

SELECTMEN'S WORKSHOP MINUTES

Tuesday, June 11, 2019 at 6:00 PM

TOWN HALL, 8 PARK STREET, ADAMS, MA 01220

1st Floor, Mahogany Meeting Room

On the above date the Board of Selectmen held a Workshop Meeting. The meeting was called to order by *Chairman Hoyt* at 6:00 p.m. In attendance were *Vice Chairman Bush*, *Members Blanchard, Duval* and *Nowak*, as well as *Town Administrator Green*.

NEW BUSINESS:

2019 – 2020 Goal Setting: It was discussed that in April 2020 the Town Administrator should receive his evaluation, and he was asked to bring to the Board what he would like to accomplish. The full Board was asked to provide their goals. *Member Blanchard* advised he would like have progress made on the Greylock Glen, Memorial School, and the Route 8 Project, and he expressed concern that any big items on the list won't have enough staffing to do them. It was explained that Community Development Director Cesan is getting grants and managing the fiscal side of the project, but it is a challenge to move things forward without necessary staffing. It was noted that having a DPW Director would help, and the Town would need to be controlled in deciding what to take on. He also recommended that the full Board create a Charter Review Committee. *Member Duval* advised that Berkshire Regional Planning Commission is doing a study on the roads in the community the goal is that all of the roads will be repaved in twenty years, the sidewalks fixed, checked, and all walls determined for ownership. He expressed a desire to have all of this information put into a status database for the Board of Selectmen to have access to. He noted some of the funding sources as being TIP Projects and each year there is a finite amount of money for these projects to strategize with and this would be a DPW Director, Town Administrator and Board of Selectmen project. He expressed that the Town Administrator needs to be a leader to move the Town forward with a vision and strategy and explained that the current strategy has been to put out fires and have Community Development take on the bigger projects. In addition, he noted that the state does inspections on bridges periodically and a list of Town bridges and their status need to be included in this database with the scores on each bridge entered into the database. It was noted that the summer Intern may be able to enter this data on a spreadsheet and include when the bridges were built, when they were inspected, and the findings. He also expressed that the Charter Commission process needs to be started, and it was explained that Town Counsel had been requested to start looking into the process. He added that the Town needs to identify all businesses, with owner contact information so the Board Members may reach out to the business owners. He requested a portal to be set up with all of this information including the minutes, the goals and access to the folders for the information. Blight removal was briefly discussed as well, and the condemned house across from Mullen Mayflower was identified as an example. *Member Nowak* expressed a desire to have change take place with the empty Mausert and Jones Blocks to better the tax base. He noted that the Town is running out of space in the community for businesses so it is important to have these spaces active. He pointed out that the School District has curtailed spending, and that the Town has been hiring police officers which cost money. He suggested the Town look closely at whether a DPW Director is actually needed as DPW Operations Supervisor Cota is doing a good job. He explained that pensions are costing the Town a lot of money, and since the mills closed the economy has begun to falter so the Town must act now before the economy slides. He expressed concern that housing assessments go down because of blighted housing next door and landlords make money with rentals but do not reinvest in them. It was noted that the Town needs to get back on the Community Development Block Grant program to assist citizens with housing rehabilitation. It was explained that there is a Receivership Program as well, as not every house is viable for the CDBG program. Housing code enforcement was described as being vital.

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He suggested working with the Housing Authority to get grant money for affordable housing. Town Administrator Green is working with the Building Commissioner on an accountability program to show new inspections and their findings and advised that a connection has been made with developers regarding investing in Adams. Staff transitions have been an issue and retention and stability need to be looked at. *Vice Chairman Bush* explained that the a Road Repair 5-Year Plan was in place under DPW Director Satko and that engineering costs require the Town to make decisions on investments which now limit projects. Brief discussion took place about whether engineering done can be used again in ten years. *Chairman Hoyt* advised of goals of overall business development and suggested working with neighboring communities to bring businesses to town. She suggested creating an inventory of active businesses and updating zoning bylaws to encourage more business development. Community Development and the Town Administrator are currently fielding people interested in bringing in business to Adams. She recommended doing a thorough staffing review before budget season. She explained that the Visitors Center is economically driven and visitors could be economic development. She advised of a goal of civic engagement, recruitment and training. *Town Administrator Green* provided a goal of being proactive instead of reactive with building maintenance and roads. He explained the lack of custodial support and noted the wood structure going from the Town Hall to the back parking lot needs attention. He advised there is a need to look globally at a high level to assist making capital plans. He advised there needs to be a database for the municipal buildings and he will be working with the DPW to create a twenty year plan to institute a maintenance program for interior and exterior work. He noted a standby list could be created for the DPW to do interior building work on rainy days. It was noted that Memorial School repairs need to be done and historically money was given to the School District but it was diverted. It was pointed out by Board Members that the Board really needs to push the Greylock Glen forward. The status of the Greylock Glen project was briefly reviewed.


2019 - 2020 Board of Selectmen Sub-committees and Liaison Appointments: A review was made of the sub-committee and liaison assignments, and some changes were made. It was noted that the changes would be presented for the next meeting for approval.

ANNOUNCEMENTS AND GOOD OF THE ORDER:

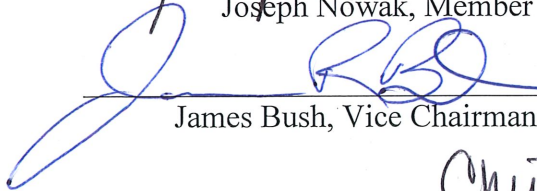
Vice Chairman Bush advised that Eagle Scout Quinton Thomas did significant work at Memorial Park and noted that recognition should be given to him at the next meeting. *Member Nowak* requested an agenda item to discuss putting up signs for the State Championships at the entrances to town. It was noted that the abutting towns of Adams and Cheshire could split the costs on the signs.

ADJOURNMENT: *Motion made by Vice Chairman Bush to adjourn the meeting, second by Member Blanchard. Vote: Unanimous. Meeting adjourned at 7:24 p.m.*

Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary

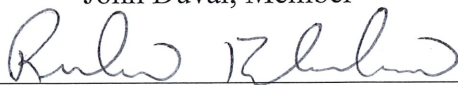


Joseph Nowak, Member

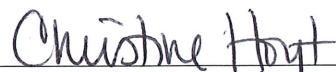


James Bush, Vice Chairman

John Duval, Member



Richard Blanchard, Member



Christine Hoyt, Chairman