



RECEIVED

Wednesday, October 3, 2018
 Select Board and Tri-Board Meeting Agenda
 2018 OCT -1 PM 12: 03
 TOWN CLERKS OFFICE
 HADLEY MA 01035

Hadley Town Hall - Room 203 at 6:00 pm

1. Call to Order

Subject 1.1 Call to order -- TriBoard Meeting

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 1. Call to Order

Access Public

Type Action, Procedural

The Hadley Select Board will convene a meeting on Wednesday, October 3, 2018 at 6:00 p.m. in Room 203, Town Hall, 100 Middle Street, Hadley, MA 01035. The Select Board will meet jointly with the Finance Committee and School Committee.

ON-LINE AGENDA

The Select Board agenda is posted on-line at www.hadleyma.org

1. Bring up the Town website using the URL above.
2. Select "Select Board" from the drop down menu.
3. Select "BoardDocs LT"
4. Click on "Meetings" tab.
5. Select the appropriate meeting from the dates offered.
6. Click "View Meeting" and you can follow the progress of the meeting.

2. STM Preparation

Subject 2.1 Special Town Meeting Preparation

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 2. STM Preparation

Access Public

Type Information

The Tri-Board will review and make final adjustments and recommendations to the warrant for the October 18, 2018. Included in the Board's actions will be:

1. Acceptance of new articles from Planning Board,
2. Signing and posting the warrant,
3. Division of motions, and
4. Preparation for the October 11 public forum.

File Attachments

STM Warrant FY 2019 ARTICLES MOTIONS (LEGAL REVIEW).doc (286 KB)
 STM Division of Motions.docx (18 KB)
 STM budget 091918.xlsx (256 KB)

3. Consent Agenda

Subject **3.1 Consent Agenda**

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 3. Consent Agenda

Access Public

Type Action

Minutes	June 20, 2018
Warrants	
One Day Liquor Licenses	Top of the Campus - Women's Basketball Mullins Center Concourse Concessions 10/31/18, 11/06/18, 11/17/18, 11/20/18, 11/28/18, 12/07/18, 12/12/18, 12/21/18,
One Day Liquor Licenses	Top of the Campus - Men's Basketball Mullins Center Concourse Concessions 10/30/18,11/06/2018,11/09/2018,11/13/18, 11/16/18, 11/19/18,11/28/18,12/04/18,12/21/18,
One Day Liquor Licenses	Top of the Campus - Men's Basketball Mullins Center Court side Floor "Courtside Club" 10/30/18,11/06/2018,11/09/2018,11/13/18, 11/16/18, 11/19/18,11/28/18,12/04/18,12/21/18,
Special Town Employee	Mark Sullivan from D.A. Sullivan asks that the Town review his Special Town Employee Status
November State Election Warrant	Sign the election warrant
COA Outreach Coordinator Appointment	Lauren Hannigan

File Attachments

2018.11.6 warrant.pdf (152 KB)
 1 Day Liquor Womens BBall.pdf (592 KB)
 1 Day Liquor Mens BBall.pdf (649 KB)
 1 Day Liquor Mens BBall Courtside.pdf (654 KB)
 COA Outreach Coordinator.pdf (177 KB)
 COA Outreach Coordinator.pdf (177 KB)

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

Subject **4.1 Public Comments**

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

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

Access Public

Type Discussion

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.

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.

5. Town Administrator Report

Subject	5.1 Town Administrator Report
Meeting	Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda
Category	5. Town Administrator Report
Access	Public
Type	Information

The Town Administrator will report on special projects, departmental functions, and community events.

6. Appointments

Subject	6.1 Landscape Partnership Grant Public Hearing 7:30
Meeting	Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda
Category	6. Appointments
Access	Public
Type	Action, Discussion

Kestrel Land Trust, with other partners, is pursuing a Landscape Partnership Grant with the State EEOA to conserve land on the Holyoke Range and connecting lowland. We would like to assess the interest of the Town in partnering with us to permanently conserve the following lands:

Approximately 320 acres (three parcels) of Town-owned land in the Holyoke Range of Chmura and Bay Roads, identified as tax parcels 8-9, 8-46 and 8-48 and originally acquired by the Town's Water District in the 1950s. Kestrel suggests the Town gift a conservation restriction on these lands or the majority thereof, retaining the right to conduct forestry, non-motorized outdoor recreation, and to continue to use the reservoirs and dams for water supply purposes.

Approximately 40 acres (8 parcels) of lowland on the Connecticut River (identified as tax parcels 3-19, 3-17-A, 3-17-B, 3-18, 3-20, 3-21, 3-22 and 3-22-C), including parcels the Town has acquired for back taxes or anticipates acquiring soon. Kestrel suggests the Town gift, or sell at below market value for the price of back taxes owed, fee interest in these parcels for possible inclusion in the Connecticut River Greenway State Park or the Conte National Wildlife Refuge.

Through the Landscape Partnership Grant, the State offers a match of 50% of costs for the conservation of greater than 500 acres of land in a contiguously protected area. The match of 50% to qualify for the state grant dollars can be achieved through private donations, grants by non-state agencies, or through donations of land and conservation restrictions. If the Town were to gift a conservation restriction on its 320 acres of watershed land, and gift or sell at below market value its land on the River, we could use the grant efficiently to leverage the value of that donation, thereby protecting even more land with this grant. Just as important, the Town's granting of a conservation restriction on 320 acres of land would greatly help us achieve the 500 acres minimum threshold to qualify for this grant.

At this point we are seeking a letter of interest from the Town to partner with us to conserve the lands described above.

<p>File Attachments Hadley_backtax_parcel.pdf (2,032 KB)</p>
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HadleyWaterLands.pdf (3,432 KB)
 Possible Hadley CT riverfront land protection project Aug18.pdf (18 KB)
 CT River parcels near Fort River AM&NHESP.pdf (399 KB)
 example_supletter_LPGrant2019.docx (14 KB)

7. New Business

Subject 7.1 Review of NHVH Real Estate Broker Proposal

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 7. New Business

Access Public

Type Action

The Board will evaluate the sole respondent to the RFP for a commercial real estate broker for the sale of North Hadley Village Hall.

File Attachments

NHVH Keller Williams Govt. RFP.pdf (249 KB)
 RFP Real Estate Broker (NHVH) Ch. 30B.doc (83 KB)
 North Hadley Village Hall PR_draft.docx (47 KB)
 NHVH Property card.pdf (770 KB)
 Ltr of justification.doc (23 KB)
 HAD200_combinedFORMB_draft__6-27 word.pdf (396 KB)

Subject 7.2 MDCR Purchase of land and 120 Day Waiver

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 7. New Business

Access Public

Type Action

The Massachusetts Department of Conservation and Recreation announces its intention to acquire 5.64 acre parcel of undeveloped forest in Hadley. DCR a waiver of the 120-day waiting period.

File Attachments

MDCR.pdf (518 KB)

8. Old Business

Subject 8.1 Senior Center, Library and Fire Substation Updates

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 8. Old Business

Access Public

Type Action

The Select Board will hear reported from the Senior Center, Library, and Fire Substation building committees on the three projects.

The Select Board will review a proposal to extend the contract for owners project manager services.

File Attachments
 HSC - CI Add Service Proposal 9-26-18.pdf (167 KB)
 Hadley Sr Center signed contract.pdf (559 KB)
 Sept. 24 meeting minutes.pdf (189 KB)

Subject **8.2 Zatyрка Park Update**

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 8. Old Business

Access Public

Type Action

The Board will hear the report from the Park and Recreation Commission concerning the Phase 3 Zatyрка Park reconstruction. The Board will take action on any funding request that involves the Woodchuck Nominee Trust.

9. Other

10. Announcements

Subject **10.1 Massachusetts Municipal Association Annual Meeting and Trade Show**

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 10. Announcements

Access Public

Type

The Massachusetts Municipal Association Annual Meeting and Trade Show is scheduled for January 18-19, 2019 in Boston. Here is a link to more information: <https://www.mma.org/mma-annual-meeting-and-trade-show/>

The Select Board is encouraged to attend.

Subject **10.2 Greenfield Savings Bank Donation**

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 10. Announcements

Access Public

Type

Greenfield Savings bank has donated four benches to the Town of Hadley.

Subject **10.3 Town of Hadley Promotional Video**

Meeting Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda

Category 10. Announcements

Access Public

Type

Hadley Media has produced a promotional video featuring the Town of Hadley:
<https://www.dropbox.com/s/6j15glewpi9zyus/Hadley%20Promo%204.mp4?dl=0>

11. Executive Session

12. Adjournment

Subject	12.1 Adjournment
Meeting	Oct 3, 2018 - Select Board and Tri-Board Meeting Agenda
Category	12. Adjournment
Access	Public
Type	Action
Recommended Action	Motion to adjourn