



Wednesday, November 07, 2018
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 7:00 p.m. in the in Room 203, Town Hall, 100 Middle Street, Town of Hadley.

Present were: Joyce Chunglo, Chair; Molly Keegan, Clerk; David Fill, Member; John Waskiewicz, Member
Christian Stanley, Member – Absent

Also in attendance were: David Nixon, Town Administrator; Dan Zdonek, Assistant Assessor; Valerie Hood, Fin Com; Cathy Zatycka, Fin Com; Amy Fyden, Fin Com, Alexi Levine; Fin Com; Linda Sanderson, Treasurer; Jeffrey Mish, Assessor; Ray Szala, Assessor; Richard Grader, Assessor; Terri Earle, Resident; John Earle, Resident; Daniel Warner, HPD; Linda Romano, Visitor; Anthony Romano, Visitor; Ed Baronas, Visitor; Barb Baronas, Visitor; Felicia Baronas, Visitor; Rachael Ducharme, Visitor; Jane Nevinsmith, Resident; Linda Castronovo; Resident; Suzanne Travisano, COA Director; Dan Hester, WS Development; John Kline, WS Development; Michael Spanknebel; Fire Chief; Jack Eagles, Visitor; Evan Briant, Deputy Chief Fire; Time Eagles, EDM; Michael Mason, Chief of Police; Phil Palumbo, OPM Senior Center; Amir Mikchi, Business Owner; Mitch Kuc, HPD, Tom Pitta, Resident

1. Call to Order

1.1 6:00 p.m. Call to order

Meeting was called to order at 6:00 by Joyce Chunglo, Chair.

2. 6:00 p.m. Tri-board Meeting

2.1 Tax Classification Presentation

Dan Zdonek presents the tax classification presentation in preparation for the tax classification hearing at the next meeting.

The tax levy is \$12,127, 245 dollars.

The total residential value is \$ 642,143,100.

The residential levy share is \$7939, 202.

The total CI&P value is \$339, 547,998.

CI&P levy share is \$4,198, 042.

If a single rate is adopted the estimated tax rate will be \$12.36 for all classes of property. The average tax bill will be \$4015.76 based on an average single family home assessed at \$324,900.

Splitting the tax rate will not increase tax revenue for the town.

Jeffrey Mish states that the single rate is the way we are leaning.

2.2 FY2019 Quarterly Report



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David Nixon states that we are on target for our expenses and for our revenues we are doing quite well. We are ahead of where we were last year.
Further general discussion of the quarterly report.

3. Consent Agenda

3.1 Consent Agenda

Minutes	August 1, 2018, August 22, 2018
Warrants	AP1916; AP1916S; AP1917; AP1917S; AP1918; AP1918S; PR1915; PR1917
Closing of Town Hall	Dec. 24th and Dec. 31st. Employees will use leave time.
Hadley Senior Center Designer Contract	Amendment #3
Hadley Senior Center - Owner's Project Manager	Amendment #1
Community Compact Information Technology Grant	Contract Documents
One Day Liquor Licenses	Top of the Campus - Men's Basketball Courtside Club - Multiple dates
One Day Liquor Licenses	Top of the Campus - Men's Basketball Concourse Concessions - Multiple dates
One Day Liquor Licenses	Top of the Campus - Women's Basketball Concourse Concessions - Multiple dates
Hadley Police Dept. Promotion Sgt.	Mike Romano
Hadley Police Dept. Full Time Officer Appointment	Rylan Baronas
American Tower Consent	To modify cell tower equipment

Motion to approve the Consent Agenda with the removal of the Police Department appointments.

Motion: Keegan Second: Fill
Vote: 4-0-0
Vote: 3-0-1

John Waskiewicz abstains from the closing of town hall.



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Chief Michael Mason asks for the Select Board to appoint Rylan Baronas as a Full time Officer to Hadley Police Department.

Motion: Keegan Second: Fill
Vote: 4-0-0

Congratulations to Rylan.

Chief Michael Mason asks for the Select Board to appoint Mike Romano to Sergeant.

Motion to appoint Mike Romano to Sergeant in the Hadley Police Department.

Motion: Fill Second: Keegan
Vote: 4-0-0

Congratulations to Sgt. Romano.

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

4.1 Public Comments

No public comments.

5. Town Administrator Report

5.1 Town Administrator Report

David Nixon presented his weekly administrator report.

Motion to authorize the chair to vote on the Housing Choice Small Town Capital Improvement Grant.

Motion: Keegan Second: Fill
Vote: 4-0-0

6. Appointments

6.1 Public Hearing - 1 Mill Valley Rd. Property - Non Payment of Fees at 7:15 p.m.

The Select Board has requested that Mr. Amir Mikchi, owner of 1 Mill Valley appear for a public hearing to discuss the non- payment of sewer impact fees for the property and the possible denial, revocation, or suspension of licenses or permits, including the Certificate of Occupancy as per the provisions of Chapter 86, Sections 86-5 and 86-6 of the Code of the Town of Hadley. Joyce Chunglo states that we have a sewer impact fee that has not been paid.

Amir Mikchi states that this bill belongs to his tenant and that this is a disagreement between them and if he can have 3 weeks, he will get this resolved.

David Fill states that if we do not receive payment we will have to revoke occupancy for the entire building.

Joyce Chunglo concurs and states that 3 weeks is December 5th. We expect to be paid in full. Motion to continue this hearing until December 5th.

Motion: Fill Second: Keegan
Vote: 3-0-1



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John Waskiewicz abstains.

6.2 Land License Public Hearing WS Development 7:30 pm

WS Development II LLC. is requesting a land license from the Select Board for their project located at the Mountain Farms Mall.

Dan Hester from W/S Development states that they are looking for approval for their underground fuel tanks. Due to the natural gas moratorium we do need propane tanks, however since our original submission we have spoken to Berkshire Gas and they were able to find some capacity for us. So we were able to reduce to 2 tanks for 2,000 gallons.

Chief Spanknebel states that there were changes made to the application and we were not provided the changes until very recently because they were not delivered to us as stated.

Dan Hester stated that per the Chief, we will be putting gravel over tanks and bollards around them.

Chief Spanknebel states that he would like them to keep their original request in place for 3 tanks for 6,000. This way we will not have to amend the license if you need to change in the future.

Motion to approve the Land License for WS Development

Motion: Keegan

Second: Fill

Vote: 4-0-0

7. New Business

7.1 IFB Sewer Septage Truck

The Select Board will vote to award the bid for the used septic truck for the Sewer Division of the Department of Public Works.

David Nixon states that we received one bid the price is 79,000 dollars we had a budget of 100,000. We will return the remainder back to sewer impact fees at a future town meeting. We are working with the accountant about making a partial payment before we receive the truck.

Motion to approve the septic truck IFB to House of Imports.

Motion: Fill

Second: Second

Vote: 3-0-1

John Waskiewicz abstains.

7.2 Housing Choice Small Town Infrastructure Grant

This item was discussed and voted on as part of the Town Administrator Report.

7.3 Special Town Meeting Follow up Debt Exclusions



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The Select Board will vote on the possible date of the Special Town Election on December 18, 2018 or January 8, 2019.

David Nixon states that these are both Tuesdays which is when we typically hold our elections. General discussion of the two dates.

The Board must allow 35 days for the Town Clerk to print ballots through the Commonwealth, and the vote must be held no later than January 14, 2019 (90 days after the Special Town Meeting).

The two ballot questions relate to replacing kitchen equipment at Hopkins Academy for \$55,400 and purchasing a DPW dump truck for \$85,000.

The impact on taxes for an average single-family house is \$4.18/year for a 5 year borrowing for the kitchen equipment.

The impact on taxes for an average single-family house is \$6.34/year for a 5 year borrowing for the dump truck.

Motion to hold the Special Town Election on December 18, 2018

Motion: Fill

Second: Waskiewicz

Vote: 4-0-0

7.4 Public Access Cable Television: Proposed Federal Communications Commission Rules

The FCC is proposing new rules that will significantly reduce cable franchise fees and impact PEG channels. Every local franchising authority will be impacted by the proposed new rules, likely including states with video franchising laws. As indicated in the attached Overview, some jurisdictions are estimating a 30% reduction in fees, while others may lose nearly all of their cable franchise fees, and many may be forced to cut PEG services should the proposed rules be adopted. The FCC must hear from municipalities about the impact these proposed rules will have on our community.

David Nixon states that I have written a letter on behalf of the town stating that we are against the proposed changes to FCC.

General discussion of the FCC changes.

Motion to authorize the signing of the letter to FCC on the proposed changes.

Motion: Keegan

Second: Fill

Vote: 4-0-0



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8. Old Business

8.1 Senior Center, Library and Fire Substation Updates

Michael Spanknebel states that we are still working on our designs, we have been going well, and we are on budget right now.

Phil Palumbo states that we are hoping to get going as soon as we can, which is what this schedule will give us we want to break down on March 1st.

Joyce Chunglo states she has a signed easement agreement. The Legion voted and signed it last night and the Select Board needs to sign it.

The Select Board agrees to make their next meeting on November 14th at 6 pm.

Joyce asks about moving the December meeting till December 12th instead of December 17th.

David Fill asks that we set the January meeting dates.

The Select Board chooses January 9th and the 23rd for the January meetings.

9. Other

9.1 Greenfield Savings Bank Donation

Greenfield Savings Bank has donated four new benches to the town of Hadley.

10. Announcements

Joyce Chunglo announces the 2nd Annual Celebration of Lights, hosted by Hopkins Academy Educational Foundation on November 24th at the Hopkins Academy Gazebo at 5:30.

The Select Board offers condolences to the family of Dorothy Torell.

Joyce Chunglo thanks our veterans for their service.

10.1 School Retirements

The Select Board offers thanks and best wishes to two long term employees – Mary Schmith and Michael Duffy who actually grew up here in town and he moved back here to work at the schools. Enjoy your retirement and thank you.

10.2 Hadley Housing Authority - Opening

The Select Board announces that there is an opening on the Hadley Housing Authority. Interested parties should contact the Select Board's office.

11. Executive Session

12. Adjournment

12.1 Adjournment

Motion to adjourn

Motion: Keegan Second: Fill

Vote: 4-0-0

Meeting was adjourned at 8:03 pm.



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Respectfully submitted,

Jennifer Sanders James

Licensing Coordinator and Assistant Procurement Officer

APPROVED