



Wednesday, March 4, 2020  
Select Board Minutes  
Town Hall Meeting Room 203 – 6:30 PM

Pursuant to notice duly filed with the Town Clerk, a meeting of the Select Board was held at 6:30 p.m. in the in Room 203, Town Hall, 100 Middle Street, Town of Hadley.

Present were: Christian Stanley, Chair; David J. Fill, II., Clerk; Molly Keegan, Member; Joyce Chunglo, Member; John Waskiewicz, Member

Also present were: David Nixon, Town Administrator; Jennifer Sanders James, Licensing Coordinator; Chris Okafor, DPW Director; Ed O'Connor, HR Director; Mark Krause, Resident; Nicole Bercume, Resident; Dylan Manz, Resident; Scott McCarthy, DPW Field Superintendent; Hayley Wood, COA Director; Alan Weinberg, Resident; Rosalie Weinberg, Resident, Ed Lesko, Chair Hatfield 350 Committee, Sharron Nicholas, Hatfield 350 Steering Committee; Amy Parsons, Resident; Lynn Gray, Pyramid Mall manager; Mathew McTeague, Hadleaf; Andrew Wiebald, Hadleaf; Brenda Fydenkevitz, Resident; Jane Nevinsmith, Resident; Linda Sanderson, Town Treasurer, Tim Neyhart, Building Inspector

## 1. Call to Order

### 1.1 Call to order

Meeting was called to order by Christian Stanley, Chair at 6:30.

## 2. Consent Agenda

### 2.1 Consent Agenda

Minutes	January 8, 2020; January 20, 2020; February 5, 2020; February 19, 2020
Warrants	A2034S, AP2034, AP2035
<del>Electronic Pay Stubs</del>	<del>Proposal by Human Resources</del>
Zatyrka Park Maintenance	Receipt of vote of the Park and Recreation Commission
Szala Agricultural Preservation Restriction	Vote of the Select Board
PVTA -- COA Van Agreement	Final vote and signature
One Day Liquor License	Pyramid Mall of Hadley - Margarita Madness April 2, 2020

Motion to approve the consent agenda.

Motion: Chunglo

Second: Keegan

Vote: 5-0-0



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### **3. Public Comments: 6:30 - 6:45pm**

#### **3.1 Public Comments**

No public comments.

### **4. Town Administrator Report**

#### **4.1 Town Administrator Report**

David Nixon states that we are working to on COVID-19 updates.

### **5. Appointments**

#### **5.1 Adult Use Marijuana RFQ - 6:45 pm**

The Town of Hadley received two submittals in response to the Town's Request for Qualifications for a retail store dispensing adult use marijuana. The Board will evaluate each proposal and determine eligibility to obtain the last remaining adult-use marijuana retail establishment.

Mathew McTeague and Andrew Wiebald presents Hadleaf's plan for a retail marijuana establishment in the Pyramid Mall in the former GNC location. There will be one entrance in and one exit out, there will be multiple security guards, and must present license to get in to facility. The doors will be locked and the seed to sale point of sale system to allow for tracking. The mall location will allow for minimal impact on the parking and traffic flow.

David Fill asks about the possibility about an outdoor entrance.

Lynn Gray states that could be a possibility and they are comfortable with an outdoor door.

Jim Volarani and Eivan Sharara present Mint Retails plan for a retail marijuana establishment in Hadley on Route 9 at 397 Russell Street it is currently a Midas property. It will be a stand-alone property.

John Waskiewicz thinks that we should postpone this vote until we hear more from the public because I don't think the mail is the place for this.

Joyce Chunglo states that she is not in favor but it is here.

### **6. New Business**

#### **6.1 Housing and Economic Development Committee and Climate Change Committee**

Chair Christian Stanley requests that the following 2 committees be created the Housing and Economic Development Committee and the Climate Change Committee, and that the following people be appointed to them.

Climate Change Committee

FOUNDING CHAIR:

Jack Czajkowski

FOUNDING VICE-CHAIR:

Jeanne Armstrong

FOUNDING SECRETARY:

Matt Pfannenstiel



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FOUNDING SELECT BOARD LIASON: Christian Stanley

FOUNDING MEMBERS: Stephen Armstrong, Michael Docter, & Joanne Goding  
Motion to create the Climate Change Committee.

Motion: Fill Second: Keegan  
Vote: 5-0-0

Housing and Economic Development Committee

FOUNDING CHAIR: TBD

FOUNDING VICE-CHAIR: TBD

FOUNDING SECRETARY: TBD

FOUNDING SELECT BOARD LIASON: Molly Keegan & Christian Stanley

FOUNDING MEMBERS: Sean Barry, Emma Dragon, William Dwyer, Amy  
Fyden, Mark Howard, Jo-Ann Konieczny, & Dylan Manz

Motion to create the Housing and Economic Development Committee and appoint the members  
listed with a 2-year term.

Motion: Fill Second: Chunglo  
Vote: 5-0-0

## **7. Old Business**

### **7.1 Enterprise Fund Administrative Charges**

The Select Board has asked that the formula for calculating the administrative charges to the three enterprise funds (water, sewer, and cable television) be reviewed. The Town Administrator and the Town Treasurer developed a new set of calculations based on estimates and averages, rather than actual data. The Town versions are presented here for discussion and adoption.

The Financial management Team reviewed the two sets of calculations, and has recommended using the new formula (with some small modifications).

The FY 2021 Town Administrator budget uses the more conservative set of formulas to achieve a balanced budget.

David Nixon offers the definition of administrative charges for enterprise funds and then offered a new formula for future use.

Motion to approve the new formula and try to implement at 50% impact to the bottom line if approved by the accountant and if not to proceed as presented.

Motion: Fill

David Fill pulls this motion.

Motion to implement this plan as presented.



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Motion: Fill

Second: Keegan

Molly Keegan offers a friendly amendment to research the plan to find 50,000 for the planner and then implement the plan.

Vote: 5-0-0

### **7.2 Sewer Rates**

The Select Board will discuss the proposal to increase sewer rates. If the Board is ready, then a public hearing will need to be scheduled for a future meeting.

David Fill states that several town departments have been working on this and the proposal that has been decided on is a rate increase and infrastructure maintenance fee, what these proposed numbers will do is get us to FY27 with out running into the same problem. We are looking at a 25% increase for the highest business users and a 15% increase for residents and the lower tiered commercial users. We have not raised sewer rates since 2008. The maintenance fee will be for everyone who receives a water bill. This will be 10 dollars a bill.

### **7.3 Town Administrator Search -- Contract for Recruiting Service**

The Select Board will review and act on the proposed service contract to recruit a new Town Administrator. The Select Board will also request a transfer from the Reserve Fund to cover the cost of the contract.

Motion to sign the contract with MRI for recruiting services.

Motion: Keegan

Second: Chunglo

David Fill asks a question about the contract and the reimbursement for candidate travel or accommodations.

Vote: 5-0-0

Motion to approve the reserve fund transfer to cover the costs.

Motion: Keegan

Second: Chunglo

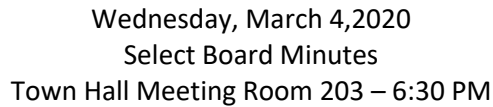
Vote: 5-0-0

### **7.4 Senior Center, Library, and Fire Substation Updates**

The Select Board will hear the reports of the building committees for the senior center, library, and fire substation as well as the Municipal Building Committee.

Fire Substation - HFSS PCO21R2, HFSS-PCO25

COA - PCO0401R1, CH 006



Molly Keegan offers the updates of the library. Everything is in order and there have been no changes order yet. Fundraising is going well.

Joyce Chunglo offers the updates and 2 change orders for the fire substation.

Motion to approve change orders HFSS PCO21R2 and HFSS-PCO25.

Motion: Fill                      Second: Keegan

Vote: 5-0-0

Jane Nevinsmith offers the Senior Center updates.

Motion to approve change orders - PC0040R1, PC041R1.

Motion: Keegan                      Second: Fill

Vote: 5-0-0

Motion to approve change order NO.006.

Motion: Fill                      Second: Keegan

Vote: 5-0-0

## 7.5 Building Inspector Search Update

The Select Board will hear the report of the search committee for a new Building Inspector, and take appropriate action.

This item is being moved to an executive session.

## 7.6 Ratification of Parking Requirements -- West Street Common

The Select Board will review and vote on recent changes to the parking restrictions on the West Street Common in the vicinity of Route 9.

David Fill states that we had the DPW put up no parking signs in front of neighbors to help keep the area clear. Mark Krause, owner of Esselon will do some repairs to the common and the sidewalk area, until grass can be planted.

Motion to approve the signs for the location of no parking signs on West Street.

Motion: Chunglo      Second: Keegan

Vote: 5-0-0

Mark Krause states it would be better to have more signs.

David Fill asks for DPW to put up more signs.

## 7.7 Ambulance Agreement Extension

The Select Board will review and act on the proposed extension of the Town's contract with Action EMS for its ambulance service. The current agreement is due to expire on June 30, 2020, and the contract allows for a one-year extension.

David Nixon states he and the Fire Chief are in full agreement that this has been a great arrangement for the town. I recommend that we extend this contract.



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Molly Keegan recommends that we extend the 2-year contract.

Motion to end the 2-year Action Ambulance contract and begin a new negotiation for another 2-year contract.

Motion: Keegan

Second: Fill

Vote: 4-1-0

## **8. Other**

Nicole Bercume, Amy Parson, Brenda Fydenkevitz, Jane Nevinsmith offer brief introductions of themselves as candidates as for the Select Board.

## **9. Announcements**

### **9.1 Town of Hadley Website Service Interruption**

The Town Administrator will report on the recent interruption of the Town of Hadley's website, which resulted in cancellation of several committee meetings due to posting problems. This was caused by a network equipment failure and towns from the Cape to the Berkshires were affected.

The Town of Hadley website has been restored to working order.

The Town Clerk is working with the Town Administrator and the Attorney General to develop an alternate posting system that is not susceptible to network outages.

### **9.2 Conway Letter of Support Rural Policy Advisory Commission**

The Town of Hadley is in receipt of a letter from the Selectmen of the Town of Conway, who express their support of S. 205 and H. 364 an act relative to the Rural Policy Advisory Commission.

David Nixon explains that often matters passes by the legislature is geared towards large cities and is not always relevant towards to rural communities. This is just an announcement.

### **9.3 Town of Hatfield 350th Anniversary Invitation**

The Select Board is invited to participate in the Town of Hatfield's 350th celebration. Details of events are forthcoming.

Ed Lesko and Sharron Nicholas present the Hatfield 350 celebration and ask if the Select Board if they would participate.

Joyce Chunglo states that the Select Boar offers condolences to the family of Susan Rondeau, to the family of Christopher Keys, to the family of Dr. Kathleen Holick, and to the family of Theresa Bushey.



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## **10. Executive Session**

### **10.1 Executive Session Contract Negotiations**

The Select Board will convene an executive session as per the provisions of MGL Chapter 30A, Section 21(a)(2). "To conduct ... contract negotiations with nonunion personnel" -- DPW Director.

The Select Board discuss compensatory time as part of the contract negotiations.  
Motion to enter executive session to discuss contract negotiations with non- union personnel – DPW Director and Town Treasurer and not to reconvene in open session.  
Motion: Chunglo                      Second: Keegan

As Chair of the Hadley Select Board, I state that the Board has moved and seconded to enter into executive session, and that I state that discussing the matter in open session will have an adverse effect on the Town of Hadley.

Roll Call Vote: Waskiewicz: Aye; Fill: Aye; Keegan: Aye; Stanley: Aye; Chunglo: Aye

### **10.2 Executive Session Contract Negotiations**

The Select Board will convene an executive session as per the provisions of MGL Chapter 30A, Section 21(a)(2). "To conduct ... contract negotiations with nonunion personnel" -- Town Treasurer.

## **11. Adjournment**

### **11.1 Adjournment**

Motion to adjourn

Meeting was adjourned to executive session at 9:08 and did not reconvene in open session.

Respectfully submitted,

Jennifer Sanders James