



Town of Adams Massachusetts 01220-2087

BOARD OF SELECTMEN

TOWN HALL BUILDING
8 PARK STREET

Wednesday, December 20, 2023, 6:00 p.m.

TOWN HALL, 8 PARK STREET, ADAMS, MA 01220
1st Floor, Board of Selectmen Meeting Room

CALL TO ORDER: On the above date, the Board of Selectmen held a meeting at 6:00 PM at the Adams Town Hall. Board Chair Christine Hoyt opened the meeting. Present: Chairman Christine Hoyt, Vice-chair Howard Rosenberg, and Members Rick Blanchard, John Duval, and Joe Nowak. *Attorney Edmund St. John III was absent.* Also present were Jay Green, Town Administrator; Bri Hantman, Recording Secretary; and Haley Meczywor, Town Clerk

The Board observed a moment of silence for retired Adams Police Officer Keith Erdeski.

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES:

The November 20th Meeting Minutes were presented for approval. *Member Blanchard made a motion to approve the minutes as presented and waive the reading. The motion was seconded by Member Duval. The motion passed unanimously.*

The November 30th and December 6th Meeting Minutes were presented for approval. *Member Blanchard made a motion to waive the reading of the minutes and approve them as presented. The motion was second by Vice-chair Rosenberg.* Member Nowak noted an edit of the word "shift" to "ship" on page 2 of the November 30th minutes. Member Duval stated that there was an extra adjournment on the November 30th Minutes. *Member Blanchard amended his motion to include the changes as stated by Member Nowak. Vice-chair Rosenberg seconded the amended motion. The November 30th and December 6th minutes were accepted.*

PUBLIC COMMENT: *None*

NEW BUSINESS:

Review and Approve Dog Kennel License

Town Clerk, Haley Meczywor approached the Board. The proposed fee is as follows: Up to 10 dogs, \$100. Up to 20 dogs, \$200. Up to 30 dogs, \$300. Any more than 30 dogs, \$10 per additional dog. This cost is in keeping with what our current dog license fee. This is a kennel fee and the Town of Adams does not currently have any kennels.

Member Nowak asked if a particular business is still interested in being located at the Stanley's Lumber location. Ms. Meczywor stated that she could not answer that.

Member Nowak made a motion to accept the fee for 2023 for Kennels in the amount of \$100 for 10 dogs or less. \$200 for 20 dogs or less. \$300 for 30 dogs or less, and \$10 per dog after 30 dogs. Ms. Meczywor stated that it should be for 2024. Member Nowak amended his motion to be for year 2024. Vice-chair Rosenberg seconded the motion. The motion passed unanimously.

Dangerous Dog Order Compliance Follow-up – 12 Philips Hill

Bri Hantman, Recording Secretary provided the Board with a memo recapping the orders of compliance as voted on by the Board at the November 15th Meeting.

Member Nowak asked if Officer Witek has been keeping up to date with the dog owners. *Chairman Hoyt* stated that Officer Witek would need to be here to answer that.

Vice-chair Rosenberg clarified that there has been no proof of appointment to have Sully neutered. That is a violation of the orders.

The Board reached a consensus that they would like Officer Witek present at the January 3rd, 2024 Meeting to report out on the situation.

Update on Veterans Service Agent Position

Steven Roy has been the Veteran's Service agent for a number of years. It was the responsibility of the City of North Adams to receive that resignation, post the position, and fill that position. The Town of Adams does not carry the load of paying for a full-time staff member. The Veteran's Service Agent is an employee of the City of North Adams. The Town of Adams pays a percentage of the employee's salary to the City of North Adams.

Town Administrator Green stated that the Board can either wait on deciding on the Veterans Service Agent Contract or they can authorize him to move forward with signing the IMA as long as there are no substantive changes.

Vice-chair Rosenberg asked if there has been any feedback regarding the Veteran Services Agent. *Town Administrator Green* stated that he hasn't heard anything. *Member Blanchard* stated that he has actually personally benefited from Veterans Services. *Member Blanchard* also asked when the new employee, Mitchell Keil. *Town Administrator Green* also stated that while Mitchell will begin his services while working in this building, it is the plan to move him over to the Council on Aging.

Review and Approve Draft Intermunicipal Agreement (IMA) for Veterans Services

The draft IMA was presented to the board. *Town Administrator Green* stated that he was comfortable with the current terms and conditions outlined, as that is the one that has been in effect. An updated IMA has not yet been received.

Member Blanchard made a motion to Authorize the Town Administrator to Authorizing TA to sign the final municipal agreement for Veterans Services with substantially same terms and conditions as outlined in the draft document presented. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.

Approval to Re-issue Adams Memorial Building RFP for Housing Development

RFP #24-004 was presented to the Board.

Town Administrator Green stated that about two years ago there were two respondents to the RFP. The initial respondent had roughly 24 months to meet certain benchmarks. There are currently no incentive programs for developers to build market rate housing. There have been some inquiries to see if the building is still available, but there is certainly not a line of folks beating down the door.

The city of Pittsfield has an economic development fund. Pittsfield has housing projects that are able to happen because Pittsfield is considered a gateway community, which allows them to offer a TIF to developers.

Town Administrator Green stated that there are currently conversations in progress with the state in regard to allowing the Town to receive Gateway Community status.

If the Board decides to release the RFP, it would go out tomorrow and stay open until the end of March.

Member Blanchard made a motion to re-issue the Request for Proposal for development of 30 Columbia Street, Adams Memorial Building. The Motion was seconded by Vice-chair Rosenberg. Member Blanchard amended his motion to include that the RFP is for housing development. Vice-chair Rosenberg seconded the amended motion. The motion passed unanimously.

Discussion on Future of Adams Agricultural Fair Grounds

The Agricultural Fair has indicated that they intend to dissolve at the end of this year. We still have yet to receive an official letter. We still have yet to receive keys.

There is an idea that we may hold a public charette to hear what ideas exist for the use of that space. There are several buildings out there. The Town has plenty maintenance obligations at this point in time, so we are interested in hearing who may be interested in taking over that space.

Member Duval asked if the Board should vote to officially revoke the lease at a future meeting. Town Administrator Green stated that that is not a bad idea. Ideally, the board would like to see a letter from their legal council stating that the board is intending to dissolve.

Update on Greylock Glen

Town Administrator Green would like to offer an end of year update on the Greylock Glen. There has been a focus on the Outdoor Center. The Request for Proposals (RFP) for the restaurant and café operator went out. Responses are due by January 25th. Mass Audubon was the only respondent for the educational center RFP. We would like to present them to you on January 3rd for approval. Also on January 3rd, we would like to see Shared Estates join us for an Executive Session and go through the lease with the lawyers for the Town of Adams and Shared Estates.

We have received roughly 12 applications for the position of Executive Director. The hiring committee whittled it down to 6 highly qualified individuals and interviewed them. The hiring committee moved into a second round of interviews with 4 individuals. We are hopeful that we will be able to present the final candidate for your ratification in mid to late January. That way, we would be able to involve the Executive Director in the hiring process for the Superintendent of Buildings and Grounds as well as the selection process for the Café operator.

The project managers are inside the building and putting up sheetrock.

Member Nowak stated that he would like another opportunity for public input prior to signing the development agreement. Town Administrator Green stated that the development agreement doesn't provide the specifics of how the campground will look. Instead, it gives Shared Estates the ability to begin fundraising and planning for what it may look like. Town Administrator Green also stated that this Development Agreement is still in line with what was agreed on by the community back in the 2010-2012 range.

SUBCOMMITTEE AND LIAISON REPORTS:

Member Blanchard: None

Member Nowak: was asked to be the chairman of the Mohawk Woodlands Partnership Budgeting and Finance Subcommittee. He is looking forward to stepping into the role. *Member Nowak* also stated that some funding came out through the Fair Share fund. He asked how it was decided how much money each community got. Town Administrator Green stated that it is funneled through Chapter 90, which is determined by road mileage, as well as Chapter 70, wherein funds are disbursed based on size of population and number of individuals who work.

Vice-chair Rosenberg: None

Member Duval: BRPC Finance Committee audit was reviewed, and everything went well.

Chairman Hoyt: Attended the Asset condition refurbishment project presentation on December 7th. The schedule for that work would start in August 2024 in Vermont and end after going through Adams in August of 2027. *Member Nowak* asked if this would include updates to the transformers. Chairman Hoyt stated that this project is focused on the pole structures, but there was a conversation about an additional project that focused on the transformers.

ANNOUNCEMENTS AND GOOD OF THE ORDER:

Member Blanchard wished everyone Happy Holidays and a Happy New Year.

Member Nowak wished everyone a joyous holiday season and wished for a financially appealing new year.

Vice-chair Rosenberg wished the community a happy holiday season and expressed his gratitude for the community.

Chairman Hoyt thanked everyone who participated in the holiday home decorating contest. Also, please feel free to visit Town Hall, the Library, the Wastewater Treatment Plant, and the Police station to look at the festive decor.

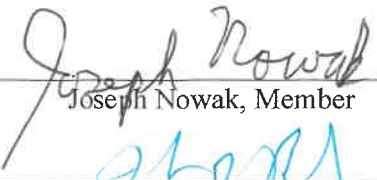
ADJOURNMENT

Member Blanchard made a motion to adjourn. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously. The meeting was adjourned at 7:19pm

List of Materials Referenced:

- **November 20th Meeting Minutes**
- **November 30th Meeting Minutes**
- **December 6th Meeting Minutes**
- **Memo Re: Dangerous Dog Compliance**
- **RFP #24-004**

Respectfully Submitted by Bri Hantman, Recording Secretary.



Joseph Nowak, Member

Richard Blanchard, Member



Howard Rosenberg, Vice Chairman



John Duval, Member



Christine Hoyt, Chairman