change in APR. The net result is that the property will remain in APR but with one change in ownership.

Motion to approve the changes in the APR as described and requested.

Motion: Parsons

Second: Chunglo

Vote: 4-0-0

5.7 Russell School Update

Courtney Meyer provided an update on the Russell School.

Carolyn Brennan and Fire Chief Spanknebel, Tom Quinlan, Gary Berg, Dan Regish, and Courtney Meyer, along with the Architectural Heritage Foundation, met on March 9 for a tour of the Russell School. The school would be considered as a “burden building”. A scope of work to have the AHF conduct a study for \$25,000 has been created. Old Mohawk would update the study they did in 2013 for \$8400 for the exterior of the building only. An interior assessment by Old Mohawk would be approximately \$25,000. Courtney Meyer recommended a deposit of \$5000 to get one of the studies going before the Town Meeting.

Dan Regish recently presented to the Climate Change Committee who unanimously support saving the school. The Hadley Historical Commission also supports saving the building.

Future use of the school might include housing some Town Hall functions, including Park & Rec. The School could also house public meeting space.

There are a few funding opportunities totaling around \$3.6 million, including CPA money for up to \$1.2 million.

Courtney Meyer met with School Superintendent McKenzie regarding future space needs for the schools including the possibility of offering career technical education. The Russell School might also provide space for extracurricular activities as well as for performing arts. Home Depot and Lowe’s offer and fund partnerships for some additional programs that might be suited for Russell School space.

Selling or leasing the building are options, as there is some opposition to spending taxpayer dollars to salvage the building. From the survey, 28% of the Hadley respondents favored demolition.

Carolyn Brennan suggested that funding for a study/assessment at a price of \$25,000 to determine what it would really cost to refurbish the building prior to the Town Meeting cannot happen. Such funding could only be approved at the Town Meeting. Mary Thayer mentioned that CPA money can be used to administrative” things like working with an attorney to execute a study on a small project. Randy Izer suggested inquiring with the State folks who oversee the CPA.

Carol Holstein questioned what the charter of the Russell School Building Committee is now, as it now seems that the scope has broadened since the Committee’s inception. Jane Nevinsmith is pursuing what the Committee’s original charter was going back to 2022 and even earlier.

Carol Holstein further stated that there are multiple possibilities in terms of use for a refurbished building. Joyce Chunglo echoed her agreement but cautioned that funding such an effort is ultimately the question.

Randy Izer and Susan Glowatsky reiterated that spending the \$25,000 to do a complete cost assessment related to refurbishing the building has to be approved at the Town Meeting and not in advance. There is a placeholder on the warrant for the Town Meeting for spending CPA funds for future projects which may include the feasibility and the replacement of the Russell School roof which is leaking.

5.8 CPA Guidance

Mary Thayer, Chair of the CPA Committee requested time on the agenda to put into perspective how the CPA is funded and how those funds may be used.

The CPA has currently \$1.2 million earmarked for various projects, \$250,000 for housing projects, with another \$500,000 in reserve. The Town's annual contribution is roughly \$300,000. There is also a state match. Since 2004, the Town has had \$7.1 million in the CPA, of which \$2.9 million came from the State. Mary further highlighted some of the many projects and improvements funded by the CPA funds over the last 19 years.

Mary Thayer also spoke about the age of the Russell School, Goodwin Library, and the Town Hall and the perceived funding that may be needed for improvements or refurbishment. Mary Thayer's point was that the CPA funding would be easily exhausted with all of these pending projects.

5.9 Conservation Agent

Jen Trovato recommended the appointment of Kayla Loubriel as the Conservation Agent for a 17 hour a 17-hour-a-week position.

Motion to approve Kayla Loubriel as the Conservation Agent.

Motion: Chunglo Second: Izer

Vote:4-0-0

5.10 Land Use Coordinator Proposal

Carolyn Brennan discussed the proposal for a full-time Land Use Coordinator position. The background is related to boards and committees that have needed support for a long time. Some of the departments needing support include Conservation, Planning, the ZBA, and the CPA. The Coordinator would be involved with supporting anything related to land use and communication across the 4 departments rather than having a smaller role for someone in each department. Responsibilities would include but not be limited to recording and publishing meeting minutes, setting and posting agendas, and subject matter research. The 4 departments involved have bought into this concept. One candidate would likely be Kayla Loubriel.

Motion to approve the recommendation to fill the full-time role of Land Use Coordinator.

Motion: Izer

Second: Chunglo

Vote: 4-0-0

5.11 Park and Recreation Director Resignation

Greg LaSage, Park and Recreation Director has submitted his letter of resignation.

Motion to accept Greg LaSage, Park and Recreation Director's letter of resignation.

Motion: Chunglo

Second: Izer

Vote:4-0-0

5.12 Copier Lease Agreement

Carolyn Brennan will present the results of the cost leasing vs. buying of the town department copiers. The Town will be moving away from owning and more towards leasing as it is cheaper to do so. The Town will contract with Aztec for its leasing services.

5.13 Annual Town Report- Dedication and Fred Oakley Award Nomination

The Select Board was seeking nominations for the Annual Town Report and the Fred Oakley Award. Nominations should be emailed to info@hadleyma.org for consideration at the Select Board meeting on April 19.

6.Other Items Not Anticipated 48 Hours in Advance

None.

7. Town Administrator Report

There was a state of emergency on Old Mountain Road due to numerous trees damaged by the recent storm. DPW took care of the trees. The Fire Department went door to door to perform safety checks on that road.

The Hadley Business Council wants to meet with MassDOT and the contractor regarding progress on the Route 9 construction.

A hearing will be scheduled with MassDOT with Senator Comerford present to review what has been done regarding the safety signals at the crosswalk on Route 9 near the courthouse and Cumberland's. This hearing will be moderated by Randy Izer.

8.Select Board Members Items for Future Discussion

None.

9. Select Board Members Liaison Report

None.

10. Announcements

Joyce Chunglo offers the Select Board's condolences to the families of Alice LaFleur, James Michalopoulos and Richard Palmisano Sr.

11. Adjournment

Meeting was adjourned to an executive session at 8:00 pm

12. Executive Session

12.1 Executive Session - Contract negotiations -- Town Collector and Intermunicipal Agreement Inspections Hadley and Granby
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The Select Board will enter into executive session for the following purposes: Per M.G.L. c.30A, 21(a)(2) To conduct strategy sessions in preparation for negotiations with nonunion personnel – Collector; Town of Granby Inspection Services- Intermunicipal Agreement.

Motion to enter into executive session for the following purposes: Per M.G.L. c.30A, 21(a)(2) To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel – Town Collector and M.G.L c.30A, 21(a)(Intermunicipal Agreement - Inspections Hadley and Granby.

Motion: Chunglo

Second: Parsons

Vote: 4-0-0

Meeting was adjourned to executive session at 8:00 PM.

Respectfully submitted,

Peter Lore and Jennifer Sanders James