



Wednesday, May 3, 2017
 Select Board Meeting Minutes
 Town Hall Meeting Room 203– 7:00 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: Molly Keegan, Chair; Joyce Chunglo, Clerk; Gerald Devine, Member; Donald Pipczynski, Member; John Waskiewicz, Member

Also present were: Caryn Perley, Library Trustee; Marlo Warner, DPW Director; Amy Fyden, Finance Committee; Gabriel Owen, Finance Committee; Valerie Hood, Finance Committee; Tom Pitta, Finance Committee

1. Call to Order

1.1 Call to order

Meeting was called to order by Molly Keegan, Chair at 7 p.m.

2. Consent Agenda

2.1 Consent Agenda

Minutes	March 1, 2017; March 8, 2017 ; March 15, 2017
Warrants	AP1744, AP1744S, AP1743, AP1745
Approve Cost Estimator Proposal - Senior Center	A.M. Fogarty & Associates, Inc.
Approve Cost Estimator Proposal - Fire Substation	PM&C Estimating Proposal
Route 9 Widening project 2021	Non- Participating Letter Request for Water and Sewer Lines Replacement
Clarifier Project	Approve contract documents
Clarifier Project	Notice of No Change Orders without Select Board Prior Approval
Last Warrant for FY2017	July 19, 2017

Motion to accept the consent agenda

Motion: Chunglo Second: Devine for discussion

Gerry Devine ask for an explanation of the letter of non- participation

David Nixon explains that a meeting last week about the project that will take place in 2021, the DOT explained that the project will not be going to East street but it will be going onto South Maple St., we were advised at that time if we wanted to continue the partnership as we did last time with replacing water, sewer and storm that we should get our letter in requesting in now.

Marlo Warner states that we will be participating separately that we will only responsible for our part of the project. Like we did last time.

Joyce Chunglo states that she also has a change on the fire substation estimator there was \$25,000 allowed in that account and the it came in a \$20,600 and it again been reduced to \$17,800.

David Nixon stated that we have remediated both of these and they are both under

Vote: 5-0-0

3. Public Comments: 7:00 - 7:15 pm

3.1 Public Comments



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4. Town Administrator Report

4.1 Town Administrator Report

Projects

Bay Road Bridge Update: All environmental permits have been issued, and MassDOT is scheduling work to begin on May 8 (weather conditions permitting).

Route 9 Widening: Only punch list and cleanup items remain to be done. Project will be wrapped up in spring 2017.

Route 9 Widening 2021 Update: MassDOT has outlined their plans to widen Route 9 from Middle Street to South Maple Street in 2021. We will invite MassDOT to give a presentation to the Select Board to expand on their previous presentation about a much smaller project. There is an opportunity to partner with the state to replace water and sewer lines within the project area.

Public Safety Complex Roof Update: On-site mobilization is underway. Work starts on May 4.

Public Safety Complex HVAC: Procurement of compressors underway. Bid specifications received from designer, and will be incorporated into final bid package.

Designer Selection (Fire Substation) Update: The design of the proposed fire substation is underway, along with the site survey, geotechnical survey, and the Phase I soil analysis.

The Select Board is asked to approve the bid for estimator services.

The Hadley Historic Commission has raised questions about the status of the site, and legal review is underway.

Designer Selection (Senior Center) Update: The design of the proposed fire substation is underway, along with the site survey, geotechnical survey, and the Phase I soil analysis.

The Select Board is asked to approve the bid for estimator services.

Gas Moratorium: The Town presented written testimony to the Massachusetts Department of Public Utilities public hearing on March 8. The Town's testimony documents the impact of the moratorium on local businesses. The Town met with Berkshire Gas Company and representatives of the business community to explore short-term and long-term solutions.

Commonwealth Compact IT: The Town applied for an information technology grant, due on April 1. A scope of work was proposed by the Select Board at their last meeting and includes (1) a SCADA system for the wastewater treatment plant and (2) implementation of the Town's five-year strategic IT plan.

Direct Local Technical Assistance Grant: Related to the financial management best practices supported by the Commonwealth Compact Grant, the Town has been awarded a Direct Local Technical Assistance Grant to conduct a feasibility study of a shared finance director with the Town of South Hadley. Work will begin after town meeting.

Electricity Net Metering Credit Agreement (Phase 2): The second solar installation on Mill Valley Road is now complete and was made operational on October 25, 2016. The developer, Nexamp, is implementing the net metering credit agreement under SREC 2 for 30% of our municipal electrical load, resulting in a 16% discount on many municipal electrical accounts. (We already have a net metering credit agreement under SREC 1 resulting in a 21% discount for 70% of our municipal electricity.) Future savings over 20 years is estimated to be \$150,000 to \$300,000.

Electricity Aggregation Project Update: Good Energy is making their final submission to the Massachusetts Department of Public Utilities, and the Town has been providing documentation as needed. Once DPU gives their approval, Good Energy will conduct a bid process for electric rates. Assuming a favorable outcome, Hadley residential electricity users should start seeing a discount on their electricity bills.

Good Energy asks that the Town enhance its public outreach effort, and the Select Board is asked to schedule a public hearing on May 3.



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Sewer Clarifier Update: Bids were received and evaluated. The Board awarded the base bid and alternate #1 to Weston and Sampson Engineers for a total price of \$250,950. The project budget is \$290,000. The Select Board is scheduled to sign the contract on May 3.

Annual Town Meeting Update: Work is progressing on the May 4, 2017 Annual Town Meeting. The Finance Committee and Select Board will meet jointly on May 3 to finish the budget.

Departmental Functions

Quarterly Water and Sewer Billing Update: The Town has not raised water rates since 2007, and sewer rates since 2008. Costs have increased, but revenues have remained relatively level, and it is past due to adjust rates and fees in the two enterprise funds.

The Select Board will convene a water and sewer rate hearing on May 3.

Water meter reading is scheduled for May 8.

Safety Committee: The Safety Committee reviewed the insurance loss runs for FY 2016. The claims in all categories have dropped in number and the reserved exposure to the Town has also dropped compared to the prior year. The Committee has been awarded a MIIA risk management grant for \$7,000 for emergency signaling for fire vehicles along Route 9. In light of the Town's excellence in loss control, MIIA has offered a 0% renewal for insurance rates for FY 2018.

MS4 Storm Water Permit: The voters approved funds for MS4 compliance, and the Select Board is asked to sign the contract with CEI to perform the work. The Town should be in good shape to file the required Notice of Intent by September 2017.

The Town also received the Governor's Commonwealth Compact Regional Efficiency and Regionalization Grant to help review all of Hadley's codes (zoning and general bylaws) for compliance with MS4 requirements. Hadley is scheduled for code review, July through December 2018. The Town will prepare articles amending our codes in time for the May 3, 2018 Annual Town Meeting.

The Town has been awarded a grant/loan through the State Revolving Loan Program that is specifically geared toward storm water management under the MS4 Permit. The terms of the loan are being evaluated.

The Town has hired an engineering firm to prepare the Notice of Intent in advance of the September 2017 deadline.

Financial Management Team: The Financial Management Team (FMT) will meet shortly to review financial information.

Audit: The FY 2016 audit is underway. The audit needs to be completed in early spring 2017 in order to move forward with some of the borrowing projects.

OPEB Actuarial Update: The biannual OPEB actuarial report has been received, and Hadley's unfunded liability has dropped by \$487,000.

Upcoming Projects and Events

Annual Town Meeting: May 4, 7 pm.

Chicken to Go, Friends of Council

On Aging: June 11

Polish Dinner, Most Holy Redeemer

At the Young Men's Club: July 30

David Nixon reminds every one of the Town Meeting that we need 100 people for Town Meeting.

Donald Pipczynski inquiries about the sign on the fence for a church in Northampton. I thought that this was supposed to be all Hadley.

David Nixon states that we have no policy on Hadley only.

Donald Pipczynski states that this is a problem, should be for Hadley only.

Gerald Devine concurs.



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Molly Keegan states that we gave this authority to David Nixon but no guidelines.

Gerald Devine states that he would like to make a motion that we set the parameter that the fence only be used for Hadley functions.

David Nixon asks that we confer with Joel tomorrow.

5. Appointments

5.1 7:15 p.m. Electricity Aggregation Public Hearing

David Nixon states that we have given everyone public notice that we were holding this public hearing for the Town of Hadley. Just to remind everybody we took a vote back in 2005 to enter into an aggregation program, where the residents of town would benefit on their electricity bill for a reduction by combining all of their purchasing power instead of single homeowners going out and getting whatever rate they can. This allows them combine Hadley and other participating towns to negotiate for a better price. We are in the position to put out a bid for this project but we did need to hold this public hearing.

Molly Keegan asks for any comments written or oral that they would like to turn over in regards to this program.

Donald Pipczynski states that he is a little disappointed with Mr. O'Rourke if he had anything to do with working for the COG and he replied no. Now he is the same gentleman, I wish that I could tell you in depth but I can't because of executive session tell you what is going on in the COG. Public record is that we have already paid him \$16,000 and he is asking for a lot more than that but I cannot talk about that. He said outright that he has no connection with them, so I am disappointed in that.

Motion to close the hearing

Motion: Chunglo Second: Devine

Vote: 4-0-0

David Nixon explains the next steps which are to submit the legal documents to the department of public utilities for approval and then we go out to bid. The results then come back to the Select Board and you can choose to accept the results.

Gerry Devine states is that when we go to the citizens of the Town of Hadley and offer this?

David Nixon states that this is an opt out program, so citizens are automatically enrolled. If they don't like the results they will be given a 30 day notice that they can opt out before the first bill comes, and then can also opt out at any time.

Gerry Devine explains one of the reasons that we entered into this is because citizens could potentially save upto \$100 dollars a year off their bill.

5.2 7:30 p.m. Public Hearing Sewer and Water Rates

Molly Keegan states that it is 7:30 and as Water and Sewer Commissioners, we now open the public hearing on water and sewer rates. The water rates were last adjusted in 2007 and sewer rates were last adjusted in 2008.

David Nixon stated that it has been a long time since we have adjusted either rate, when we adjusted the water rates in 2007 in was in anticipation of the new water plant at the Callahan wells. The promise was to hold steady for a 3 year period and then look again. The rates were steady for 2007 to 2010 and then did not act. The sewer commission raised rates in 2008. We are in the situation where costs have risen in the last 10 years but in general the revenues have been stable but we are looking at the enterprise funds in the future and the long-term service solvency. We need to address these rates.

Marlo Warner states that we are presenting a 7-page booklet; we have been balancing our operating budget by using the enterprise funds, every budget cycle. We have \$223,000 in sewer reserves and \$423,000 in water reserves. Every year there are increasing costs in our expenses. We have looked at many different options on how



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to increase the rates and we recommend increasing the rates of all tiers across the board. We are suggesting a 6.7% increase in the water rates and 10% for sewer rates. This seems very large but if we look at increase spread out over the year it is about \$40.00 or \$10.00 quarterly, when we go to quarterly. Water is about \$18.67, so total is about 54.00 a year for both. This seems like a reasonable stopgap, but we will have to revisit yearly in our budget cycle. None of these rates includes any capital projects current or now. We are going to keep the meter charges and divide it quarterly. The board does have to agree to charge the meter changes quarterly.

Gerry Devine states that Deerfield and Hatfield are both higher and will remain higher even with the rate changes that you are suggesting. Sunderland has different system but we will be about the same as them with the increases. So, what you are saying is that even with the changes we still be charging a little less or equal to like communities.

Donald Pipczynski states that he wants sewer rates lowered to 5%, because of it hurting the businesses in town because of the sewer impact fees.

Further general discussion of sewer and water rates and the need to discuss the sewer impact fees.

Motion to approve the water and sewer rates changes to water to 6.7% and sewer to 10% and adjusting to quarterly billing and meter charges to quarterly.

Motion: Chunglo Second: Devine for discussion

Gerry Devine inquires if we divided the increase to 8% this year and 2% next year will that cover our costs.

Marlo Warner states that we have looked at these numbers carefully and done a lot of research on this, to cover our costs.

Molly Keegan states that we are going to lose money this year, if we do not act now.

Donald Pipczynski wants to what is the amount on charge backs to feed the Free Cash amount.

Molly Keegan states that the leftover operating expenses go back into the enterprise fund that it came from.

Donald Pipczynski asks if the 8% will cover.

Marlo states the 10% does not cover the amount put forward by the accountant.

Vote: 4-0-0

Molly Keegan says thank you to Marlo and to express her thanks to others at DPW that worked on this, and to Sue Glowatsky.

5.3 Joint Meeting with Finance Committee: FY 18 Budget and Annual Town Meeting

Molly Keegan states that you (Fin.Com.) met on Monday night and that you have some changes to the budget.

Tom Pitta states our one substantive increase was to the fire department budget for one new firefighter to be hired. Most of the funding came from OPEB and then from other budgets.

David Nixon states that \$50,000 is from OPEB and 3,000 is from the increase in meals tax.

Tom Pitta states that they voted on this and we now have a balanced budget.

Donald Pipczynski states that the board voted to send \$75,000 to free cash, but he would rather use that money for the firefighter position than take from OPEB. We have worked hard on OPEB and if we start taking from it now we could hurt the town's bond rating. We need to protect the OPEB funding.

Gerry Devine states that we do not use OPEB until the fall.

Molly Keegan states that the Treasurer was there for the meeting, and agreed with this because they will pay back OPEB first in the fall.

Tom Pitta states that they think are fulfilling the will of the people they do not want the fire chief showing up at fires by himself.

Gerald Devine states that he would like to make a recommendation to support the Finance Committees recommendation.

Motion: Devine Second: Chunglo



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Vote: 3-0-1

Joyce Chunglo states that she does not believe that taking anything from OPEB will do anything to our credit rating since we have over 2 million in our stabilization account.

Donald Pipczynski votes no because he does not feel that this is a balanced budget and we cannot keep depending on Free Cash. I will vote yes out of necessity at Town Meeting because we need to pay our bills.

Molly Keegan states that she knows that John Waskiewicz is not here tonight, so he cannot vote but he has expressed general support of this. Furthermore, we need to set the stage for the Special Town Meeting and make sure that people know that there is a possibility of an override.

Further general discussion of the budgets and overrides.

David Nixon congratulates everyone for their hard work on the budget.

6. Old Business

6.1 Select Board Liaison Appointments

Molly Keegan states that in the past after elections the pattern has been to readdress the liaison assignments. Is there a desire on anyone's part to change? There was a letter submitted by the library that requesting a reassignment. We realize that if a person cannot respond to or attend meetings that it is probably good idea to change liaisons, for someone who has time. John has not been able to attend the meetings so Molly volunteers to cover the library.

Motion for Molly Keegan to become the liaison to the Library and all other assignments stay the same.

Motion: Devine Second: Chunglo

Vote: 4-0-0

6.2 Fire Substation and Senior Center Updates

Jane Nevinsmith states that they have received the schematics for the new senior center and that this only the blue prints; there are no design features in the building. It will just give you a general sense.

We will meet with them again next week. It will be on a slab and have no basement. We will have all this information for viewing and the town meeting.

Joyce Chunglo states that we do not have any schematics but we did talk about flood zoning on back of the new fire substation. The fire department spoke with the architects about where the fire department needs doors and such. There is another meeting coming up and we will probably be going before planning board and conservation in the summer.

David Nixon states that we have received a letter from the Hadley Historical Commission that is under review from counsel; they are still studying the issue. I think that the council's letter will show that there is very little case law on this issue and it is still contested. The SJC is working on a case now but it may take up to a year for a ruling.

6.3 Nexamp Solar Development PILOT Agreement

David Nixon states that we have 2 articles on the warrant for the Solar PILOT agreement for Nexamp to install.

Gerry Devine asks to clarify the properties, there are 3 they are only addressing 2 tonight and those are the Goulet properties, next to the Wal-Mart.

David Nixon states that MGL allows solar developers to approach a town for an alternate tax program called a PILOT- payment in lieu of taxes; we have negotiated 5 of these already including 2 with Nexamp. We look at it as both sides can win; we receive more money than we would through taxes. The estimates are about 90,000 more in a 20-year period and the other is 70,000 in 20- year period than if there were paid on taxes.



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Motion to approve the 2 Nexamp Solar Development PILOT Agreements

Motion: Devine Second: Chunglo

Vote: 4-0-0

7. New Business

7.1 Select Board meeting schedule: May through August

The Select Board is asked to set their summer schedule. Here are suggested dates:

Suggested dates

May 10 (if needed)

May 17

June 7

June 21

July 12

July 19

August 2

August 16

The dates of the Select Board Meetings for May through August will be

May 17

May 24

June 7

June 14

July 12

July 26

August 2

August 9

August 23

Gerry Devine asks that David Nixon to inform the MBC for the meeting on the 7th.

Further general discussion of scheduling of appointments.

7.2 Memorial Day Parade

Molly Keegan states The American Legion is cordially inviting everyone to attend the Memorial Parade on Sunday at 2 pm, the formation is at 1:15. We will also doing the cemetery.

Donald Pipczynski asks about the cleanup of the parking lot.

David Nixon states that they are working on the lot with DPW.

7.3 Goodwin Library Electrical System

Caryn Perley states that she is here to answer any questions that the Select Board may have about the paperwork for the consultant Larry Tuttle for the electrical system design.

Further general discussion

Motion to enter into designer services for the Goodwin Memorial Library.

Motion: Devine Second: Chunglo

Vote: 4-0-0



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7.4 Chapter 90 Massachusetts Department of Transportation 10-Year Contract

The 10-year Chapter 90 contract needs to be renewed. The Town's current contract is due to expire in June 2017, and the renewal documents need to be submitted by May 12, 2017.

Chapter 90 is the program that provides state funds to maintain Hadley's roads and bridges.

In FY 2015, we received \$549,600, based on a \$300 million state transportation bond.

In FY 2016 we received \$367,404, based on a \$200 million state transportation bond.

In FY 2017, we received \$370,415 based on a \$200 million state transportation bond.

FY 2018, we will receive \$365,941 based on a \$200 million state transportation bond.

David Nixon states that we received \$365,941 based on the bond. This is based on a 10 year contract, the contract is about to expire and it is time to renew.

Motion to renew the contract

Motion: Devine Second: Chunglo

Vote: 4-0-0

Donald Pipczynski ask or a Bay Road Bridge update.

Marlo Warner states that right now it is scheduled to begin May 8th, depending on the heavy rains and high water. They are saying 16 weeks.

8. Other

9. Announcements

Molly Keegan extends the Select Board's heartfelt thanks to 2 long serving School Board members who resigned this year - Robie Grant and Linda Dunlavy. Their years of outstanding service to the benefit of the Hadley Schools.

Gerald Devine ask Donald, about the HCOG warrant article.

Donald Pipczynski responded that we did not meet the deadline for notification with the HCOG.

Gerald Devine ask should we put this on hold until the fall meeting.

TOWN Meeting - Tomorrow Night, we have to a quorum of 100 people.

11. Adjournment

11.1 Adjournment

Motion to adjourn

Motion: Chunglo Second: Devine

Vote: 4-0-0