



TOWN OF HADLEY
SELECT BOARD
November 14, 2012
Meeting Minutes

Meeting convened at 7:00 pm, Room 203, Hadley Town Hall

Present: Chair Gloria DiFulvio; Joyce Chunglo, Daniel Dudkiewicz, David Moskin,

Absent: Brian West

Also in Attendance: David Nixon (Town Administrator); Peg Jekanowski, (Administrative Assistant); Connie Mieczkowski (Treasurer); Tim Neyhart (Building Inspector); Daniel H. Zdonek, Jr. (Assistant Assessor); John Mieczkowski, Sr., Dennis Hukowicz (Police Chief); Willy Danylienko

Approval of Warrants: Dan Dudkiewicz made a motion to approve warrants before the Board, seconded by Joyce Chunglo and approved by a vote of 3-0-0. (David Moskin absent at time of vote.)

Old Business

3. Hopkins Academy Green Roof project: sign BAN

Dan Dudkiewicz made a motion, seconded by J. Chunglo, to sign the Bond Anticipatory Note for the Hopkins Green Roof project. (The interest rate is 0.49 %.) Motion passed with a vote of 4-0-0.

4. RFP for Facilities Plan

David Nixon presented the Board a Request for Proposals (RFP) for architectural and/or engineering firms to provide structural evaluation for seven existing Town-owned buildings. Dan Dudkiewicz noted that there may be an error on page 7 regarding the age of the DPW building. Mr. Nixon will look into this and fix the error. *Joyce Chunglo made a motion, seconded Dan Dudkiewicz, to accept the RFP for Facilities Plan; motion passed with a vote of 4-0-0.*

Appointment

7:05 pm: Public Hearing: Tax Classification: Dan Zdonek presented information on Tax Rate Classification for FY 2013 (attached to these minutes for review). The Board of Assessors recommends that a factor of 1.0000 be adopted for FY2013. This will keep a single tax rate for all classes of property in Hadley. Further, the Board of Assessors recommends that no Open Space Discount be granted for FY2013, that no Residential Exemption be granted for 2013, and that no Small Commercial Exemption be granted for 2013.

D. Dudkiewicz made a motion to keep a single tax rate for all classes of property in Hadley, no open space discount, no residential exemption be granted and no small commercial exemption for FY2013, seconded by J. Chunglo. Motion passed 4-0-0.

7:30 pm: Public Hearing: Chapter 61A Right of First Refusal: 85 Chmura Road (Assessors Map 8, Lot 9A)

This is a procedural matter. This is the first part of the process for the Town to exercise its right of first of refusal if this property is taken out of 61A. The property was announced as above, the hearing was posted and held, and there was no public comment other than to establish that this is approximately 47 acres and the property belongs to the Waskiewicz family. No action was taken and the hearing was closed at 7:40 pm.

New Business

2. Town Owned Rental Property

Town Treasurer Constance Mieczkowski and Building Inspector Tim Neyhart were in front of the Board to discuss property that the Town foreclosed on a house and the house has a tenant residing there. It is law that we have to maintain the house for the year (unless taxes/fees are paid in full.) There are some immediate repairs that need to be made and the Town needs to insure the home. Mr. Neyhart asked for funding to make necessary repairs on the home. It was further established that the tenant is there without a lease and the Town should be collecting rent, but a rate needs to be set...if the tenant will remain there. It was also noted that the water meter had been removed but a water meter has been installed. (Expenses incurred can be charged back to the original owner.) A tenancy at will lease was discussed. *Joyce Chunglo made a motion to request a Reserve Fund Transfer from the Finance*



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Committee in the amount of \$1,500.00 for immediate repairs needed, motion seconded by Dan Dudkiewicz and passed with a vote of 4-0-0.

David G. Nixon will investigate the Town's obligation to purchase insurance for the home with a tenant living there.

Old Business

1. Select Board Priorities:

- Fire Department – Finalize Fire Chief Job Description & form search committee

Gloria DiFulvio asked if the draft of the Chief's job description had been reviewed by any area Fire Departments. It had not been reviewed, the Board asked Mr. Nixon to have it reviewed and they will finalize it at the December 5th meeting.

The Board discussed a forming a search committee for a new fire chief. ***Joyce Chunglo made a motion to set up a Fire Chief Search committee comprised of the Select Board, Fire Chiefs from neighboring/comparable towns, town department heads and community members to be appointed by the Select Board to perform initial evaluations of candidates, motion seconded by David Moskin and passed by a vote of 3-0-1. (Dan Dudkiewicz abstaining.)***

The Select Board will review the job description with comments from area fire chiefs at their next meeting.

5. Senior Center Roof

Mr. Nixon reviewed quotes to patch the lower portion of the roof at the Senior Center. Two bids were received: JD Rivet in the amount of \$5,100.00 and A-Z General Contractors for \$9,850.00. Two other companies that were asked did not provide a quote. ***D. Dudkiewicz made a motion, seconded by J. Chunglo, to award the contract to patch the Senior Center Roof to JD Rivet of Indian Orchard, motion passed with a vote of 4-0-0.***

6. Elementary School Lightning Strike – Insurance (passed over: waiting for information from schools.)

New Business

1. DEP: Anaerobic Digester Plant

Mr. Nixon explained to the Board that he recently met with representatives from DEP, UMass, and the Town of Amherst regarding DEP's proposal for an Anaerobic Digester Plant. DEP is looking for 10 sites across the Commonwealth and UMass is one proposed as one of the sites for an Anaerobic Digester Plant. This is something that potentially has impact on the Town of Hadley and the Town would seek to partner with DEP. There would be some positives in terms decreasing expense of hauling and disposing of sludge. At the same time there are many technical questions on the how it would work and the impact the Town...there would need to be real incentives from DEP. Next steps would be to meet with DEP. The Select Board would like more info from DEP on possible impacts. Mr. Nixon will try to schedule a meeting for the week of December 10th.

3. Water Permit

Mr. Keith Rehbein took out water permits that were approved in 2009 for future construction, paying \$630.00 for them, but he did not act on them. He is ready to bring them forward now that the economy has improved. However, there is a 6 month expiration date on the permits that he was not aware of...and he does not want to have to pay again. ***D. Dudkiewicz made a motion to validate the two water permits issued in 2009 for property at 200 Bay Road, motion seconded by G. DiFulvio and passed with a vote of 3-0-1. (J. Chunglo abstaining.)***

4. Spindle City Precious Metals: application for Hawker/Peddler License

November 30-Dec 4, 2012 10:30 AM – 7:00 PM: Holiday Inn Express

J. Chunglo made a motion to approve the Hawker/Peddler application for Spindle City Precious Metals, motion seconded by D. Dudkiewicz, and passed with a vote of 4-0-0.



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Old Business

2. Town Administrator Evaluation

Chair DiFulvio read a summary of evaluations received from Select Board members, except that Mr. Moskin's form/comments had not been received within the set time frame, and so he would present his comments separately.

There was disagreement between Chair DiFulvio and Mr. Moskin regarding the process and time frame for the evaluation. Chair DiFulvio referred to her statement of November 7th, 2012, stating that evaluations were due on Friday, November 9th, 2012. (See Meeting Minutes from November 7, 2012 Select Board meeting.)

Chair DiFulvio went on to summarize the results of the evaluations she received. The overall score of the summary of four Select Board members gave D. Nixon scores that indicated that he meets expectations. Chair DiFulvio then asked Mr. Moskin to give a summary of his evaluation. Mr. Moskin read comments on his evaluation but Select Board members stated that his comments should focus on Mr. Nixon's job performance, not on the performance of the Select Board. Ms. DiFulvio summarized that the overall evaluative part of Mr. Moskin's evaluation of the Town Administrator's performance is "does not meet" expectations. Mr. Nixon thanked the Board for their comments and the time they spent on the evaluation. He would like time to review the evaluation and will make comment at a later date.

Announcements

Congratulations to the Hopkins Boys Soccer Team on a successful season.

Mother's Club Vendor Fair

Hurricane Sandy Relief Fund

John Mieczkowski announced that he is going to circulate a petition about selling Russell School and North Hadley Hall. He would like it on the ballot or at Annual Town Meeting.

At 9:07 pm Dan Dudkiewicz made a motion that the Board move to Executive Session for the purpose of discussing labor negotiations, and not to reconvene in open session, motion seconded by D. Moskin. Chair DiFulvio stated "As Chair of the Hadley Select Board, I state that the Board has moved and seconded to enter into executive session, and I state that discussing the matter in open session will have an adverse effect on the Town of Hadley."

Roll Call Vote: Moskin – Yes: Dudkiewicz-Yes: DiFulvio – Yes: Chunglo – Yes:

Executive Session

The Board discussed points of the contracts with Dispatch, Police and DPW negotiations.

Adjournment

At 9:50 pm D. Dudkiewicz made a motion to adjourn, seconded by J. Chunglo and passed by roll call vote:

Roll Call Vote: Moskin – Yes: Dudkiewicz-Yes: DiFulvio – Yes: Chunglo – Yes:

Meeting adjourned at 9:50 pm.

Respectfully submitted,

Margaret J. Jekanowski
Administrative Assistant