



TOWN OF HADLEY
SELECT BOARD
July 11, 2012
Meeting Minutes

Meeting convened at 7:00p.m., Room 203, Town Hall.

Present: Joyce Chunglo, Acting Chair; Daniel Dudkiewicz, David Moskin, Brian West

Absent: Gloria DiFulvio

Also in Attendance: David Nixon (Town Administrator); Peg Jekanowski (Administrative Assistant); Richard Trueswell (TV-5); State Rep. John Scibak; Linda Sanderson, (Finance Committee); Willy Danylieko, Gary Girouard (DPW Director); Ben Storrow, (Daily Hampshire Gazette), Chris Curtis (PVPC); Shardool Parmar; Tim Neyhart (Building Inspector), William Dwyer (Trustees – Hopkins Academy), Ralph Galarneau, (Teamsters Local 404); Caryn Perley, Jo-Ann Konieczny, Beth Brown, Noel Kurtz, Alison Donta-Venman

Approval of Minutes: June 13, 2012 & June 20, 2012:

Motion to Approve: Dan Dudkiewicz: **Second:** Brian West **Vote:** 4-0-0

Approval of Warrants: Payroll #3: Vendor Warrant #56 & 56S (FY 12) Vendor Warrant #4 & 4A (FY 13)

Motion to Approve: Brian West **Second:** Dan Dudkiewicz **Vote:** 4-0-0

Joyce Chunglo welcomed State Representative John Scibak who was joining the meeting.

Appointment

**7:05 pm Chris Curtis - Pioneer Valley Planning Commission
Sustainable Knowledge Corridor Initiative**

Chris Curtis presented the Board with materials regarding the PVPC's bi-state initiative to promote sustainability in our region. This project is known as the Sustainable Knowledge Corridor initiative. They are working with the council of governments in Hartford, CT and have secured a grant in the amount of \$4.2 million from the US Dept. of Housing and Urban Development. The "corridor" is comprised of 80 communities in Western MA and Northern CT. In the Pioneer Valley Region there are several plans that address: housing, climate action & green energy, food security, green infrastructure, and environment. Three plans are being updated: transportation, land use, and work force and economic development. Also there is training for young people to develop leadership skills, among other specific urban area projects. The project has a three year time frame with 3 phases, Planning, Doing and Measuring. Currently they are in their planning phase. There is a survey for communities to give feedback. Mr. Curtis encouraged the Board to participate in the survey, which is available on line. He encouraged the Board to designate an appointee to one of the committees in order to keep Hadley involved in these projects and to use the project website to keep up to date on the project at www.sustainableknowledgecorridor.com.

7:15 pm North Star School-Garden Project

Ken Danford, Executive Director and Co-Founder of North Star and Catherine Gobron from North Star School that currently rents space from the town at Russell Street School. Initial discussion was regarding the garden that was developed on the grounds of the school, a project that was approved by the Select Board. It was established that during the implementation of the gardens a town employee approached the North Star management and informed them that their lease with the town was going to be terminated. North Star is happy in the space and would like to stay there.

Dan Dudkiewicz stated that he has viewed the garden and is happy with it. He further stated that in terms of the rental agreement, there will be work done to that building eventually, but that he has no problem renewing a lease with them. Brian West the study of building maintenance may impact a renter in the future, and when any decision is made suitable notice must be given to any Town Department or lessee. He suggested that instead of a three year lease, a one year renewable lease may be necessary. He assured the North Star managers that only the Select Board can make these types of decisions, and any information should only come through them. It was



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agreed that the Select Board will keep them closely advised as to the future of the building and any changes that may impact them.

Further discussion included Tim Neyhart, Inspector of Buildings, that there are some safety concerns with the building, and North Star did state that they sublet to an art studio that occupy space in the basement. North Star did state that they have used their own funds to upgrade floors and electrical work. Mr. Neyhart stated that at times some work can be done that the inspectors' may not be aware of, and communication needs to improve. He further stated that the current concern is with the safety of the steps, and Mr. Nixon stated that the east steps are being worked on. There is money in a revolving account and CPA funds could be pursued for the west side steps.

7:30 pm Goodwin Memorial Library Trustees- Application for Appointment

The Board reviewed a letter of interest and resume of Alison Donta-Venman for appointment to the Goodwin Memorial Library Board of Trustees. This is a special appointment as the seat remained vacant after the Town Election. Members of the Board of Trustees were also present and supported the appointment.

Approve the Application for Appointment of Alison Donta-Venman as Trustee to the Goodwin Memorial Library Board of Trustees: Motion: Dan Dudkiewicz: **Second:** Brian West **Vote:** (Roll Call Vote of both Boards):

Joann Konieczny-yes; Caryn Perley-yes; Beth Brown-yes; Noel Kurtz-yes; Dan Dudkiewicz-yes; Joyce Chunglo-yes; David Moskin-yes; Brian West-yes

Old Business

4. Sewer Permits / Sewer Impact Fees

Mr. Shardool Parmar was present to discuss his plan for a 9,000 sq. ft. conference center in the space known as the former Hadley Village Barn shops. Permitting Fee for Sewer Impact is in the amount of \$68,000.00. Mr. Parmar was asking for either (a) a reduction of the fee and/or (b) a payment plan to be spread out over time. Mr. Parmar is a hotel owner in town and stated that his business over time already has already contributed millions in taxes to the Town. He stated that this project attempts to create economic development and jobs, and it will also generate meals and occupancy tax; yet it is difficult if not impossible to proceed with this fee.

The sewer impact fee is based on 15 gallons per seat, and although they will be using the same lines, the "change of use" triggers the fee. Tim Neyhart stated that this has been an ongoing issue, and we have lost businesses due to this issue. He stated that the Town needs to develop something that explains what the Impact Fee is for and where it is going. He further stated that the Town should offer a budget plan for these businesses. David Nixon explained that the formula used to develop this fee is based on Title 5. It is a struggle between economic development versus plant capacity. Dan Dudkiewicz stated that the amount seemed excessive, and Mr. Moskin agreed, especially as compared to a recent impact fee assessed to a pet "hotel."

Brian West explained that all of this is explained in the Town Master Plan. The dollar amount (\$15.50) is based on what it would cost the Town of Hadley once it reaches capacity and DEP steps in and mandates upgrade to our existing systems. He stated that what the Board has to grapple with is how this affects businesses that want to come to Town, and that businesses need to be educated to the rules.

It was established that a payment plan would be feasible and within the Board's authority as Sewer Commissioners. Joyce Chunglo made a motion, seconded by David Moskin, to approve a 4 year payment plan for the Conference Center development proposed by Shardool Parmar at the Hadley Village Barn Shops (address??). Motion passed with a vote of 3-1-0. (Dan Dudkiewicz dissenting.)



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2. Hopkins Academy Land – Review of documents for signature

The Board reviewed the closing documents for the Hopkins Academy Land transfer. Brian West made a motion to authorize the Select Board to sign all documents associated with the Hopkins Academy Land purchase, motion seconded by Dan Dudkiewicz and passed by a vote of 4-0-0.

1. Finance Committee- Reserve Fund Transfer \$15,500.00 (Fire Department)

Linda Sanderson stated that the Finance Committee posted and will be meeting on Friday July 13th to discuss the Reserve Fund Transfer regarding the Fire Department. It was also agreed that a narrative from the department will accompany requests for Reserve Fund Transfers. David Nixon further stated that an insurance bill has come in for FY2013 that is \$585.00 higher than originally budgeted for, this is for Police & Fire Accident insurance. Joyce Chunglo made a motion to request from the Finance Committee a \$585.00 Reserve Fund Transfer for FY 2013 to cover Police Fire and Accident Insurance, motion seconded by Dan Dudkiewicz. Motion passed with a vote of 4-0-0.

3. Appointments to Town Committees and Boards

- a. Representative to Capital Planning Committee from the Board of Assessors

Brian West made a motion to appoint Jeffrey C. Mish from the Board of Assessors as a member of the Capital Planning Committee, motion seconded by Joyce Chunglo and passed with a vote of 4-0-0.

4. Pouring Permit

David Nixon explained that this is regarding establishing fees for application for a licensed farmer winery, farmer brewery and/or farmer distillery that may want to sell alcohol by the glass on premise. *Brian West made a motion to set an application fee in the amount of \$25.00 for pouring permits, motion seconded by Joyce Chunglo.* This pouring permit is restricted only for a state licensed farmer brewery, distillery or winery and that any alcohol served there must be made on premise as licensed by the state and according to the terms and conditions of that license. There is no food service offered and there is no live entertainment or lodging covered under this type of license. *Motion passed with a vote of 3-1-0. (Dan Dudkiewicz dissenting.)*

New Business

1. TV-5 Public Access Coordinator – Richard Trueswell

Brian West made a motion to appoint Richard Trueswell as a full time employee as he has completed his six month probationary period; motion was seconded by Dan Dudkiewicz. In discussion Mr. Moskin stated his objection to moving forward as he feels that the job description needs to be updated. Joyce Chunglo stated that this is an hourly employee who has successfully completed his probationary period and there is no reason not to move forward, that the job description can be changed at a later date if needed. Mr. Nixon stated this is not about job description but about process as stated in the employee handbook regarding hiring employees for a probationary period. The only options before the Board are to extend the probation period or end the probation period. *Motion was passed by a vote of 4-0-0.*

2. Palmer Redevelopment Authority & Central Corridor Rail Coalition – Request for support to reinstate passenger service from Brattleboro, VT to New London, CT.

Rep. Scibak cautioned the Board that there are 3 separate rail road coalitions in play, and they should be certain of the differences and implications of supporting any one of these groups. Dan Dudkiewicz made a motion to take this issue under advisement, seconded by David Moskin. Motion passed with a vote of 3-1-0. (Brian West dissenting.)

OTHER ITEM: (Not on posted agenda)

- Chapter 90 project(s)

Brian West made a motion to sign all paperwork authorizing road projects with Chapter 90 funds, motion seconded by Dan Dudkiewicz, and passed with a vote of 4-0-0.



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- **Permission to hang sign on fence in front of Russell Street School:**

Dan Dudkiewicz made a motion to allow the Hadley Cal Ripken League permission to hang a 3' x 6' banner on the Russell School Fence announcing their Baseball Tournament: 07/12/2012-07/24/2012. Motion seconded by David Moskin and passed with a vote of 4-0-0.

Announcements

Joyce Chunglo stated that the Daily Hampshire Gazette had erroneously reported that the Fire Chief in Hadley holds two full time jobs, and she wanted to clarify that the position in Hadley is not designated as a full time job.

Dan Dudkiewicz requested that he would like an agenda item on the next meeting's agenda, to discuss placing an article on the warrant decreasing CPA from 3% to 1%. David Nixon will speak to Chair DiFulvio about adding this item to the next agenda.

At 8:46 pm, Brian West made a motion to move to Executive Session for the purpose of discussing labor and litigation and not to reconvene in open session, Motion seconded by Dan Dudkiewicz. Acting Chair Chunglo stated "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: Dudkiewicz-Yes; Chunglo-Yes; Moskin-Yes; West-Yes

EXECUTIVE SESSION:

A discussion was held regarding a labor dispute. A motion was made and seconded, and passed by a roll call vote: Dudkiewicz=yes; Chunglo=yes; Moskin=yes; West=yes

A litigation matter was tabled until next meeting in order to have Town Counsel available for comment.

At 9:00 pm David Moskin made a motion to adjourn Executive Session, seconded by Brian West.

Dudkiewicz-Yes; Chunglo-Yes; Moskin-Yes; West-Yes

Meeting adjourned at 9:00 pm.

Respectfully submitted,

Margaret J. Jekanowski
Administrative Assistant