

Select Board Regular Meeting
Monday, July 16, 2018 - 7:00 p.m.
Longmeadow High School, Room A15, 535 Bliss Road, Longmeadow, MA

Present: Chair Mark Gold, Marie Angelides, William Low, Richard Foster, and Thomas Lachiusa

Also Present: Stephen Crane, Paul Pasterczyk, Debbie House, Peter Bouvier, Tracy Adamski, Clark Rowell, Mike Richard, and Marybeth Bergeron

The meeting was called to order at 7:00 p.m. by Select Board Chair Mark Gold.
The Pledge of Allegiance was recited.

Acknowledgement: Peter Bouvier was recognized for his long time commitment to the Tree Committee with a letter and certificate presented to him by the Select Board. Mr. Gold read the letter and certificate out loud before the presentation.

Announcements:

1. There is a vacancy on the School Committee due to the resignation of Jessica Hutchins. Applications (including a cover letter and resume) are to be submitted to the Select Board's office by noon on August 17th. The Select Board and School Committee will jointly interview each applicant on August 27th and jointly vote on and appoint a candidate on September 4th. Mr. Gold read the entire vacancy notice which can be found on the town's website, in the Reminder News, and in the Longmeadow News. The application can be found on the town's website, www.longmeadow.org or in the Select Board's office at 20 Williams Street.
2. The town received state approval of \$5.2 million to cap the landfill and \$900,000 for the Center School windows. Mr. Gold thanked and acknowledged Senator Lesser for his help on this. The Governor still needs to sign the bond authorization.
3. Storms are predicted for Tuesday, July 17th. Residents are asked to check nearby catch basins to see if they are free of leaves and debris.
4. A lot of road work and construction are going on in town this summer, please be mindful of this.
5. Mr. Foster noted that he has seen an increased frequency of vehicles running red traffic lights in town, especially at the Birnie Road/Longmeadow Street intersection. Mr. Foster questioned setting that traffic light to blinking at least during the summer. Mr. Crane will look into it.

Resident Comments: none

Select Board Comments:

1. Mr. Lachiusa suggested a speaker for the high school meeting room to amplify the Select Board's voices for people who have difficulty hearing.
2. The Baystate Urgent Care facility opened Monday, July 16th in the Bliss Shops.

Town Manager's Report:

1. DPW Project Update – The DEP has reviewed and approved the plan for the abatement of the additional asbestos found at the site outside of the building. Mountford submitted a proposal for the removal of the asbestos in the amount of \$280,500. The Building Committee recommended approval of the proposal. The additional funds will come from the project contingency budget.
2. Adult Center OPM Update – An Request for Qualifications has been issued for an Owner's Project Manager; proposals are due on July 19th. An OPM has to be hired before design can start. Design with Catlin Associates is expected to take six months with bidding in the spring of 2019.
3. Gas Leaks – A list of streets with gas leaks was received from Columbia Gas. There are 40 leaks on 29 different streets. Longmeadow Street and Pleasantview Avenue have multiple leak locations.
4. Contract Negotiations – Negotiations have begun with the local firefighter's union (IAFF); their agreement expired on June 30, 2018. The IAFF submitted a proposal to the town which is being reviewed and a counter-proposal is being prepared. The status of the negotiations will be discussed on

September 4th in executive session. The Police and Fire Chiefs' contracts expired on June 30; both automatically renewed for one year. Discussions are underway for multi-year agreements. The School Committee reached an agreement with the teachers' union for a three year contract with COLA's of 2%, 1.5%, and 1.5%.

5. Pay Equity Act and Janus Decision – On July 1, 2018 an updated equal pay law went into effect in Massachusetts providing more clarity as to what constitutes unlawful wage discrimination and adding protections to ensure greater fairness and equity in the workplace. This amends the Massachusetts Equal Pay Act of 1945. The Janus Decision overturns decades of well-established law and practice relating to the right of a union to require the payment of fair share agency fees from public sector employees who decline union membership. Under Janus, public employers may not deduct agency fees from a nonmember's wages, nor may a union collect agency fees from a nonmember without the employee's consent.
6. Planning/Zoning Process Guidance – Planning and Zoning permitting process guidance has been drafted to clarify the existing process related to permitting for applicants and improve access to information for employees.

Ms. Angelides congratulated Sgt. Carl Mazzaferro on receiving the Gold Awards for Massachusetts Safe Routes to School for Blueberry Hill School, Center School, and Wolf Swamp School. Ms. Angelides noted she was happy to see that the Sheriff would like to increase presence in the County by possibly establishing a regional incident response team, and deploying crisis intervention teams in communities to assist with opioid use. The Solarize Kickoff will be held in Springfield, date TBD.

Old Business:

1. Approved Minutes – *Mr. Foster made a motion to approve the meeting minutes from July 2, 2018 as presented. Mr. Lachiusa seconded the motion. The vote was 4 in favor, 0 opposed, and 1 abstained (Mr. Low).*
2. Bonding Options for DPW and Adult Center – Mr. Pasterczyk and Mr. Clark Rowell from Unibank presented borrowing options for the new DPW (\$21 million) and the new Adult Center (\$14 million). Both are debt exclusions and will be 20 year bonds. Both are going out to bid and the sale date will be August 15th. Both projects will have a direct impact on the tax rate. The impact from the DPW will begin in FY19 and the impact from the Adult Center will begin in FY20. Three options are available for bonding: 1. Level Principal Debt Proposal, 2. Level Debt Proposal, and 3. Managed Debt (Hybrid) Proposal. Mr. Pasterczyk recommended the Managed Debt Proposal as it will have a lesser impact in FY19. The Select Board was asked to approve a bond for the DPW now and will be asked to approve a bond for the Adult Center next year. After much discussion the following motion was made: *Ms. Angelides made a motion to accept the Managed Debt (Hybrid) Proposal for the bonding of the new DPW facility. Mr. Lachiusa seconded the motion. The vote was 4 in favor and 1 opposed (Mr. Gold). The bond will be signed on August 20th.*
3. Stormwater Abatement Policy – Tracy Adamski from Tighe and Bond attended the meeting to explain the Stormwater Abatement Policy. The Stormwater Utility was approved at Town Meeting for FY19, this allows for abatement requests. This is not a bylaw, it is a policy. Requirements are placed on the town through the MS4 to have an educational aspect. Abatements are only offered to non-residential customers. To receive a credit they would need to show a system was installed using a best management practice and address the impervious surfaces. Mr. Pasterczyk explained that 99% of the storms will be handled by the system; it is the 1% that could overload the system. The abatement is an encouragement for commercial properties to install something to manage the stormwater. The Director of Public Works will be the responsible party for the abatements. Mr. Gold thanked Ms. Adamski and asked Mr. Crane for a clean version of the policy for the next Select Board meeting to vote on. An annual report on stormwater will be submitted to the Select Board and any abatements received will be included.
4. Finalize Town Manager's FY18 Evaluation – *Mr. Foster made a motion to accept the consolidated Town Manager's Evaluation Report for FY18 as presented at the last Select Board meeting (July 2, 2018). Mr. Low seconded the motion.*

Mr. Lachiusa noted that he worked very closely with Mr. Crane over the past year and that he is dependable when there is a crisis. Mr. Lachiusa feels that Mr. Crane does a great job. Mr. Crane thanked the Select Board for their comments and noted that the feedback was valuable and shows him areas where development is needed.

The vote was 5 in favor and 0 opposed.

5. Finalize Select Board FY19 Liaison Assignments – The Liaison list created at the last meeting will be the final list for FY19.
6. FY19 Goal Setting – Mr. Gold asked the Select Board to come up with some goals. Ms. Angelides would like to invest in landscaping/tree belts, and sponsor grass triangles. Mr. Lachiusa would like to have some type of speaker for the meeting room to amplify the microphones. Mr. Gold asked that ideas be forwarded to him.
7. Crumbling Concrete Foundation Policy Draft – *Mr. Foster made a motion to accept the Crumbling Concrete Foundation Policy as presented. Mr. Lachiusa seconded the motion.*
The policy was created to provide some relief to the impacted homeowners. The Assessor's Office grants abatements for the loss of home value. The policy would allow the Building Official to authorize reimbursement to the applicant of all town fees related to building permits and associated inspections for work on crumbling foundations containing pyrrhotite. Mr. Foster feels the reimbursement should go to the homeowner, not a contractor. Mr. Gold suggested that the homeowner pay the fees in order to receive the reimbursement later.
The motion was withdrawn. Mr. Crane will revise the policy for a vote at the next meeting on August 6.
8. Energy Committee Street Light Audit Recommendation – The Energy and Sustainability Committee recommends that the Select Board hire a vendor to do the street light audit.
Ms. Angelides made a motion to recommend that the Town of Longmeadow use the Green Community funds to do a street light audit by the end of the year. Mr. Lachiusa seconded the motion. The vote was 4 in favor and 0 opposed. Mr. Foster was not in the room.
An independent street light auditor will be hired to conduct an audit and reconcile it.

New Business:

1. Election Worker FY19 Appointments –
Ms. Angelides made a motion to approve the Democratic list for election workers. Mr. Lachiusa seconded the motion. The vote was 5 in favor and 0 opposed.
Mr. Lachiusa made a motion to approve the Republican list for election workers. Ms. Angelides seconded the motion. The vote was 5 in favor and 0 opposed.
Mr. Foster made a motion to approve the unenrolled list for election workers. Mr. Low seconded the motion. The vote was 5 in favor and 0 opposed.
2. Street Closure Approval for Center School Carnival – *Ms. Angelides made a motion to approve the street closure request for the Center School Annual Carnival on Thursday, September 20th from 3:00 p.m. to 7:30 p.m. with a rain date of Friday, September 21st at the same time. Mr. Foster seconded the motion. The vote was 5 in favor and 0 opposed.*
3. DPW Project Change Order 1- Mike Richard from Weston & Sampson and Marybeth Bergeron, Chair of the Building Committee attended the meeting. Additional asbestos containing material was found outside on the grounds of the new DPW site. The prior owner has some liability; there is no statute of limitations on environmental damage. Mr. Gold suggested tracking the cost of abating what is in the building and abating what is outside of the building. Mr. Crane has been in touch with Town Counsel. The DEP approved the cleanup plan. The change order total cost is \$280,492.67. Mr. Gold distributed a handout "Delegation of Change Order Authority to the Town of Longmeadow Building Committee" to be reviewed and voted on at the next meeting on August 6th.
Mr. Foster made a motion to approve the change order for additional asbestos removal at the new DPW. Ms. Angelides seconded the motion. The vote was 5 in favor and 0 opposed.
This is the first change order for the DPW project.
4. Proposed Policy on Bylaw Revisions Discussion – Mr. Gold drew up a draft bylaw revision policy for review. The policy requires that all proposals for new or modified bylaws have the prior support of a

board or committee whose area of focus relates to the subject covered by the proposal. The identification and assignment of residential support from members of a town board or committee will create a town meeting environment more conducive to passage of bylaw revisions. Mr. Crane works with an ad hoc group now and believes a formalized bylaw review committee would be good. This draft will be voted on at the next meeting on August 6th.

Subcommittee Reports:

1. Energy and Sustainability Committee – working on street light information, bylaw for plastic bags for the Fall Town Meeting, and finishing the Municipal building audits.

Mr. Foster made a motion to adjourn the meeting at 9:15 p.m. Mr. Low seconded the motion. The vote was 5 in favor and 0 opposed.

The next regular Select Board meeting will be on August 6th.

Respectfully submitted,
Debbie House

Documents: Agenda – July 16, 2018
Recognition Letter and Certificate – P. Bouvier
Town Manager’s Report Memo
Soil Sample Report – DPW (Test America)
Gas Leaks by Street
MOA for Schools Unit A
Pay Equity Guide
AGO Advisory – Pay Equity
Planning Board Application Checklist
Project Permitting Due Diligence Guide
Building Permit Application Appendix 1
Monthly Reports from Departments: BOH, Building, COA, DPW, Finance,
Library, Parks & Recreation, Police, Veterans
Draft meeting minutes from July 2, 2018
Bonding Options (DPW and Adult Center) Documents
Stormwater Enterprise Fund Credit Policy Draft
Town Manager’s Evaluation (SB Evaluations compiled)
Updated Listing of Boards/Committees – SB Liaison assignments
Building Permit Fee Reimbursement for Crumbling Foundation Replacement
Democratic List for Election Worker Appointments
Republican List for Election Worker Appointments
Unenrolled List for Election Worker Appointments
Center School Carnival Street Closure Application
DPW Change Order 1 – Mountford Company
Bylaw Revision Policy Draft
Minutes from Town Boards: Charter Review Committee 6/7/18, Cultural Council 5/3/18
Correspondence: Letter from Library Board of Trustees
Handout by Mark Gold: Delegation of Chang Order Authority to Building Committee