



**Wednesday, April 19, 2023  
Select Board Meeting Agenda**

Pursuant to notice duly filed with the Town Clerk, a hybrid meeting of the Select Board was held at 6:00 p.m. in the in Senior Center at 46 Middle Street, Town of Hadley.

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

Randy Izer was remote.

Also present were Carolyn Brennan, Town Administrator; Jennifer Sanders, Jamie, Licensing Coordinator; David Fill, Finance Committee, Paul Benjamin, Finance Committee; Andy Klepacki, Finance Committee and Community Preservation Act Committee; Mark Dunn, Community Preservation Act Committee; John Matusz, Community Preservation Act Committee; Denise Barstow-Manz, Community Preservation Act Committee; Andy Morris-Friedman, Community Preservation Act Committee; Courtney Miller, Russell School Building Committee; Dan Regish, Russell School Building Committee; Amy Fyden, Finance Committee; Shardool Parmar, Finance Committee; Mary Chayer, Community Preservation Act Committee; Jen Trovato, Human Resource Director; Linda Sanderson, Town Treasurer; Tom Quinlan, Building Inspector; DeDe Brindley, Building Inspector's office; Lieutenant Mitch Kuc, Police Department; Alex LaMarche, Hadley Media; Len Zdonek, Town Assessor; William Dwyer, Planning Board; Diana West, Hadley Historical Commission; Jonathan Carr, Carr's Cider House; and Susan Swatsky, Town Collector.

**1. Call to Order**

**1.1 Call to order**

The Select Board, Finance Committee, and Community Preservation Act Committee, convened a hybrid meeting on Wednesday, April 19, 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.

Join Zoom Meeting

<https://us06web.zoom.us/j/82069547494?pwd=Wlg0V0xBdEpIN1d3N0RjRWV3aDQyZz09>

Meeting ID: 820 6954 7494

Passcode: 692142

**2. Warrant Article for Russell School Feasibility Study**

**2.1 Warrant Article for Russell School Feasibility Study**

The Select Board, Finance Committee and Community Preservation Act Committee met to discuss Warrant Article 18.

Carolyn Brennan stated that the Memo in Support of Feasibility Study Only Article was drafted by the Town Hall Financial Team.

Linda Sanderson explained that 58% of those surveyed feel that stabilizing and investing money into the restoration of the Russell School is not very important, while 42% of those surveyed feel that investing money into the restoration of the Russell School is very important.

Mary Thayer stated that the CPA Committee met several times on the topic of the Russell School building including a meeting with the Russell School Building Committee for clarification of survey results and potential restoration cost estimates.

Joyce Chunglo asked the CPA Committee if they considered the initial cost estimate of \$1.2 million for some stabilization and restoration.

Mary Thayer responded that the CPA Committee had cautioned the Russell School Building Committee to consider a feasibility study first before making a much larger ask for funding. Mary further stated that she personally thinks that the Town should weigh in on the question of a feasibility study before expending \$1.2 million to begin stabilization/restoration.

Jane Nevinsmith stated that the Select Board feels that a feasibility should take place before any large sums of money are spent on stabilization/restoration.

Carolyn Brennan stated that the outside consultant would have the feasibility study done before Fall Town Meeting. Carolyn Brennan further clarified that the consultant's feasibility study and the scope of work would define options for the Town and some potential related costs.

Molly Keegan stated that she would support funding of the feasibility study by the CPA committee.

David Fill stated that Finance Committee did not vote of the current Article 18 because the costs related to stabilization of the building estimated to be \$1.2 million did not include things like insurance and maintenance for the building. David Fill further stated that he would like to see the independent feasibility study done without any emotion in any part of the process related to the stabilization/restoration.

Joyce Chunglo stated that the last feasibility study performed related to the Russell School was approximately 20 years ago.

Jane Nevinsmith stated that a disservice would be done to the Town if decisions were made without all the facts.

Mary Thayer stated that CPA funds could not be used for insurance or maintenance for the Russell School.

Carolyn Brennan stated that in a recent meeting of an outside consultant, the Town Building Inspector, Fire Chief, and Carolyn, the consultant stated that the building was not in immediate danger of collapsing. Tom Quinlan confirmed the consultant's comments.

Randy Izer reiterated the importance of having complete and accurate data related to what it would cost for each option cited by the consultant as the result of a feasibility study. Randy also wanted to make it clear that if the CPA Committee agrees to fund the feasibility study that the \$1.2 million requested for stabilization of the Russell School would require a separate action.

Jane Nevinsmith stated that if/when the \$1.2 million is approved, the Select Board would have responsibility for seeing that money is properly spent on the Russell School.

Jane Nevinsmith asked that the CPA Committee consider Article 18 on the Town Meeting warrant relating to the requested \$40,000 for the Russell School feasibility study.

Molly Keegan further clarified that keeping the potential stabilization expenditure of \$1.2 million out of the Article may avoid some premature conversation around what to do with the building using the \$1.2 million before the feasibility study is even conducted.

Andy Klepacki stated the Town will still be wanting to learn what the eventual use or reuse of the Russell School may be once any sum of money is being proposed/approved.

David Fill stated that it is important to have hard data related to the reuse options associated with the Russell School to answer any questions raised by the Town.

Jane Nevinsmith stated that in the recent past funding was requested for the Senior Center, but because there was no plan drafted, the request for funding was initially rejected.

Amy Parsons stated that only 9% of survey respondents were in favor of demolishing the Russell School. Amy Parsons further raised the possibility of marketing the Russell School in an “as is” condition.

Mary Thayer responded by stating that marketing the Russell School in “as is” condition would likely have to be an option.

Denise Barstow-Manz suggested that Courtney Meyer be allowed to express her thoughts before a vote is taken on the motion to support Article 18 funding the \$40,000 feasibility study.

Courtney Meyer stated that on March 7, 2017, the Select Board had reserved \$58,000 for roof replacement at the Russell School. The roof is currently leaking. A feasibility study was done as recently as 2019. Courtney also stated that options related to potential uses of the Russell School have been collected via the survey recently completed in 2023. Courtney also reported that 42% of the survey respondents were in favor of stabilization of the Russell School.

CPA Committee

Motion to support Article 18, the Russell school feasibility study costing \$40,000 with funding coming from the Historic Fund.

Motion: Mary Thayer                      Second: Dunn

Roll call vote: Klepacki: Aye, Barstow-Manz: Aye, Dunn: Aye, Morris-Friedman: Aye, Matuszko: Abstain, Thayer: Aye.

Motion passes 5-0-1.

Motion to withdraw CPA Committee support for the \$1.236 million previously approved for the stabilization of the Russell School.

Motion: Mary Thayer                      Second: Dunn

Roll call vote: Klepacki: Aye, Barstow-Manz: Aye, Dunn: Aye, Morris-Friedman: Abstain, Matuszko: Abstain, Thayer: Aye.

Vote: 4-0-2.

Finance Committee

Motion to approve the new Article 18 in support of funding the feasibility study for the Russell School building costing \$40,000.

Motion: Paul Benjamin                      Second: Andy Klepacki

Roll call vote: Parmar: Aye, Klepacki: Aye, Benjamin: Aye, Fyden: Aye, Fill: Aye.

Vote: 5-0-0.

Motion to adjourn Finance Committee meeting.

Motion: Benjamin                      Second: Fyden

Roll call vote: Parmar: yes, Klepacki: yes, Benjamin: yes, Fyden: yes, Fill: yes.

Vote: 5-0-0.

Motion to adjourn CPA Committee meeting.

Motion: Thayer                      Second: Klepacki

Roll call vote: Klepacki: Aye, Barstow-Manz: Aye, Dunn: Aye, Morris-Friedman: Aye, Matuszko: Aye, Thayer: Aye.

Vote: 6-0-0

### **3. Public Comments**

#### **3.1 Public Comments**

The public comment period is a time for the public to bring their concerns before the Select Board. The Board will hear public comments for 15 minutes. Please limit your comments to 3 minutes so that other members of the public may have an opportunity to speak.

In general, the Board will take all items and issues raised under advisement. Requests that can be addressed administratively will be referred to the appropriate department head for action. Requests for public documents will be handled according to law.

If the Chair of the Select Board calls for public comments, and after all public comments are heard, and if there is still time available, the Chair may close that portion of the meeting agenda and move to other items on the agenda.

Dan Regish stated his dissatisfaction with the Select Board ignoring the survey taken and its results regarding the Russell School building and expressed concerns about the leaking roof.

Courtney Meyer stated that the Russell School Building Committee does not support Article 18 as written.

Andy Morse-Friedman stated that the CPA Committee does not present projects at Town Meeting.

#### **4. Consent Agenda**

##### **4.1 Consent Agenda**

Warrants	PR2320
Hadley Housing and Economic Development Committee	Justin Pelland

Motion to approve the Consent Agenda.

Motion: Chunglo      Second: Izer

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

Vote: 5-0-0

#### **5. Old Business**

##### **5.1 Annual Town Meeting Warrant Review**

Carolyn Brennan presented the Annual Town Meeting Warrant. The Select Board voted on the warrant articles.

Article 1 did not require a vote.

Articles 2, 3, 5, 5, 6, and 12 comprise the Town Meeting Consent Agenda.

Motion to approve the Consent Agenda as presented within the Town Meeting Articles:

Motion: Izer      Second: Parsons

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

Vote: 5-0-0

Carolyn Brennan will present the Town Meeting consent Agenda at the Town Meeting.

Article 7.

Motion to approve Article 7 as presented:

Motion: Parsons      Second: Chunglo

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

Vote: 5-0-0

Carolyn Brennan will present Article 7 at the Town Meeting.

Article 8.

Motion to approve Article 8 as presented:

Motion: Chunglo                      Second: Parsons

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

Vote: 5-0-0

David Fill will present Article 8 at the Town Meeting.

Article 9.

Motion to approve Article 9 as presented:

Motion: Keegan                      Second: Parsons

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

Vote: 5-0-0

David Fill will present Article 9 at the Town Meeting.

Article 10.

Motion to approve Article 10 as presented:

Motion: Chunglo                      Second: Keegan

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

Vote: 5-0-0

Molly Keegan will present Article 10 at the Town Meeting.

Article 11.

Motion to approve Article 11 as presented:

Motion: Parsons                      Second: Izer

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

Vote: 5-0-0

Joyce Chunglo will present Article 11 at the Town Meeting.

Article 13.

Motion to approve Article 13 as presented:

Motion: Chunglo                      Second: Keegan

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Izer: Aye, Keegan: Aye, Parsons, Aye  
Vote: 5-0-0

Jane Nevinsmith will present Article 13 at the Town Meeting.

Article 14.

Motion to approve Article 14 as presented:

Motion: Parsons                      Second: Chunglo

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Izer: Aye, Keegan: Aye, Parsons, Aye  
Vote: 5-0-0

Mary Thayer will present Article 14 at the Town Meeting.

Article 15.

Motion to approve Article 15 as presented:

Motion: Chunglo                      Second: Parsons

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Izer: Aye, Keegan: Aye, Parsons, Aye  
Vote: 5-0-0

The Hadley Historical Society will present Article 15 at the Town Meeting.

Article 16.

Motion to approve Article 16 as presented:

Motion: Keegan                      Second: Parsons

Roll call vote: Nevinsmith: Aye, Chunglo: No, Izer: Aye, Keegan: Aye, Parsons, Aye.  
Vote: 4-1-0

Article 17.

Motion to approve Article 17 as presented:

Motion: Keegan                      Second: Parsons

Roll call vote: Nevinsmith: Aye, Chunglo: Aye, Izer: Aye, Keegan: Aye, Parsons, Aye  
Vote: 5-0-0

Amy Parsons will present Article 17 at the Town Meeting.

Article 18.

Motion to approve Article 18 as presented:

Motion: Keegan                      Second: Parsons

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

Vote: 5-0-0

Jane Nevinsmith will present Article 18 at the Town Meeting.

Article 19.

Motion to approve Article 19 as presented:

Motion: Keegan                      Second: Parsons

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

Vote: 5-0-0

David Fill will present Article 19 at the Town Meeting.

Article 20.

Motion to approve Article 20 as presented:

Motion: Keegan                      Second: Parsons

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

Vote: 5-0-0

Randy Izer will present Article 20 at the Town Meeting.

Article 21.

Motion to approve Article 21 as presented:

Motion: Chunglo                      Second: Keegan

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

Vote: 5-0-0

Dan Zdonek will present Article 21 at the Town Meeting.



## **5.2 Flag Flying Policy**

The Select Board discussed a flag- flying policy for the Town.

Jennifer Sanders James stated that the Select Board had asked to take up the subject of flag flying on Town property and that the Select Board might look at flag flying policies for other towns. Research done by Jennifer Sanders James yielded the results shared with the Select Board within BoardDocs, especially within Section 3. One policy within Section 3 suggests that only a Town Select Board member can request the flying of a commemorative flag.

Both Amy Parsons and Jane Nevinsmith stated that there should be a time limit on the flying of any commemorative flag.

Jennifer Sanders James stated that within the policy referenced in BoardDocs, it suggests that the time limit be set by the Town Administrator or the Select Board.

Jane Nevinsmith stated that the time limit on flying any commemorative flag should be consistent in each case.

Molly Keegan stated that sometimes the organization requesting the flying of a flag may designate a period of time i.e., a month.

Amy Parsons stated that she was terrified by the content within Section 3 within BoardDocs. Amy Parsons stated that her concern is centered around perceived discrimination or emotional/political backlash regarding which flags are approved to be flown which ones are not approved and what the flags represent.

Joyce Chunglo stated that anybody might agree with the flying of a specific flag, while someone may not.

Randy Izer stated that the flying of flags should be an all-or-none practice.

The Select Board agreed to review this topic prior to the May 3<sup>rd</sup> meeting.

## **6. New Business**

### **6.1 Police Department Appointment**

Lieutenant Mitch Kuc asked the Select Board to approve the appointment of the following Full Time Officers:

Jailinne Ruiz  
William Delgado

Lieutenant Kuc highlighted the most recent recruiting process for the Police Department, including external candidates for full-time positions. With police reform, reserve policing is no longer allowed according to Lieutenant Kuc, which has resulted in the pool of qualified candidates being limited. Nevertheless, Lieutenant Kuc shared his satisfaction with the recruitment of two external candidates.

Lieutenant Kuc provided background information regarding Jailinne Ruiz and William Delgado.

William Delgado has 20 years of police experience with the City of Holyoke and had attended the police academy with Chief Mason.

Motion to approve William Delgado as a full-time police officer for the Town Hadley.

Motion: Chunglo                      Second: Keegan

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

Vote: 5-0-0

Jailinne Ruiz is a Hadley native graduating from Hopkins Academy and later pursuing a career in Law Enforcement. Ms. Ruiz served as a Deputy Sheriff in the Bexar County (Texas) Sheriff's Department. Ms. Ruiz has decided to return too Hadley ad become a police officer.

Motion to approve Jailinne Ruiz as a full-time police officer for the Town Hadley.

Motion: Chunglo                      Second: Keegan

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

Vote: 5-0-0

## **6.2 Hadley Public Library**

Patrick Borezzo, Library Director was to provide an update on programs and activities at the Hadley Public Library. Postponed to a future meeting.

## **6.3 Building Permit Enforcement**

The Select Board discussed building permit enforcement.

Tom Quinlan stated recently some contractors are telling homeowners that they have pulled a permit for work being performed, when in fact they have not. Tom Quinlan stated that he encourages homeowners to call the Building Department to find out if a permit has been pulled by their contractor.

Tom Quinlan also stated that some jobs for elderly homeowners are being overpriced by contractors. These homeowners should feel free to call the Building Department if there are any questions with regards to price quotes from contractors.

DeDe Dibrindisi mentioned that some homeowners are pulling their own permits. DeDe Dibrindisi recommended that homeowners have the contractors pull the permits, primarily due to the fact that the contractors know what documentation is required.

## **6.4 Board and Committee Volunteer Handbook**

Jen Trovato presented a draft handbook for the boards and committees, volunteer and elected.

Carolyn Brennan stated that the first draft created by Jen Trovato is a combination of a current handbook as well as other models from other sources. The Select Board will take an initial read of the document for consideration in the near future.

### **6.5 Carr's Ciderhouse APR**

Carr's Ciderhouse requested co-holder approval on a special permit for a hoop house their APR property.

Jonathan Carr stated that his business is seeking permission to erect 2 greenhouses (hoop houses) in which vegetables will be grown on his business's property. Mr. Carr was encouraged by the Select Board to check with the Building Inspector relative to any Town regulations.

Motion to approve the special permit for 2 hoop houses.

Motion: Keegan                      Second: Parsons

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

Vote: 5-0-0

### **6.6 Use of the Reservoir**

The Young Life Organization requested the use of the Reservoir for an egg fight.

The requester has not followed up. This item will be potentially revisited at a future meeting.

### **6.7 West APR**

APR sought Select Board approval as Co-holders on the West APR for the modification of parcel agreement (CPA-1267) and parcel terms (CPA-1265).

Jennifer Sanders James stated that there are no material changes to the project and attaining Select Board approval is the next step in the process.

Motion to approve the modification of the parcel and parcel terms.

Motion: Chunglo                      Second: Parsons

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

Vote: 5-0-0

### **6.8 230 Russell Street Water Abatement**

The Collector's Office requested an abatement in the amount of \$ 52.50 for 230 Russell Street.

Susan Glowatsky stated that this is an administrative abatement and that the Water Department had shut off access to water by the property owners.

Motion to accept the recommendation for an abatement of \$52.50.

Motion: Keegan                      Second: Parsons

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

Vote: 5-0-0

## **7. Announcements**

### **7.1 Public Forum for Cable Contract**

Alex LaMarche stated that survey results regarding performance by Charter are being compiled and will be shared at a public forum while soliciting additional public feedback on May 3 at 6:00 at the Select Board meeting.

### **7.2 Public Forum for Annual Town Meeting**

This forum will be held at 7:00 on April 26.

### **7.3 Hadley Housing and Economic Committee Opening**

This topic was tabled.

### **7.4 Other Announcements**

Joyce Chunglo offers the Select Board's condolences to the family of Roger Budd West.

## **8. Executive Session**

### **8.1 Executive Session - Employee Handbook**

Motion to enter into executive session for the following purposes: Per M.G.L. c.30A, 21(a)(2) To conduct strategy sessions .....Employee Handbook and not to reconvene in open session.

Motion: Chunglo                      Second: Keegan

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

Vote: 5-0-0

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 .....Employee Handbook.

Meeting was adjourned to executive session at 7:48 pm and did not reconvene in open session.

Respectfully submitted,

Peter Lore and Jennifer Sanders James

**APPROVED**