

**SELECTBOARD MEETING
TUESDAY, DECEMBER 5, 2017
SELECTBOARD MEETING ROOM – 7:00 P.M.
AGENDA**

Note: Not all the topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice.

1. CALL TO ORDER
2. APPROVAL OF MINUTES *October 24, 2017 Regular Selectboard Minutes*
3. ANNOUNCEMENTS/OPEN FORUM
4. FY 2018 Tax Rate Hearing, District 1, District 2, Assessors @ 7:10
5. Community Development Strategy Public Hearing @7:20 PVPC
6. CONSENT AGENDA
 - A. Requests for One Day Beer and Wine License: Tower Theaters, 19 College St, December 14, 2017, December 15, 2017 and December 16, 2017
7. INTERVIEW
 - A. Application for Appointment to the Council on Aging – Michael R. Siddall, Esq.
8. NEW BUSINESS
 - A. Senior Center Update (Director Hennessey)
 - B. Tuesday July 3, 2018 Fireworks (6:30 –9:30) rain date Thursday July 5, 2018
9. RESIGNATIONS/APPOINTMENTS
 - A. Acceptance of Resignation from Whiting Street Fund – Hazel Snopek
10. OTHER BUSINESS
 - A. January 10 Special Town Meeting Draft Warrant
 - B. Ledges RFP Consultant
 - C. Ledges 2018 Rates
 - D. 2018 License Renewals
 - E. FY 2019 Budget Update
11. TOWN ADMINISTRATORS REPORT
12. CHAIRMAN’S REPORT
13. Executive Session: under MGL Chapter 39 s 23B for the purpose of bargaining (AFSCME DPW)
14. ADJOURN

**SELECTBOARD MEETING
OCTOBER 24, 2017
SELECTBOARD MEETING ROOM – 6 P.M.
MINUTES**

Present were Members: Chair Sarah Etelman, Vice Chair John R. Hine, Clerk Andrea Miles, Bruce C. Forcier and Ira J. Brezinsky; Town Administrator Michael J. Sullivan.

SB Chair Etelman called the meeting to order at 6 p.m., noting that all members were present. She stated that if anyone wants to speak regarding the Ledges, they would need to sign in. They will be going by the list at the back of the room. Anyone who did not sign in, they are not expecting to speak.

1. APPROVAL OF MINUTES

SB Member Forcier moved to approve the minutes of the September 19, 2017 regular Selectboard meeting. SB Member Brezinsky seconded. The motion passed unanimously 5:0.

2. ANNOUNCEMENTS/OPEN FORUM

SB Member Forcier gave a reminder that Know Your Town will be doing a presentation of the conceptual plans for the senior center, taking place at the senior center, on Thursday, November 2, 2017.

SB Member Brezinsky announced that on November 4 Music and Arts South Hadley, will be sponsoring a benefit Jazz Concert to be held at the Congregational Church and tickets are \$20 in advance or \$25 at the door. 100% of the tickets sales will be going to three charities; Neighbors Helping Neighbors, Symphony of Saints, and the Mission at the Center Church. The concert begins at 7:30pm. Tickets can be purchased online at the Music and Arts South Hadley website.

The Rag Shag Parade is back and will be on Sunday, October 29, announced SB Chair Etelman. Children ages 10 and up are invited to come and show off their Halloween costumes. **EDIT:** A correction was made during the Joint Meeting with Board of Accessors that the parade was for children “up to age 10.....not 10 and up.” The parade will go from the South Hadley Library to the Beachgrounds Park. Families are start arriving at the South Hadley Library parking lot at by 1:45pm and the parade will begin at 2pm. There will be a costume contest and light refreshments at the park.

Following the announcements, SB Chair Etelman asked if anyone was there for open forum. Getting no response, she moved on to the next order of business.

3. JOINT MEETING WITH BOARD OF ACCESSORS TO INTERVIEW/APPOINT MEMBER TO FILL VACANCY

Marilyn Ishler was called up and asked to tell them a little bit about herself and her interest in the position. Ms. Ishler stated that she has been a resident of South Hadley for 50 years and she’s been a Town Meeting Member for “45-ish” years. She was also a Selectman and was the Director on the Council on Aging. She’s been very involved, “from recreation and kids’ sports, to the seniors.” Ms. Ishler has been out of public government for about four years and has decided she wants to stick her foot back in and do what she can to “fill the position and follow what the accessors do.” SB Chair Etelman turned it over to the current Accessors Board for questions. The board had a chance to review the candidates resumes, so they had no questions at that time. SB Member Brezinsky asked if she was appointed, would she anticipate running for re-election for full-term. Ms. Ishler stated that would. There were no more questions. Following Ms. Ishler’s interview, SB Chair Etelman stated that they had one other applicate and then they’d take nominations.

Thomas Reidy was then called up. SB Chair Etelman asked Mr. Reidy to tell them a little bit about himself and his interest in the position. Mr. Reidy has lived in South Hadley for 4 years and he’s looking to get involved in municipally. He stated that he has the “desire to contribute and participate.” He’s been an attorney with Bacon Wilson for six years, working out of the Amherst office. He practices land use and real estate law so he’s “very familiar with the real estate market, the abatement procedure, chapter 61, 61A, 61B, tax classifications.” He thought this might be a nice segue into the municipal sector of the community. SB Chair Etelman turned it over to the Accessors for questions. They had none. SB Member Brezinsky asked if he was appointed, would he anticipate running for re-election for full-term. Mr. Reidy said he would anticipate running for the full-term. SB Vice Chair Hine asked if there would be any instance where his professional duties and his duties on the Board of Accessors would be in conflict. Mr. Reidy stated that first he would ask if the board of accessors would be designated as special municipal employees. He wouldn’t want that to preclude one of his partners or associates from Bacon Wilson (a firm of over 40 attorneys) from being able to practice in South Hadley. He doesn’t think they handle many abatements in front of the Board of Accessors. If they did, he would file a letter with the State Ethics Commission and would then recuse himself from any matters involving his firm. There were no other questions from board members

SB Chair Etelman called for nominations to fill the position until the next town election in April 2018. SB Vice Chair Hine nominated Thomas Reidy. SB Chair Etelman stated they didn't need a second. Marilyn Ishler was nominated by SB Member Brezinsky. Thomas Reidy was appointed unanimously from a roll call vote; 7:0.

4. JOINT MEETING WITH HOUSING AUTHORITY BOARD TO INTERVIEW/APPOINT MEMBER TO FILL VACANCY

Laurie Mahar was called up. She stated that she's never been on a board for the elderly, but while living in Chicopee, and under the guidance of George Moreau and Alderman Tillotson, they were able to make changes. She lives at Newton Manor and she said they try to keep up the grounds (using their own money). Ms. Mahar said she'd "feel very honored to be part of a group that comes together, communicates and makes it even better." SB Chair Etelman opened it up for questions from the current Housing Authority Members. One of the members asked how long she has lived at Newton Manor and Ms. Mahar stated it's been 6 and a half years. He followed up by asking if she's on any committees at Newton Manor. She said no, but that "they kind of do their own little thing." She said that her and another resident "started working" and this kept growing and it's not done growing. She thinks they're capable of a whole lot. They have a great board of directors and she's looking forward to learning from them. She has a great relationship with the state and no problem with communication. The other board member asked Ms. Mahar if she was appointed this evening, would she go on to run and she said absolutely. SB Vice Chair Hine asked Ms. Mahar to talk about the Housing Authority and what she thinks she could do on it and what she thinks the Authority could do as a group. Ms. Mahar said that through good communication, working together and pulling together that there is a lot of potential there. There were no more questions from the Selectboard so SB Chair Etelman stated that they had one more candidate and then they'd take nominations and do an appointment.

James Menard was called up and SB Chair Etelman asked him to tell them a little bit about himself and his interest in the position. Mr. Menard stated he has lived in South Hadley all his life. He's been on many different boards and committees over the years. He feels the one he learned the most from was the Water Commission, district two. There he learned about municipal government through the budgets. He also learned employee and customer relations, how to plan, set goals, organize and to achieve those goals within the budget. He's a self-employed painter so he's learned customer relations there as well. Over the years, he's painted at the Housing Authority, so he's seen the conditions of them. He stated that most are "very good", but it's "always good to maintain those properties" as there is a great need for affordable housing in South Hadley. He thinks he can help contribute to the Housing Authority, "make it better and make more." SB Chair Etelman opened it up for questions from the current Housing Authority Members. A member asked Mr. Menard if he were appointed tonight, would he run for re-election to which Mr. Menard responded yes. The other member asked what he thinks is his strongest thing is that he would bring to the board. He stated that he thinks they need to take advantage of the tenants that live there and figure out what best they need. He also stated that he's good with budgets and tries to maximize what you get with the money you have available, but that he likes to look outside the box and find other ways of getting monies in. It was then opened up to question from Selectboard members. SB Member Brezinsky asked if he was appointed, would he continue to do the type of work he was doing with his business at the Housing Authority. Mr. Menard said no, that he doesn't think they can. But he also stated that he hasn't worked there "in a while." There were no other questions for Menard.

SB Chair Etelman called for nominations to fill the position until the next town election in April 2018. SB Member Brezinsky nominated James Menard. SB Chair Etelman nominated Laurie Mahar. Following a roll call vote, James Menard was appointed after the four votes needed.

5. PUBLIC HEARING

Application for an Alteration of Premises and Pledge of Collateral (License, Inventory, Beneficial Interest) of an All Alcoholic Section 15 Package Store License held by Amherst Market TK, Inc., d/b/a Liquor Town, 506 Granby Road, South Hadley, MA 01075, Vimal Patel, Manager.

Mr. Patel was joined by his attorney, Tim O'Leary. Mr. Sullivan explained that Mr. Patel and Mr. O'Leary are there for an alteration of premises. They filed all the necessary paperwork. He stated that the space in question hasn't been used in servicing the facility. Mr. Sullivan reiterated that this is just catch up work and that there was no problem with the occupancy permit from the building commission. He said there doesn't appear to be any issues and that Mr. Patel did a wonderful job in renovating the space. SB Vice Chair Hine asked if the interior renovations are complete to which Mr. Patel said they were.

SB Chair Hine moved to approve the Application for an Alteration of Premises and Pledge of Collateral (License, Inventory, Beneficial Interest) of an All Alcoholic Section 15 Package Store License held by Amherst Market TK, Inc., d/b/a Liquor Town. SB Clerk Miles seconded it. The motion passed unanimously; 5:0.

6. PUBLIC DISCUSSION OF FUTURE OF LEDGES GOLF COURSE

SB Chair Etelman stated the ground rules for the evening. She mentioned that she knows people have passionate views on the topic and that the night is about hearing their input. The Selectboard has already received considerable input, with various positions expressed, and they are thankful for those comments. They asked that everyone who wants to give their opinion to keep it to two minutes or less. If they want to give a more detailed opinion it can be submitted electronically to

selectboard@southhadleyma.gov or sent to Town Hall Administrator, 116 Main St, Attention: Ledges. SB Chair Etelman reiterated that if you wish to speak, you must sign in with your name, address and indicate if you are affiliated with a municipal entity (town meeting, committee, commission board, business, organization). They will hear from everyone listed on the sign in sheet first. If there is time after, they'll call on others. Each person gets a maximum of two minutes and each person can speak only once, until everyone who wishes to be heard has had a chance to speak. They will not hear from a person more than twice. The purpose of the meeting is to get input, but they will not engage in a back and forth conversation and they may not be able to answer questions from the audience tonight. The Selectboard will try to keep the comment period to 80 minutes or less. SB Chair Etelman stated that the goal is to develop a strategy which reflects a melded opinion that is "balanced and fair."

SB Member Brezinsky asked if someone asks a question and the answer is readily available, can they assume that the question can be answered. SB Chair Etelman said if it's a simple question that they can easily give an answer to, then the answer is yes. However, if it's a longer detailed answer, then they will try, but they can't guarantee that tonight.

SB Member Forcier stated that he believes the Golf Commission is going to be making a presentation. Since there are seven members on the Commission, he asked that they be allowed more time than the two minutes. SB Chair Etelman said they would take that under consideration. SB Member Brezinsky asked for further clarification regarding taking it "under consideration" to give the Golf Commission more time. He feels like it's something, as a group, they should decide now. SB Chair Etelman stated that the goal is to hear from as many people who wanted to speak. They want to hear from Town Meeting Members first, however the list didn't indicate that anyone was from Town Meeting. The Selectboard discussed the amount of time the Golf Commission should be given. SB Clerk Miles felt they should get at least 5 minutes, and SB Member Brezinsky agreed that they should get more time. No decision was made at the end of the discussion.

The Golf Commission was then called up first. Commissioner Chris Collins stated that they'd try to keep their comments within the allotted two minutes. He noted that, due to the timeframe, there aren't a lot of specifics in his comments delivered tonight. He stated that there are a lot of specifics that they can add to it later. Mr. Collins introduced himself and said that the Golf Commission is a diverse group with varied backgrounds and experiences. They've met several times over the past two months to discuss a vision for the Ledges moving forward. The Commission believes there are several steps they could do to increase revenue and reduce costs. They're prepared to support the Selectboard and the town admin in this work moving forward. They believe the operational deficit would be erased with a few management changes including; course management, golf operations, food and beverage operations. They further recommended a rate increase for the 2018 golf season. Mr. Collins stated that the details of this rate increase would be developed at their November Commission Meeting. They are committed to developing a proposal to address a more targeted and comprehensive marketing campaign, of which they'd be happy to present at a future Selectboard Meeting. A few things the Commission felt important to acknowledge are the fundraising opportunities the Ledges provides and that the Ledges is home to the High School golf team. The Golf Commission recommends that the Selectboard vote to keep the Ledges open. They ask that the Selectboard vote in the affirmative tonight, or at their November 7 meeting.

Tom Terry is the final member of a committee who wished to be heard. He and his committee decided they should present an opinion and offered up several questions. The questions he posed were as follows; What would the impact of the closure be; cost, what would happen to the building. Have we done all we can to improve the financial operations of the course? What's the impact of the change of the food service this fiscal year, has that improved performance? Has the course been fully marketed? Have all resources available been used to improve the performance of the course? What would be the impact on future Urban Self Help Grants? Has the option to lease the course been considered? Has the Selectboard fully utilized the services of the Golf Commission? In closing, they think the decision to close would be premature and they urge the SB to keep the course open and explore all the options.

Daniel Canton spoke and stated that the Selectboard has a fiduciary responsibility to the town. He mentioned that the golf course is losing \$600,000 a year and feels that money could be spent elsewhere including the schools. He feels that, by investing the money into the school systems, it will help increase property value. He also brought up that a banquet hall was built, but it can't handle banquets. His opinion is that, over 15 years there's been a loss of 8 million dollars, and he thinks it's time to stop

Russell Boudreau stated that he's an original dissenter and took part in many of the planning meetings and informational meetings when the golf course was originally proposed. He thinks that when you weigh it fiscally, it's time to end "subsidized golf."

Jim Lewis has been a member of the golf course since it opened. He stated that it's a beautiful course and he thinks it would be a shame to just lock the doors on it. He said he doesn't know anything about the financials of it, but suggested that they could raise the fees a little. He concluded by saying that he'd hate to see it go

Ray Rondo mentioned that he doesn't play golf, but he views the golf course as an asset owned by the taxpayers and residents of South Hadley. He views it as a business venture, one that is both an asset and liable to the community. He believes it's an important enough issue to put it on the ballot to get the residents opinion and position. He suggested going to the State Legislator for a legislative change that would allow South Hadley to sell the property as a "passive recreational facility."

Dave Massa stated that one of his concerns when the golf course was going in was that the driving range was proposed as one of the largest aspects of helping keep the course funded. Yet, in the final plan, that was cut. He wants it clarified, that if the golf course is closed, what the land could be used for. He wanted it verified that the land would be preserved and that it wouldn't be used for housing. SB Chair Etelman confirmed that he is correct. He stated that if it's losing money every year, it's time to cut the losses.

Jim Menard asked if there was any thought of leasing it. SB Chair Etelman stated that they don't have ideas for what would happen. They want to hear input and then debate the what if in the future. He thinks that it would be hard to run it as a town, but if they could lease it out it could cover the cost of the mortgage on it.

Samuel Massa stated that he's been a member of the Ledges since the beginning and that it's an "unusual and special place." He believes that they need a more aggressive management system in place so it's not a hidden gem. He also suggested holding more tournaments there and that they should focus less on the food industry portion. He thinks they need a management more in tune with the habits of golfers

Bill Foley spoke about how, if people from out of town are playing golf at the Ledges, they're spending money in town. They're possibly getting gas, going out to eat, etc. He also stated that the rating system for the Ledges is at 4.5 stars on golf booking websites. He stated, "we have a great product. Protect it. It should remain a golf course."

Joe Fitzgerald thinks there is more to it than just the financials. He thinks a service, an asset. The question he had was if the course closed, and they still had to maintain the property, what would that mean to each household as far as what their tax rate would be assessed.

Les May is a regular player at Ledges. He said that he'd be willing to pay a higher fee to help keep the course open.

Charles Miles said he'd not opposed to a municipal golf course, as it's an asset the town has invested millions of dollars into. However, there are a lot of needs in the community. He brought up the idea of having a private entity run it and, if they can't turn a profit, then consider closing it. He thinks the town needs more time to have this discussion. He suggested keeping it open for another year or two and put an RFP to see if private operators are willing to take it on. If they aren't, then have the public hearing to decide what to do with it.

Kathleen Keane is a Town Member. She doesn't think the town should be in the golf business. She thinks it should go to a town vote or leased out to a company to run it.

Rick Constant stated what they're really talking about is the operating expenses. He mentioned that the food service lost \$35,000 last year. Since the food business requires experience, and the town has no expertise in this profession, he recommends the town look into contracting it out. He further recommends "unleashing the food service from the policy of not advertising and marketing value to avoid competing with other town restaurants." He thinks they should "run it like a business." He also noted that IGM has done a tremendous job in maintaining the Ledges. He recommended upping the cost to play and stated that the issues are a management issue.

Jeff Seer is a former member of the golf commission. Brought up that the Ledges is one of the few destinations in South Hadley, so "what would replace it in order to retain it as a destination?" He also asked if there has been any contact with various business leaders of the town to ask them what could be a plan moving forward. Finally, he asked Mike Sullivan if he knows what the free cash has been certified at. Mr. Sullivan responded that it has not been certified yet.

Joan Hopkins stated that one of the reasons she moved to South Hadley was because she's a golfer. She wanted the Selectboard to know that there are women in the town who want the golf course. They have a women's league with 35+ member and they have tournaments at the Ledges. She thinks it's an asset to the community. She hopes that they can give it the time to look at it and see if they can keep it.

Henry Boroff doesn't see the golf course as a recreational facility. He thinks, from the town's perspective, it's a business. He stated the business has always been "hampered by indecision that led to compromises that interfered with the success of the enterprise." He believes it would be an error to close the business as the bond would still need repayment and the area would still need to be maintained.

Sylvan Turchin runs the biggest leagues (96 players). He thinks that the longer it takes to decide, the more risk you run of other leagues or tournaments going elsewhere. He'd like to keep the leagues, and the money they generate, in South Hadley

Mike Wozniak is a Town Meeting Member and on the Golf Commission. He stated that, "on the golf side, we lost \$42,000 last year, but on the food service we lost \$35,000." They terminated "the pro" and the restaurant manager, so starting in FY19, they'll

realize \$96,000 in saving from salaries. He said they are also anticipating a rate increase. Finally, he'd like to see a month to month comparison, so they can better manage the course.

Mariann Millard believes they have an opportunity in the town to do some creative problem solving. She'd like to see a very creative solution, so they could have a viable golf course and decide whatever else they'd like to do with the land for passive recreation. There was a report done last year that talked about the Ledges including biking and walking trails. She stated that the Ledges is an economic driver. They should do whatever they can to make sure it's managed well, operationally sound and that it at least takes care of the operating costs.

Tom Lanegesa is a Ledges member and he stated that Ledges employees tell him that they can't do things to make the course better because the city is stopping them. He said that the "town can't run it, if they don't know how to do it so they need someone else who does."

Norm Culter stated that the reason they initially set the rates low was because people had little discretionary funds at the time. He believes we've come back from that and to terminate the golf course now would be a major mistake. He thinks the restaurant is a reason why they're losing money. He thinks they can "do better and if they close the golf course the town will lose an awful lot."

Joanna Brown said, as a Town Meeting Member and as a taxpayer, she feels tax dollars should go towards supporting the greatest good and greatest number of people as well as to support the greatest good for those who have the greatest needs. She feels a golf course falls outside of both of those parameters. She said if they wanted to create a two-year window, and if there the revenue hasn't turned around, she doesn't want to see taxpayer dollars funding the enterprise.

Dan Daniels said that the majority of people in the town don't want to waste any more money on the golf course. He said it was put to a vote, the Ledges would be closed.

Don Baptiste lives right next to the Ledges and stated that one of the reasons he purchased the house was because of the course. He believes the property values will go up if they "do the right marketing campaign" and make the Ledges a destination for people to come to. He asked the Selectboard to consider engaging the business school at UMASS. He said that they would be very happy to have this as a cornerstone project to do a study that could give us a fighting chance to make a go of it.

Tom Craig looks at the Ledges as a quality of life issue. It's an avenue for people to get out and get some recreation. He thinks a golf course increases property values. The indecision has leagues wondering if they need to start looking somewhere else.

Lucia Foley is a Town Meeting Member and believes that closing the ledges doesn't make any financial sense, particularly since the bond still needs to be paid. She said she's troubled by the timing of the idea of closing the course since people want to plan for next year. If they want to close it, that should be a process that has a strategy and a longer discussion.

Jay Mecal thinks that Ledges is one of the two nicest municipal courses. He thinks the Ledges could be doing more marketing, including emails. He thinks the Ledges should bring in more leagues and tournaments. He said he'd be willing to donate his time to help, at no charge.

Michael Mataszusky noted how the course has changed over the years, with more "professional" level golfers playing and taking care of the course. He plays in a leaguer there and said they've had a record increase of players. He noted there was a huge opportunity missed with the clubhouse.

Joan Rosner is a Town Meeting Member. Regarding the food, she stated that there is a new culinary arts at the high school, HCC is opening in Holyoke with a culinary facility and UMASS has one of the best hospitality schools in the country. With those kind of resources, she'd like to look to them for help. She's in favor of holding on to the golf course.

Tim Gray said something that was disappointing to him is that he believes they're being misled by believing that the Ledges is losing \$600,000 a year. He thinks what they're talking about is between \$75,000 - \$100,000 a year, and the bond will still need to be paid. He stated that he'd like the Town Administrator to stop telling the press that the Ledges is losing \$600,000 a year.

Mike Sullivan spoke up to say that he has never told the press that the Ledges is losing \$600,000 a year. He said it's an enterprise fund and an enterprise fund are supposed to be self-sufficient. The Ledges hasn't meet the bond cost or the operational costs. He further stated that there have been years it's lost as much as \$600,000. In the last four years, they have greatly reduced the operational cost. He stated to Mr. Gray that he should come to him first, before he states something like that publicly.

Beverly Baraboler believes the course has come a long way over time. She thinks they could do a better job marketing it to women and for women.

The Public discussion concluded around 7:50pm. At that time, SB Chair Etelman asked what the board would like to do. SB Member Brezinsky suggested that they come to a conclusion that evening. Either by having the discussion and deciding whether to take a vote before the 8:15 Public Hearing, or come back to it after the Public Hearing. All other board members agreed. SB Chair Etelman thanked everyone for speaking and said they would decide either that evening, or by their next meeting. SB Member Brezinsky opened up the conversation by saying from an operational point of view, up until the later 2000's, the course lost more than 200k a year. The course was professional managed when it first opened and there were a lot of problems and a lot of losses. Regarding the clubhouse, he stated that, at the time the clubhouse was proposed, the town didn't have the financial ability to build a 2 million dollar + facility. His opinion is he thinks it'd be foolish to take a vote to simply close the course. He believes there is too much at stake and too much that has been invested. He thinks professional management is warranted. He thinks they need to come up with the solutions for how to move forward. He hopes they vote to continue the course through the next year and come up with a plan to make it sustainable for the long term.

SB Vice Chair Hine addressed the question of why they're having the discussion about the course at this time. He stated it's because it's the start of the budget process for fiscal year 2019. The Town Administrator has a responsibility to report to the Selectboard what the challenges are and what the questions/issues are they need to answer and deal with. Since the Ledges has continuously been losing money, they have to ask themselves, should they continue to lose money when they're faced with these serious fiscal challenges. He stated that the central question as a town is, do they want to divert resources to continue the golf operation. He agrees with SB Member Brezinsky that it's not the time to make a permanent decision in terms of closing it or keeping it open indefinitely. He said the town is not set up to run a business. He would advocate that they allow the Town Administrator to put a plan together for an RFP to solicit proposals for managing the entire operation of the course. He agrees that they also need to put a plan together about what they would do if they do close the course. The land is Chapter 97 conservation land, so it can only be used for passive recreation. He'd like to get the RFP process going, but also look at what to do with the land in the event that the course is closed.

SB Chair Etelman jumped in and seconded what SB Vice Chair Hine stated about doing both things at the same time. They need to be thinking about the what-if, at the same time they're thinking about if there is a way to make it work. She doesn't believe they have an either-or decision, but rather a "how do we do both at the same time."

SB Clerk Miles noted that one of the voices missing from the conversation is that of newer, younger families. Some of those people have stated to SB Clerk Miles that none of them have moved to town because of the golf course. Regarding tax dollars, she brought up the fact that 36% of the students in the school system are on free or reduced lunch. She does agree with the other Selectboard members that they should try one last option, but they need to look beyond that and be prepared to talk about what happens if that doesn't work.

SB Chair Forcier concurs that they shouldn't make a quick decision to close the course and they should look into the RFP process.

SB Member Brezinsky answered the question as to whether the town can lease the property. He said you can lease it, but you can't do it for more than five years, until the total debt is down to less than 10% owed. He falls firmly on the side of leasing the property. The only requirement for leasing is they would have to set the rates. He believes that if they're able to make it work in the long term, there has to be a win for the non-golfing taxpayers.

SB Chair Etelman suspended further discussion until after the hearing with the Pioneer Valley Planning Commission.

7. **PIONEER VALLEY PLANNING COMMISSION (PVPC) – FY 2015 MA DHCD COMMUNITY DEVELOPMENT FUND (CDF) PROGRAM PERFORMANCE HEARING**

Mr. Sullivan said that Jim Mazik has been handling the CDBG audit and housing program from Pioneer Valley Planning Council. His assistance and direction are greatly valued. Mr. Sullivan stated that if anyone is going to speak at the hearing, it's very important that they sign in with your name and address.

Mr. Mazik stated that in 2015 there was an application made to the commonwealth for three activities; 1) housing rehab – 12 units in South Hadley and 8 in Granby, 2) Assistance in Neighbors Helping Neighbors for purchase of a van and other items, 3) assist the South Hadley Housing Authority for improvements at Newton Manor. The application was for \$850,000. There is roughly 20 units of housing rehab to be assisted. They had to limit their funds to a target area. He stated it took a while to get the program going and they'll likely only complete 18, maybe 19 units. They'll have a little bit money to send back. They want the program to end by this calendar year, in case the town wants to apply for funding during the next calendar year. They have completed about 90% of the funds, about 65% of those monies are complete, and 13 of those units were completed in South Hadley and 5 in Grandy.

He also spoke about the much-needed Newton Manor lighting and walkway improvements project. All the walkways were excavated and re-laid and repaved and lighting was installed on the buildings. They also installed a railing around a steep walkway as a safety improvement.

Neighbors Helping Neighbors opted to not hire new personnel and staff, but rather invest it all into equipment. They purchased two freezers, 2 refrigerators and upgraded their entire computer system. He then read a letter of appreciation submitted by the Housing Authority regarding Newton Manor.

It was then turned over for questions. SB Member Brezinsky asked if all the funds were expended for the housing rehabilitation portion. Mr. Mazik said no, in order to apply for FY18, "this program has to be completely expended, or closed" before the end of the calendar year. He said that there will likely be about \$20,000 - \$30,000 left unspent. His recommendation is they don't extend past December 2017, complete the work at hand, send back the unused monies and apply for next year. Mr. Sullivan and Mr. Mazik reiterated that, unless it's an emergency, you can only do work in a "targeted area." The targeted area is no longer a requirement for this grant.

It was then opened to residents for questions. Jim Menard asked who applies for the grants. Mr. Mazik said that the elected officials (the Selectboard) apply. The Selectboard looks to the PVPC as their "extended staff" who prepares the application(s), and once it's funded, the PVPC administers it on their behalf. Mr. Menard asked specifically about housing. Mr. Sullivan explained that they solicit needs within the community. Mr. Mazik said there is a series of public meetings where projects and needs are discussed. A town can apply for the funds every year, but there is a dollar amount limit to how much a town can receive in a two-year period.

John Kempt asked if they can transfer the unspent money from housing to another program, such as Neighbors Helping Neighbors. Mr. Mazik said they'd have to hold another public hearing, do the paperwork and get it back to DHDC.

Lori Souder, President of Neighbors Helping Neighbors thanked them for the community block grant. She said it's made a significant difference in the food pantry. It's allowed them to service people who can't come to the pantry, as well as allowed them to pick up food and produce. They've been able to extend their services exponentially. The updates that grant has provided has helped them almost move up to the second tier which would double how much food from federal grant programs they can receive.

Mary Lou Ganerga, manager of the food pantry also expressed her thanks. She stated that they help people when they are having their darkest days. They're able to take 3,000 pounds of food from the food bank and with the aid of the van, fridges, freezers and new computer systems, they can do so more easily.

John Camp worked with Mr. Mazik on the Neighbors Helping Neighbors proposal, so he thanked Mr. Mazik and Mr. Sullivan for their guidance.

SB Chair Etelman closed public hearing, expressing thanks for everyone who was involved.

Following the Public Hearing, the Selectboard continued their discussion on the Ledges. SB Member Brezinsky brought forth a motion that the "Selectboard sign a renewal of the IGM contract, prior to December 1, 2017, to continue maintaining the golf course for one year, through December 1, 2018 or as the agreement allows. SB Vice Chair Hine seconded. Upon further discussion, SB Member Brezinsky said there was some other suggested language that Mr. Sullivan wrote down for the motion, but SM Member Brezinsky doesn't think they need to do it right now. He stated that in the next few months they should come up with a plan, so they know what's going to happen for the following year and it won't be left up in the air. SB Chair Etelman asked what the rest of the motion was. SB Member Brezinsky stated there was language about seeking assistance to craft the RFP for the full operation of the golf course and that the contract would commence at a specific time in 2019. SB Member Brezinsky thinks they have time in the next coming weeks to decide if they need, or want, to hire a consultant.

SB Clerk Miles said that she would like to include the language about how they're going to move forward. She thinks it's important for those for, or against, keeping the course open to see that they have a next step planned. SB Chair Etelman agreed. Mr. Sullivan feels strongly that they consider a professional to help with the RFP. He thinks the 2011 RFP might only need a little tweaking and that they should look to see how much that would cost. Mr. Sullivan thinks they need to look for someone who has done this specific work to help make it a smooth transition.

SB Member amended his motion. In addition to the first part of the motion, he added, "to consider seeking a golf industry expert to assist in designing and overseeing and RFP which would look to find a professional organization for full operation of the golf course." SB Clerk Miles seconded the motion.

SB Vice Chair Hine stated that it's clear this needs to be their last shot. If they don't get a viable alternative for running the course by the summer or fall of 2018, they must actively pursue closing the course. He broached some questions surrounding if they hire a management company to run the course; how will that impact the access residents have there, how do they establish a revenue sharing agreement. SB Member Brezinsky disagrees "to a point." He thinks in all about the way they present it; as a business and a business opportunity for a for-profit organization. He has no interest in soliciting an RFP that has a revenue sharing agreement.

He thinks the only contract that will work for both parties is a landlord/tenant relationship with a five-year lease where the tenant is responsible for all maintenance and operational costs and the town is responsible for all capital expenditures.

SB Chair called for a vote of the amendment first. The amendment passed unanimously 5:0. Next came the original motion. The motion passed unanimously 5:0.

8. **OTHER BUSINESS**

The Selectboard expressed their thanks to Laura Krutzler for her service. They wished her the best of luck.

9. **APPOINTMENTS/RESIGNATIONS**

SB Member Forcier moved to accept Amy Foley's resignation from Recreation Commission. SB Clerk Miles seconded. It was unanimously passed 5:0.

10. **TOWN ADMINISTRATORS REPORT**

The new logo is being incorporated in more places. They've been getting a good reaction on it. Building a look and feel from department to department is essential to building teamwork. SB Chair Etelman mentioned the Professional Development Day for the town employees, which was the latest installment of the Symposium of Understanding, was fascinating, informative, and an emotional experience for those who attended. She put out a Save the Date for December 2, 2017 for the next piece of the Symposium of Understanding. There will be more information to come.

SB Member Forcier moved to adjourn. SB Member Brezinsky seconded. The motion passed unanimously 5:0 and the meeting was adjourned.

RESPECTFULLY SUBMITTED,

COURTNEY HUMMEL
ADMINISTRATIVE ASSISTANT

KEVIN E. TAUGHER, Chair
HAZEL R. SNOPEK, Clerk
THOMAS R. REIDY, Member

MELISSA L. COUTURE RIMBOLD, Associate Assessor

November 30, 2017

To: Selectboard and Prudential Committee members

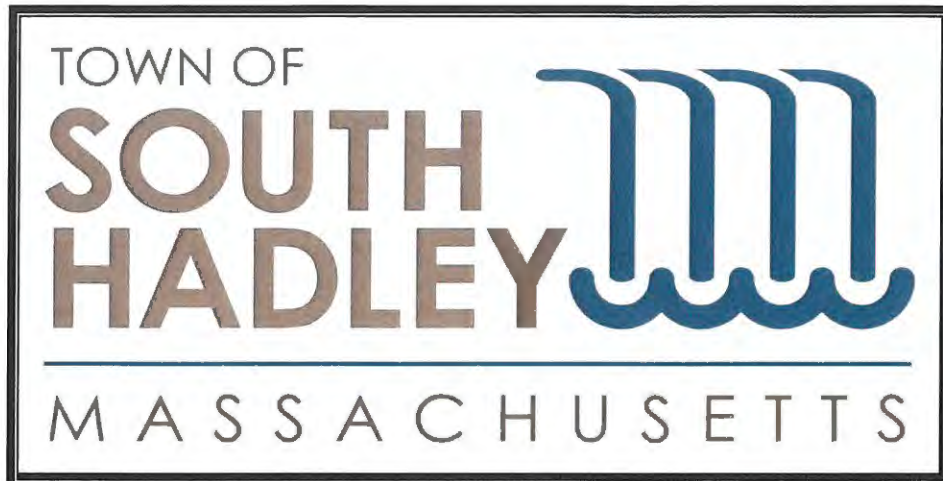
Annually, the Selectboard and Prudential Committees of both Fire District #1 and #2 make a decision as to whether or not to shift any of the burden of the tax levy across the five different classes of property. The adoption of different rates does not change the total property tax levy; rather it determines the share of the total levy to be borne by each class. If the burden is shifted, this would apportion the tax levy burden between the Residential and Open Space classes of property together, (R&O), and the Commercial, Industrial and Personal Property classes together, (CIP).

Since the inception of Proposition 2 ½, the Town of South Hadley has consistently chosen to not shift the burden amongst the different property classes and has chosen a factor of "one". This essentially leaves the tax rate the same for all five classes of property.

Additionally, the Selectboard must delegate either the Clerk of the Selectboard or a similar official to electronically sign on the board's behalf. I would once again recommend that the Selectboard authorize the Town Administrator to perform this task for fiscal 2018.

Sincerely,


Melissa L. Couture Rimbold
Associate Assessor



Fiscal 2018 Tax Classification

PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 5 AT 7:10 P.M.
IN THE SELECTBOARD'S MEETING ROOM
TOWN HALL
CONDUCTED BY:

TOWN OF SOUTH HADLEY:

SELECTBOARD
BOARD OF ASSESSORS
PRUDENTIAL COMMITTEE, F.D. #1
PRUDENTIAL COMMITTEE, F.D. #2

Packet Contents:

1. Overview of Classification
 - Overview
 - Open Space Discount
 - Residential Exemption
 - Small Commercial Exemption
 - Classification Considerations
 - Fiscal 2018
 1. **Proposed** Tax Rates, New Growth, Maximum Allowable Levy, Tax Levy, Excess Levy Capacity
 2. Rate changes for each 10% shifted
 3. Example
2. Tax Rate Alternatives Town -- Chart
3. Options Table – Town
4. Tax Rate Alternatives Fire District #1-- Chart
5. Options Table – Fire District #1
6. Tax Rate Alternatives Fire District #2 -- Chart
7. Options Table – Fire District #2
8. South Hadley Valuation by Class – Fiscal 2000 to 2018
9. Analysis of average tax bill
 - Single Family
 - Commercial/Industrial

Overview of Classification

Cities and Towns that are certified as assessing property at full and fair cash value may elect to shift the tax burden among the major property classes within certain limits established by law. The adoption of different rates does not change the total property tax levy; rather it determines the share of the total levy to be borne by each class.

The share of the levy raised by the Commercial and Industrial classes and Personal Property (CIP) may be increased 50% as long as the Residential and Open space (R&O) classes raise at least 65% of what they would have raised without the shift.

The “minimum residential factor” established by the Commissioner of Revenue is used to make certain that the shift of the tax burden complies with the Classification Act. If the minimum residential factor would be less than .65, the community cannot make the maximum shift and must use a CIP factor of less than 1.50.

An Open Space Discount, a Residential Exemption and a Small Commercial Exemption may also be chosen by communities. The choice of either or both of these first two affects the tax rate of Residential property, whether a community chooses to shift more to the CIP classes or not. The third option affects the tax rate of the commercial and industrial classes. The alternatives are considered and voted on annually by the Board of Selectmen.

Open Space Discount

What is open space?

- Open Space is defined as land maintained in an open or natural condition which contributes significantly to the benefit and enjoyment of the public.
- Exclusions:
 1. Land taxable under Chapter 61, 61A, 61B
 2. Land under a permanent conservation restriction
 3. Land held for production of income

The law allows a community to provide tax relief to the open space properties by shifting to the Residential class an amount up to a maximum of 25% of the residential factor.

In the past the Town has used an open space factor of 100%, which resulted in an equal tax rate for Open Space and Residential properties.

For fiscal 2018 the town has 16 properties classified as open space that this discount could affect. If the Selectboard implemented this discount at the maximum of 25% the tax rate for the Open Space class of property would decrease to \$13.23. The tax rates for Residential, Commercial, Industrial and Personal classes of property would remain at \$17.64 as the difference in the reallocation of the levy is minimal.

Residential Exemption

- Applied to every residential property which is owner-occupied
- At the option of the Selectboard, an exemption of not more than 20% of the average assessed value of all Class 1, Residential parcels may be applied to residential parcels that are the principal residence of the property owner.
- Dollar value of the exemption is subtracted from the assessed value of every eligible property
- Exclusions:
 1. Accessory land incidental to a residential use
 2. Seasonal homes
 3. Residential property not occupied by its owner

In the case of South Hadley, the figure would be calculated as follows:

$$\begin{array}{rcl}
 \frac{\$ 1,409,962,929}{\text{Class 1 Value}} & / & 6,892 \text{ Parcels} = \frac{\$ 204,580}{\text{Avg. Cl. 1 Value}} \\
 \\
 \frac{\$ 204,580}{\text{Avg. Cl. 1 Value}} & \times & 20\% = \frac{\$ 40,916}{\text{Max Residential Exemption}}
 \end{array}$$

The approximate *number of owner-occupied primary residences* is $5,839 \times \$ 40,916 = \$ 238,908,524$. The granting of the Residential Exemption does not change the burden of the levy on the Residential Class. Therefore, the tax rate within the Residential Class will be increased accordingly. The effect is to increase the taxes on vacant land and accessory land to the primary residences, as well as non-owner occupied homes. The effect to the tax rate would be as follows:

<u>Property Class</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Rate</u>
Class 1 Residential -	238,908,524	1,171,054,405	21.24
Class 2 Open Space -	None		17.64
Class 3 Commercial -	None		
Class 4 Industrial -	None		
Class 5 Personal -	None		

The overall effect of the Residential Exemption on a variety of properties is shown below:
 An **owner occupied** primary residence valued at \$100,000 with the residential exemption applied, would go from \$ 1,764 to \$ 1,254.94 which would be a *decrease of (\$ 509.06)*.
 A **non owner occupied** residence valued at \$100,000 with no residential exemption would go from \$ 1,764 to \$ 2,124 which would be an *increase of \$ 360*.
 A **vacant parcel** of land valued at \$50,000 would go from \$ 882 to \$ 1,062 which would be an *increase of \$ 180*.
 An **accessory parcel** of land valued at \$20,000 would go from \$ 352.80 to \$ 424.80 which would be an *increase of \$ 72*.

For fiscal 2018 approximately 1053 properties would have an increase in tax if adopted.

Small Commercial Exemption

- At the option of the Selectboard, any percent of valuation up to a 10% exemption may be adopted
- Business must have an average of 10 or fewer employees (DET mails list of eligible businesses to Assessors annually)
- Tax burden is shifted to the Commercial & Industrial classes (NOT Personal Property)
- Property must have a valuation of less than \$1,000,000
- Applies to class 3 (Commercial), 600-800 (Chapter land) and Mixed Use
- Assessors calculate impact and tax rates
- Can be used with other classification options
 1. Separate CIP rate becomes 2 rates: 1 C & I, 1 Personal Property
 2. Residential Exemption, Open Space Discount not affected

For fiscal 2018, 43 parcels would be considered to be eligible to receive this exemption. If this exemption were to be adopted at the maximum rate of 10%, the tax rates for Commercial and Industrial property classes would be \$17.86. (Residential, Open Space and Personal Property tax rates would remain unchanged at \$17.64)

Classification Considerations

1. Consider the percentage of Commercial & Industrial (C & I) properties as compared to Residential (R).
 - Will an increased tax burden on C & I significantly lower the R tax burden?
2. What is the mix of C & I properties?
 - How much is big business?
 - How much is small business? (Mom & Pop stores)
3. Will it adversely affect small businesses and drive them out of the community?
4. Will it slow big business development?
5. Does business significantly contribute in a non-tax way to the community?
6. Are the businesses of the type that require extraordinary municipal services?
7. Is the timing proper for the move to a multiple tax rate?
8. Will a shift to the C & I maintain or increase the relative or historical share of the tax burden?
9. Is it a matter of principle or economics?

Fiscal 2018

<u>PROPOSED Tax Rates:</u>		<u>Rate</u>	<u>% change</u>
Fiscal 2017 rates: \$17.83 \$ 2.29 \$ 2.83	Town	\$17.64	-1.07 %
	FD #1	\$ 2.29	0.00 %
	FD #2	\$ 2.78	-1.77 %
<i>New Growth</i>		\$ 354,593.00	
<i>Tax Levy</i>		\$ 27,205,038.77	
<i>Debt Exclusion Total</i>		\$ 1,062,683.00	
<i>Maximum Allowable Levy Limit</i>		\$ 27,213,778.00	
<i>Excess Levy Capacity</i>		\$ 8,739.23	
MRF = <u>95.3240%</u> Rate <u>\$ 17.64</u> R&O <u>91.4478%</u> CIP <u>8.5522%</u>			

<u>%</u>	<u>R&O</u>	<u>CIP</u>	<u>Res Factor</u>
100-----	17.64	17.64	100.000%
110-----	17.48	19.40	99.0648%
120-----	17.31	21.17	98.1296%
130-----	17.15	22.93	97.1944%
140-----	16.98	24.70	96.2592%
150-----	16.82	26.46	95.3240%

Example: \$100,000 property value

<u>%</u>	<u>Res tax (decr)</u>		<u>Comm (+ incr)</u>	
100-----	1,764	(0)	1,764	(0)
110-----	1,748	(16)	1,940	+176
120-----	1,731	(33)	2,117	+353
130-----	1,715	(49)	2,293	+529
140-----	1,698	(66)	2,470	+706
150-----	1,682	(82)	2,646	+882

Maximum decrease on a residential \$100,000 property **(\$ 82)**

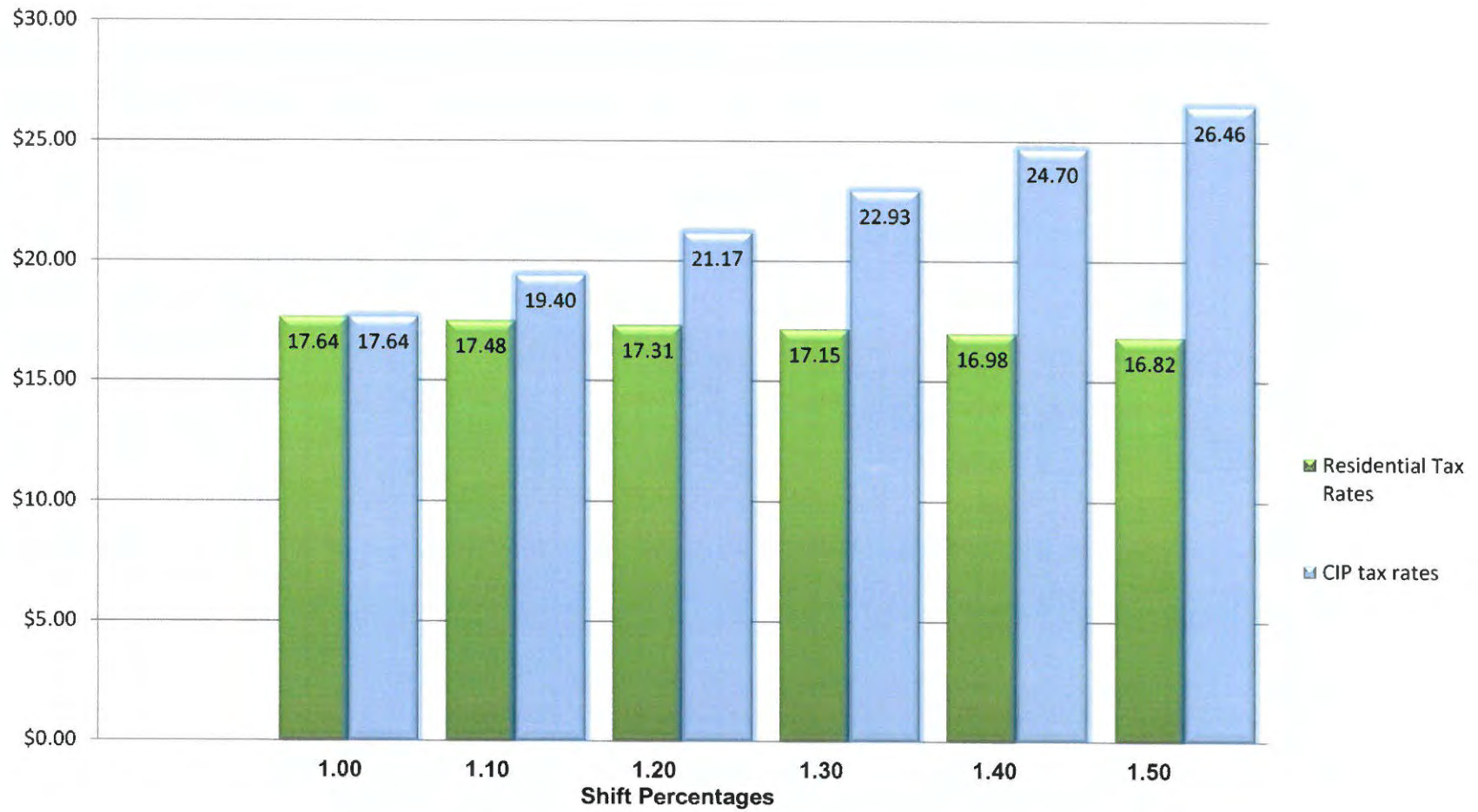
Maximum increase on a commercial/industrial \$100,000 property **\$ 882**

(The average value of a commercial/industrial property is \$332,500)

(The average value of a single family home is \$247,600)

Tax Rates per 1,000

Tax Rate Alternatives -- Town of South Hadley



MassDOR - Massachusetts Department of Revenue
 Division of Local Services
 What If ... Scenario Worksheet for FY 2018
 South Hadley - 275

CLASS	VALUE	%	
Residential	1,409,962,929	91.4233	R & O %
Open Space	378,400	0.0245	91.4478
Commercial	66,451,100	4.3088	
Industrial	38,947,600	2.5254	C I P %
Personal Property	26,495,729	1.7180	8.5522
Total	1,542,235,758	100.0000	

CLASSIFICATION OPTIONS
 Residential Exemption
 Small Commercial Exemption
 Open Space Discount

Levy	27,205,039
Single TaxRate	17.64

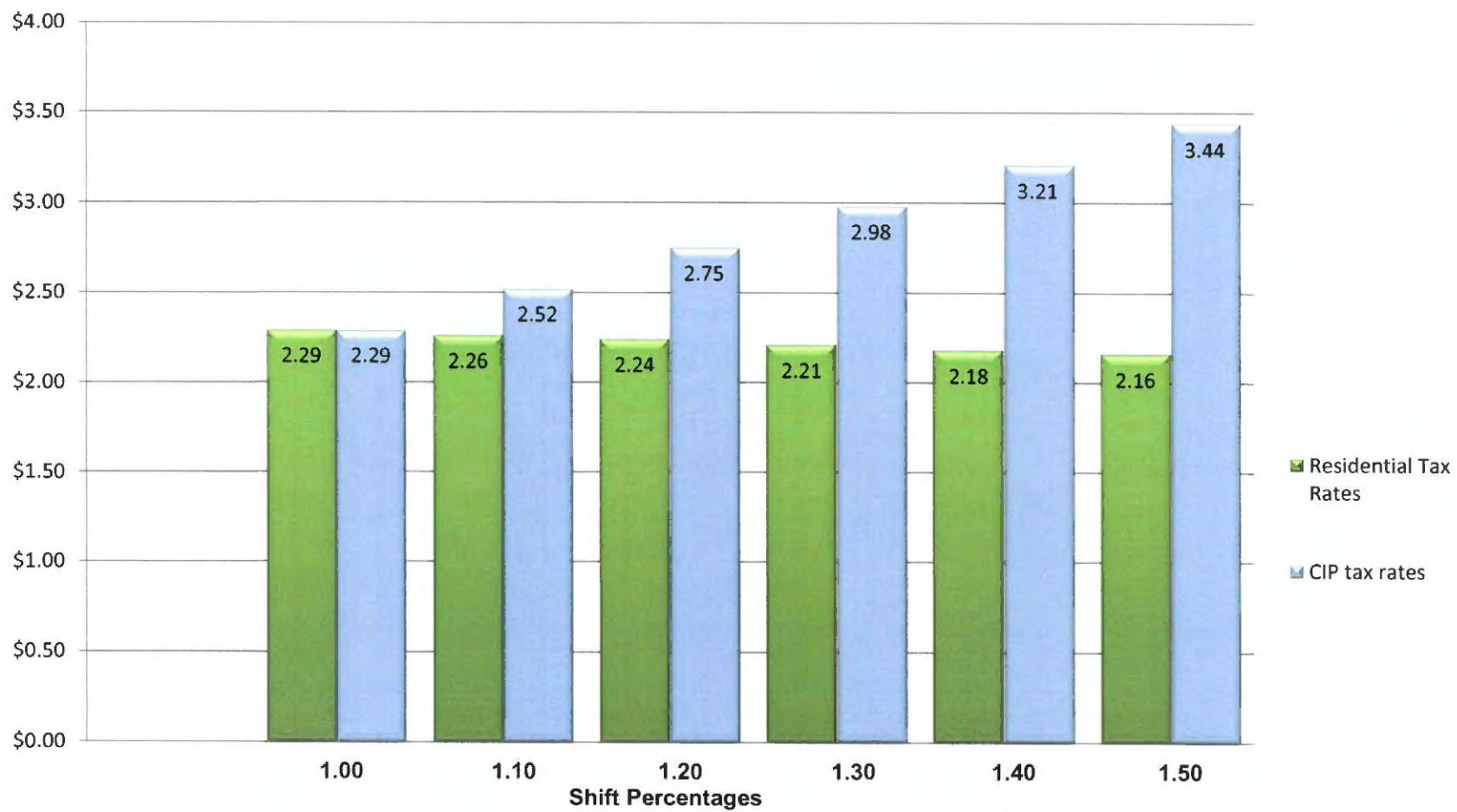
Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Esimated Tax Rates				
		Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	100.0000	91.4233	0.0245	4.3088	2.5254	1.7180	100.0000	24,871,746	6,675	1,172,197	687,036	467,385	27,205,039	17.64	17.64	17.64	17.64	17.64
1.0100	99.9065	91.3378	0.0245	4.3518	2.5507	1.7352	100.0000	24,848,486	6,669	1,183,919	693,906	472,059	27,205,039	17.62	17.62	17.82	17.82	17.82
1.0200	99.8130	91.2523	0.0245	4.3949	2.5759	1.7524	100.0000	24,825,226	6,662	1,195,641	700,776	476,732	27,205,039	17.61	17.61	17.99	17.99	17.99
1.0300	99.7194	91.1668	0.0245	4.4380	2.6012	1.7695	100.0000	24,801,966	6,656	1,207,363	707,647	481,406	27,205,039	17.59	17.59	18.17	18.17	18.17
1.0400	99.6259	91.0813	0.0244	4.4811	2.6264	1.7867	100.0000	24,778,707	6,650	1,219,085	714,517	486,080	27,205,039	17.57	17.57	18.35	18.35	18.35
1.0500	99.5324	90.9958	0.0244	4.5242	2.6517	1.8039	100.0000	24,755,447	6,644	1,230,807	721,387	490,754	27,205,039	17.56	17.56	18.52	18.52	18.52
1.0600	99.4389	90.9103	0.0244	4.5673	2.6769	1.8211	100.0000	24,732,187	6,638	1,242,529	728,258	495,428	27,205,039	17.54	17.54	18.70	18.70	18.70
1.0700	99.3454	90.8248	0.0244	4.6104	2.7022	1.8383	100.0000	24,708,927	6,631	1,254,251	735,128	500,102	27,205,039	17.52	17.52	18.87	18.87	18.87
1.0800	99.2518	90.7393	0.0244	4.6535	2.7274	1.8554	100.0000	24,685,667	6,625	1,265,973	741,999	504,775	27,205,039	17.51	17.51	19.05	19.05	19.05
1.0900	99.1583	90.6538	0.0243	4.6965	2.7527	1.8726	100.0000	24,662,407	6,619	1,277,695	748,869	509,449	27,205,039	17.49	17.49	19.23	19.23	19.23
1.1000	99.0648	90.5683	0.0243	4.7396	2.7779	1.8898	100.0000	24,639,147	6,613	1,289,417	755,739	514,123	27,205,039	17.48	17.48	19.40	19.40	19.40
1.1100	98.9713	90.4828	0.0243	4.7827	2.8032	1.9070	100.0000	24,615,887	6,606	1,301,139	762,610	518,797	27,205,039	17.46	17.46	19.58	19.58	19.58
1.1200	98.8778	90.3973	0.0243	4.8258	2.8284	1.9242	100.0000	24,592,627	6,600	1,312,861	769,480	523,471	27,205,039	17.44	17.44	19.76	19.76	19.76
1.1300	98.7842	90.3118	0.0242	4.8689	2.8537	1.9413	100.0000	24,569,367	6,594	1,324,583	776,350	528,145	27,205,039	17.43	17.43	19.93	19.93	19.93
1.1400	98.6907	90.2263	0.0242	4.9120	2.8790	1.9585	100.0000	24,546,107	6,588	1,336,305	783,221	532,819	27,205,039	17.41	17.41	20.11	20.11	20.11
1.1500	98.5972	90.1408	0.0242	4.9551	2.9042	1.9757	100.0000	24,522,847	6,581	1,348,027	790,091	537,492	27,205,039	17.39	17.39	20.29	20.29	20.29
1.1600	98.5037	90.0553	0.0242	4.9982	2.9295	1.9929	100.0000	24,499,587	6,575	1,359,749	796,961	542,166	27,205,039	17.38	17.38	20.46	20.46	20.46
1.1700	98.4102	89.9698	0.0241	5.0412	2.9547	2.0101	100.0000	24,476,327	6,569	1,371,471	803,832	546,840	27,205,039	17.36	17.36	20.64	20.64	20.64
1.1800	98.3166	89.8843	0.0241	5.0843	2.9800	2.0272	100.0000	24,453,067	6,563	1,383,193	810,702	551,514	27,205,039	17.34	17.34	20.82	20.82	20.82
1.1900	98.2231	89.7988	0.0241	5.1274	3.0052	2.0444	100.0000	24,429,808	6,556	1,394,915	817,572	556,188	27,205,039	17.33	17.33	20.99	20.99	20.99
1.2000	98.1296	89.7133	0.0241	5.1705	3.0305	2.0616	100.0000	24,406,548	6,550	1,406,637	824,443	560,862	27,205,039	17.31	17.31	21.17	21.17	21.17
1.2100	98.0361	89.6278	0.0241	5.2136	3.0557	2.0788	100.0000	24,383,288	6,544	1,418,359	831,313	565,535	27,205,039	17.29	17.29	21.34	21.34	21.34
1.2200	97.9426	89.5423	0.0240	5.2567	3.0810	2.0960	100.0000	24,360,028	6,538	1,430,081	838,184	570,209	27,205,039	17.28	17.28	21.52	21.52	21.52
1.2300	97.8491	89.4568	0.0240	5.2998	3.1062	2.1131	100.0000	24,336,768	6,531	1,441,803	845,054	574,883	27,205,039	17.26	17.26	21.70	21.70	21.70
1.2400	97.7555	89.3713	0.0240	5.3429	3.1315	2.1303	100.0000	24,313,508	6,525	1,453,525	851,924	579,557	27,205,039	17.24	17.24	21.87	21.87	21.87
1.2500	97.6620	89.2858	0.0240	5.3859	3.1567	2.1475	100.0000	24,290,248	6,519	1,465,247	858,795	584,231	27,205,039	17.23	17.23	22.05	22.05	22.05

CIP Shift	Share Percentages							Levy Amounts					Estimated Tax Rates					
	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.2600	97.5685	89.2003	0.0239	5.4290	3.1820	2.1647	100.0000	24,266,988	6,513	1,476,969	865,665	588,905	27,205,039	17.21	17.21	22.23	22.23	22.23
1.2700	97.4750	89.1148	0.0239	5.4721	3.2073	2.1819	100.0000	24,243,728	6,506	1,488,691	872,535	593,579	27,205,039	17.19	17.19	22.40	22.40	22.40
1.2800	97.3815	89.0293	0.0239	5.5152	3.2325	2.1990	100.0000	24,220,468	6,500	1,500,413	879,406	598,252	27,205,039	17.18	17.18	22.58	22.58	22.58
1.2900	97.2879	88.9438	0.0239	5.5583	3.2578	2.2162	100.0000	24,197,208	6,494	1,512,135	886,276	602,926	27,205,039	17.16	17.16	22.76	22.76	22.76
1.3000	97.1944	88.8583	0.0238	5.6014	3.2830	2.2334	100.0000	24,173,948	6,488	1,523,857	893,146	607,600	27,205,039	17.15	17.15	22.93	22.93	22.93
1.3100	97.1009	88.7728	0.0238	5.6445	3.3083	2.2506	100.0000	24,150,688	6,481	1,535,579	900,017	612,274	27,205,039	17.13	17.13	23.11	23.11	23.11
1.3200	97.0074	88.6874	0.0238	5.6876	3.3335	2.2678	100.0000	24,127,428	6,475	1,547,301	906,887	616,948	27,205,039	17.11	17.11	23.28	23.28	23.28
1.3300	96.9139	88.6019	0.0238	5.7306	3.3588	2.2850	100.0000	24,104,168	6,469	1,559,023	913,757	621,622	27,205,039	17.10	17.10	23.46	23.46	23.46
1.3400	96.8203	88.5164	0.0238	5.7737	3.3840	2.3021	100.0000	24,080,908	6,463	1,570,745	920,628	626,295	27,205,039	17.08	17.08	23.64	23.64	23.64
1.3500	96.7268	88.4309	0.0237	5.8168	3.4093	2.3193	100.0000	24,057,649	6,456	1,582,467	927,498	630,969	27,205,039	17.06	17.06	23.81	23.81	23.81
1.3600	96.6333	88.3454	0.0237	5.8599	3.4345	2.3365	100.0000	24,034,389	6,450	1,594,188	934,369	635,643	27,205,039	17.05	17.05	23.99	23.99	23.99
1.3700	96.5398	88.2599	0.0237	5.9030	3.4598	2.3537	100.0000	24,011,129	6,444	1,605,910	941,239	640,317	27,205,039	17.03	17.03	24.17	24.17	24.17
1.3800	96.4463	88.1744	0.0237	5.9461	3.4851	2.3709	100.0000	23,987,869	6,438	1,617,632	948,109	644,991	27,205,039	17.01	17.01	24.34	24.34	24.34
1.3900	96.3527	88.0889	0.0236	5.9892	3.5103	2.3880	100.0000	23,964,609	6,432	1,629,354	954,980	649,665	27,205,039	17.00	17.00	24.52	24.52	24.52
1.4000	96.2592	88.0034	0.0236	6.0323	3.5356	2.4052	100.0000	23,941,349	6,425	1,641,076	961,850	654,339	27,205,039	16.98	16.98	24.70	24.70	24.70
1.4100	96.1657	87.9179	0.0236	6.0753	3.5608	2.4224	100.0000	23,918,089	6,419	1,652,798	968,720	659,012	27,205,039	16.96	16.96	24.87	24.87	24.87
1.4200	96.0722	87.8324	0.0236	6.1184	3.5861	2.4396	100.0000	23,894,829	6,413	1,664,520	975,591	663,686	27,205,039	16.95	16.95	25.05	25.05	25.05
1.4300	95.9787	87.7469	0.0235	6.1615	3.6113	2.4568	100.0000	23,871,569	6,407	1,676,242	982,461	668,360	27,205,039	16.93	16.93	25.23	25.23	25.23
1.4400	95.8851	87.6614	0.0235	6.2046	3.6366	2.4739	100.0000	23,848,309	6,400	1,687,964	989,331	673,034	27,205,039	16.91	16.91	25.40	25.40	25.40
1.4500	95.7916	87.5759	0.0235	6.2477	3.6618	2.4911	100.0000	23,825,049	6,394	1,699,686	996,202	677,708	27,205,039	16.90	16.90	25.58	25.58	25.58
1.4600	95.6981	87.4904	0.0235	6.2908	3.6871	2.5083	100.0000	23,801,789	6,388	1,711,408	1,003,072	682,382	27,205,039	16.88	16.88	25.75	25.75	25.75
1.4700	95.6046	87.4049	0.0235	6.3339	3.7123	2.5255	100.0000	23,778,529	6,382	1,723,130	1,009,942	687,055	27,205,039	16.86	16.86	25.93	25.93	25.93
1.4800	95.5111	87.3194	0.0234	6.3770	3.7376	2.5427	100.0000	23,755,269	6,375	1,734,852	1,016,813	691,729	27,205,039	16.85	16.85	26.11	26.11	26.11
1.4900	95.4175	87.2339	0.0234	6.4200	3.7628	2.5598	100.0000	23,732,009	6,369	1,746,574	1,023,683	696,403	27,205,039	16.83	16.83	26.28	26.28	26.28
1.5000	95.3240	87.1484	0.0234	6.4631	3.7881	2.5770	100.0000	23,708,750	6,363	1,758,296	1,030,554	701,077	27,205,039	16.82	16.82	26.46	26.46	26.46

Tax Rates per 1,000

Tax Rate Alternatives -- Fire District #1



MassDOR - Massachusetts Department of Revenue

Division of Local Services

What If ... Scenario Worksheet for FY 2018

So. Hadley Fire #1 - 493

CLASS	VALUE	%	
Residential	1,043,388,213	90.2175	R & O %
Open Space	0	0.0000	90.2175
Commercial	55,565,600	4.8045	
Industrial	39,523,500	3.4174	C I P %
Personal Property	18,047,391	1.5605	9.7825
Total	1,156,524,704	100.0000	

CLASSIFICATION OPTIONS

- Residential Exemption
- Small Commercial Exemption
- Open Space Discount

Levy	2,648,442
Single TaxRate	2.29

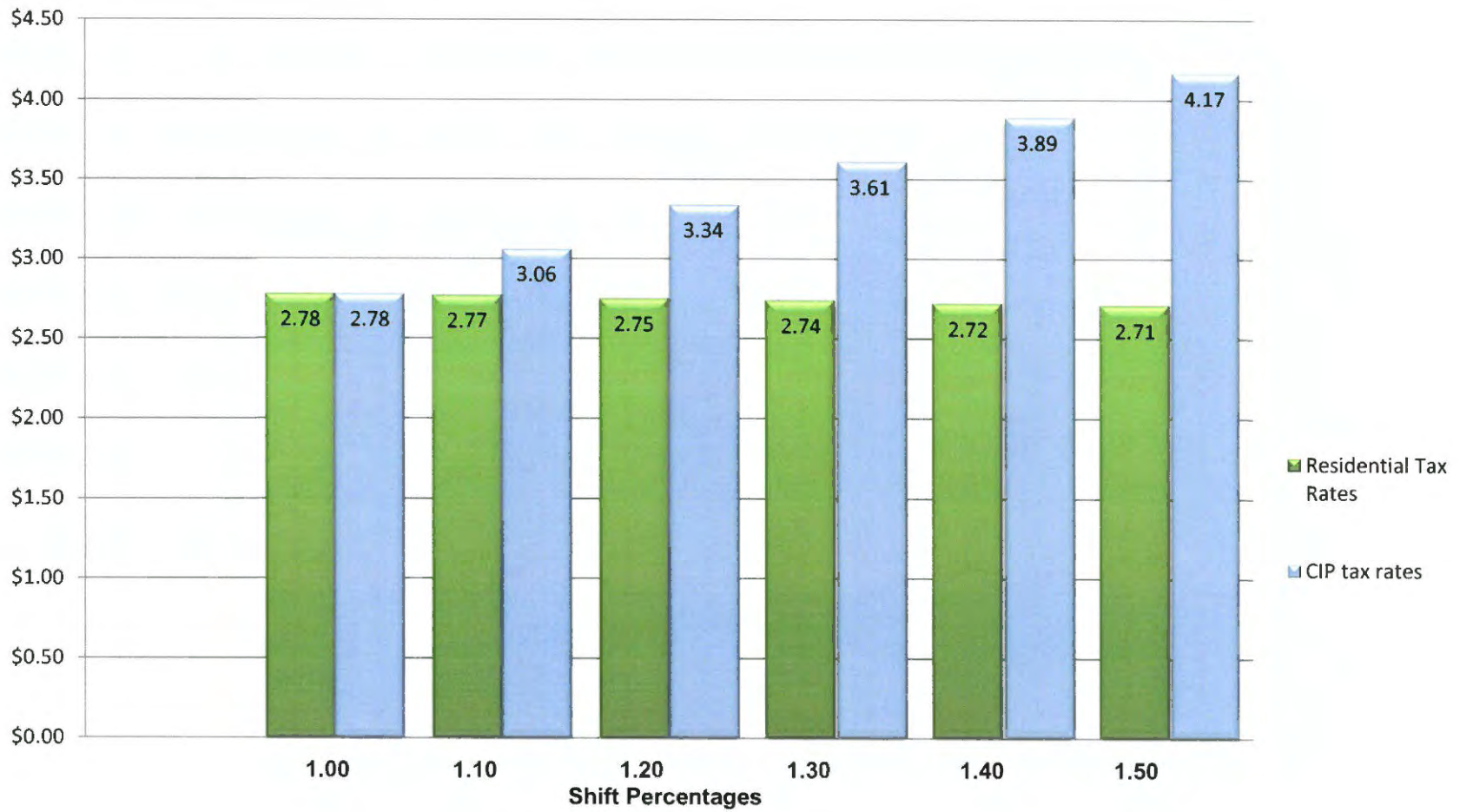
Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

Share Percentages								Levy Amounts					Estimated Tax Rates					
CIP Shift	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	100.0000	90.2175	0.0000	4.8045	3.4174	1.5605	100.0000	2,389,359		127,245	90,509	41,329	2,648,442	2.29	0.00	2.29	2.29	2.29
1.0100	99.8916	90.1197	0.0000	4.8526	3.4516	1.5761	100.0000	2,386,769		128,518	91,414	41,742	2,648,442	2.29	0.00	2.31	2.31	2.31
1.0200	99.7831	90.0219	0.0000	4.9006	3.4858	1.5917	100.0000	2,384,178		129,790	92,319	42,155	2,648,442	2.29	0.00	2.34	2.34	2.34
1.0300	99.6747	89.9241	0.0000	4.9487	3.5200	1.6073	100.0000	2,381,587		131,063	93,224	42,568	2,648,442	2.28	0.00	2.36	2.36	2.36
1.0400	99.5663	89.8262	0.0000	4.9967	3.5541	1.6229	100.0000	2,378,996		132,335	94,129	42,982	2,648,442	2.28	0.00	2.38	2.38	2.38
1.0500	99.4578	89.7284	0.0000	5.0448	3.5883	1.6385	100.0000	2,376,405		133,608	95,034	43,395	2,648,442	2.28	0.00	2.40	2.40	2.40
1.0600	99.3494	89.6306	0.0000	5.0928	3.6225	1.6541	100.0000	2,373,814		134,880	95,939	43,808	2,648,442	2.28	0.00	2.43	2.43	2.43
1.0700	99.2410	89.5328	0.0000	5.1408	3.6567	1.6697	100.0000	2,371,224		136,152	96,844	44,222	2,648,442	2.27	0.00	2.45	2.45	2.45
1.0800	99.1325	89.4350	0.0000	5.1889	3.6908	1.6853	100.0000	2,368,633		137,425	97,750	44,635	2,648,442	2.27	0.00	2.47	2.47	2.47
1.0900	99.0241	89.3371	0.0000	5.2369	3.7250	1.7009	100.0000	2,366,042		138,697	98,655	45,048	2,648,442	2.27	0.00	2.50	2.50	2.50
1.1000	98.9157	89.2393	0.0000	5.2850	3.7592	1.7165	100.0000	2,363,451		139,970	99,560	45,461	2,648,442	2.27	0.00	2.52	2.52	2.52
1.1100	98.8072	89.1415	0.0000	5.3330	3.7934	1.7321	100.0000	2,360,860		141,242	100,465	45,875	2,648,442	2.26	0.00	2.54	2.54	2.54
1.1200	98.6988	89.0437	0.0000	5.3811	3.8275	1.7477	100.0000	2,358,269		142,515	101,370	46,288	2,648,442	2.26	0.00	2.56	2.56	2.56
1.1300	98.5904	88.9458	0.0000	5.4291	3.8617	1.7633	100.0000	2,355,679		143,787	102,275	46,701	2,648,442	2.26	0.00	2.59	2.59	2.59
1.1400	98.4820	88.8480	0.0000	5.4772	3.8959	1.7790	100.0000	2,353,088		145,060	103,180	47,115	2,648,442	2.26	0.00	2.61	2.61	2.61
1.1500	98.3735	88.7502	0.0000	5.5252	3.9301	1.7946	100.0000	2,350,497		146,332	104,085	47,528	2,648,442	2.25	0.00	2.63	2.63	2.63
1.1600	98.2651	88.6524	0.0000	5.5733	3.9642	1.8102	100.0000	2,347,906		147,604	104,990	47,941	2,648,442	2.25	0.00	2.66	2.66	2.66
1.1700	98.1567	88.5545	0.0000	5.6213	3.9984	1.8258	100.0000	2,345,315		148,877	105,895	48,354	2,648,442	2.25	0.00	2.68	2.68	2.68
1.1800	98.0482	88.4567	0.0000	5.6693	4.0326	1.8414	100.0000	2,342,725		150,149	106,800	48,768	2,648,442	2.25	0.00	2.70	2.70	2.70
1.1900	97.9398	88.3589	0.0000	5.7174	4.0667	1.8570	100.0000	2,340,134		151,422	107,706	49,181	2,648,442	2.24	0.00	2.73	2.73	2.73
1.2000	97.8314	88.2611	0.0000	5.7654	4.1009	1.8726	100.0000	2,337,543		152,694	108,611	49,594	2,648,442	2.24	0.00	2.75	2.75	2.75
1.2100	97.7229	88.1632	0.0000	5.8135	4.1351	1.8882	100.0000	2,334,952		153,967	109,516	50,008	2,648,442	2.24	0.00	2.77	2.77	2.77
1.2200	97.6145	88.0654	0.0000	5.8615	4.1693	1.9038	100.0000	2,332,361		155,239	110,421	50,421	2,648,442	2.24	0.00	2.79	2.79	2.79
1.2300	97.5061	87.9676	0.0000	5.9096	4.2034	1.9194	100.0000	2,329,770		156,512	111,326	50,834	2,648,442	2.23	0.00	2.82	2.82	2.82
1.2400	97.3976	87.8698	0.0000	5.9576	4.2376	1.9350	100.0000	2,327,180		157,784	112,231	51,247	2,648,442	2.23	0.00	2.84	2.84	2.84
1.2500	97.2892	87.7719	0.0000	6.0057	4.2718	1.9506	100.0000	2,324,589		159,057	113,136	51,661	2,648,442	2.23	0.00	2.86	2.86	2.86

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Estimated Tax Rates				
		Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.2600	97.1808	87.6741	0.0000	6.0537	4.3060	1.9662	100.0000	2,321,998		160,329	114,041	52,074	2,648,442	2.23	0.00	2.89	2.89	2.89
1.2700	97.0723	87.5763	0.0000	6.1018	4.3401	1.9818	100.0000	2,319,407		161,601	114,946	52,487	2,648,442	2.22	0.00	2.91	2.91	2.91
1.2800	96.9639	87.4785	0.0000	6.1498	4.3743	1.9974	100.0000	2,316,816		162,874	115,851	52,901	2,648,442	2.22	0.00	2.93	2.93	2.93
1.2900	96.8555	87.3806	0.0000	6.1978	4.4085	2.0130	100.0000	2,314,225		164,146	116,756	53,314	2,648,442	2.22	0.00	2.95	2.95	2.95
1.3000	96.7470	87.2828	0.0000	6.2459	4.4427	2.0286	100.0000	2,311,635		165,419	117,661	53,727	2,648,442	2.22	0.00	2.98	2.98	2.98
1.3100	96.6386	87.1850	0.0000	6.2939	4.4768	2.0442	100.0000	2,309,044		166,691	118,567	54,140	2,648,442	2.21	0.00	3.00	3.00	3.00
1.3200	96.5302	87.0872	0.0000	6.3420	4.5110	2.0598	100.0000	2,306,453		167,964	119,472	54,554	2,648,442	2.21	0.00	3.02	3.02	3.02
1.3300	96.4217	86.9893	0.0000	6.3900	4.5452	2.0754	100.0000	2,303,862		169,236	120,377	54,967	2,648,442	2.21	0.00	3.05	3.05	3.05
1.3400	96.3133	86.8915	0.0000	6.4381	4.5794	2.0910	100.0000	2,301,271		170,509	121,282	55,380	2,648,442	2.21	0.00	3.07	3.07	3.07
1.3500	96.2049	86.7937	0.0000	6.4861	4.6135	2.1067	100.0000	2,298,680		171,781	122,187	55,794	2,648,442	2.20	0.00	3.09	3.09	3.09
1.3600	96.0965	86.6959	0.0000	6.5342	4.6477	2.1223	100.0000	2,296,090		173,054	123,092	56,207	2,648,442	2.20	0.00	3.11	3.11	3.11
1.3700	95.9880	86.5980	0.0000	6.5822	4.6819	2.1379	100.0000	2,293,499		174,326	123,997	56,620	2,648,442	2.20	0.00	3.14	3.14	3.14
1.3800	95.8796	86.5002	0.0000	6.6303	4.7161	2.1535	100.0000	2,290,908		175,598	124,902	57,033	2,648,442	2.20	0.00	3.16	3.16	3.16
1.3900	95.7712	86.4024	0.0000	6.6783	4.7502	2.1691	100.0000	2,288,317		176,871	125,807	57,447	2,648,442	2.19	0.00	3.18	3.18	3.18
1.4000	95.6627	86.3046	0.0000	6.7263	4.7844	2.1847	100.0000	2,285,726		178,143	126,712	57,860	2,648,442	2.19	0.00	3.21	3.21	3.21
1.4100	95.5543	86.2067	0.0000	6.7744	4.8186	2.2003	100.0000	2,283,136		179,416	127,617	58,273	2,648,442	2.19	0.00	3.23	3.23	3.23
1.4200	95.4459	86.1089	0.0000	6.8224	4.8528	2.2159	100.0000	2,280,545		180,688	128,523	58,687	2,648,442	2.19	0.00	3.25	3.25	3.25
1.4300	95.3374	86.0111	0.0000	6.8705	4.8869	2.2315	100.0000	2,277,954		181,961	129,428	59,100	2,648,442	2.18	0.00	3.27	3.27	3.27
1.4400	95.2290	85.9133	0.0000	6.9185	4.9211	2.2471	100.0000	2,275,363		183,233	130,333	59,513	2,648,442	2.18	0.00	3.30	3.30	3.30
1.4500	95.1206	85.8154	0.0000	6.9666	4.9553	2.2627	100.0000	2,272,772		184,506	131,238	59,926	2,648,442	2.18	0.00	3.32	3.32	3.32
1.4600	95.0121	85.7176	0.0000	7.0146	4.9895	2.2783	100.0000	2,270,181		185,778	132,143	60,340	2,648,442	2.18	0.00	3.34	3.34	3.34
1.4700	94.9037	85.6198	0.0000	7.0627	5.0236	2.2939	100.0000	2,267,591		187,051	133,048	60,753	2,648,442	2.17	0.00	3.37	3.37	3.37
1.4800	94.7953	85.5220	0.0000	7.1107	5.0578	2.3095	100.0000	2,265,000		188,323	133,953	61,166	2,648,442	2.17	0.00	3.39	3.39	3.39
1.4900	94.6868	85.4241	0.0000	7.1588	5.0920	2.3251	100.0000	2,262,409		189,595	134,858	61,580	2,648,442	2.17	0.00	3.41	3.41	3.41
1.5000	94.5784	85.3263	0.0000	7.2068	5.1262	2.3407	100.0000	2,259,818		190,868	135,763	61,993	2,648,442	2.17	0.00	3.44	3.44	3.44

Tax Rates per 1,000

Tax Rate Alternatives -- Fire District #2



MassDOR - Massachusetts Department of Revenue
 Division of Local Services
 What If ... Scenario Worksheet for FY 2018
 So. Hadley Fire #2 - 494

CLASS	VALUE	%	
Residential	390,684,616	94.6866	R & O %
Open Space	2,340,900	0.5673	95.2539
Commercial	8,923,000	2.1626	
Industrial	1,554,700	0.3768	C I P %
Personal Property	9,105,060	2.2067	4.7461
Total	412,608,276	100.0000	

CLASSIFICATION OPTIONS

- Residential Exemption
- Small Commercial Exemption
- Open Space Discount

Levy	1,147,051
Single TaxRate	2.78

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Res Factor	Share Percentages						Levy Amounts					Estimated Tax Rates					
		Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	100.0000	94.6866	0.5673	2.1626	0.3768	2.2067	100.0000	1,086,103	6,508	24,806	4,322	25,312	1,147,051	2.78	2.78	2.78	2.78	2.78
1.0100	99.9502	94.6394	0.5671	2.1842	0.3806	2.2288	100.0000	1,085,562	6,504	25,054	4,365	25,565	1,147,051	2.78	2.78	2.81	2.81	2.81
1.0200	99.9003	94.5922	0.5668	2.2058	0.3843	2.2508	100.0000	1,085,021	6,501	25,302	4,409	25,818	1,147,051	2.78	2.78	2.84	2.84	2.84
1.0300	99.8505	94.5450	0.5665	2.2275	0.3881	2.2729	100.0000	1,084,480	6,498	25,550	4,452	26,071	1,147,051	2.78	2.78	2.86	2.86	2.86
1.0400	99.8007	94.4979	0.5662	2.2491	0.3919	2.2950	100.0000	1,083,939	6,495	25,798	4,495	26,325	1,147,051	2.77	2.77	2.89	2.89	2.89
1.0500	99.7509	94.4507	0.5659	2.2707	0.3956	2.3170	100.0000	1,083,397	6,491	26,046	4,538	26,578	1,147,051	2.77	2.77	2.92	2.92	2.92
1.0600	99.7010	94.4035	0.5656	2.2923	0.3994	2.3391	100.0000	1,082,856	6,488	26,294	4,581	26,831	1,147,051	2.77	2.77	2.95	2.95	2.95
1.0700	99.6512	94.3563	0.5654	2.3140	0.4032	2.3612	100.0000	1,082,315	6,485	26,542	4,625	27,084	1,147,051	2.77	2.77	2.97	2.97	2.97
1.0800	99.6014	94.3091	0.5651	2.3356	0.4069	2.3832	100.0000	1,081,774	6,482	26,790	4,668	27,337	1,147,051	2.77	2.77	3.00	3.00	3.00
1.0900	99.5516	94.2620	0.5648	2.3572	0.4107	2.4053	100.0000	1,081,233	6,479	27,038	4,711	27,590	1,147,051	2.77	2.77	3.03	3.03	3.03
1.1000	99.5017	94.2148	0.5645	2.3788	0.4145	2.4274	100.0000	1,080,692	6,475	27,287	4,754	27,843	1,147,051	2.77	2.77	3.06	3.06	3.06
1.1100	99.4519	94.1676	0.5642	2.4005	0.4182	2.4494	100.0000	1,080,150	6,472	27,535	4,797	28,096	1,147,051	2.76	2.76	3.09	3.09	3.09
1.1200	99.4021	94.1204	0.5639	2.4221	0.4220	2.4715	100.0000	1,079,609	6,469	27,783	4,841	28,350	1,147,051	2.76	2.76	3.11	3.11	3.11
1.1300	99.3523	94.0733	0.5637	2.4437	0.4258	2.4936	100.0000	1,079,068	6,466	28,031	4,884	28,603	1,147,051	2.76	2.76	3.14	3.14	3.14
1.1400	99.3024	94.0261	0.5634	2.4653	0.4295	2.5156	100.0000	1,078,527	6,462	28,279	4,927	28,856	1,147,051	2.76	2.76	3.17	3.17	3.17
1.1500	99.2526	93.9789	0.5631	2.4870	0.4333	2.5377	100.0000	1,077,986	6,459	28,527	4,970	29,109	1,147,051	2.76	2.76	3.20	3.20	3.20
1.1600	99.2028	93.9317	0.5628	2.5086	0.4371	2.5598	100.0000	1,077,445	6,456	28,775	5,014	29,362	1,147,051	2.76	2.76	3.22	3.22	3.22
1.1700	99.1530	93.8845	0.5625	2.5302	0.4409	2.5818	100.0000	1,076,904	6,453	29,023	5,057	29,615	1,147,051	2.76	2.76	3.25	3.25	3.25
1.1800	99.1031	93.8374	0.5623	2.5518	0.4446	2.6039	100.0000	1,076,362	6,449	29,271	5,100	29,868	1,147,051	2.76	2.76	3.28	3.28	3.28
1.1900	99.0533	93.7902	0.5620	2.5735	0.4484	2.6260	100.0000	1,075,821	6,446	29,519	5,143	30,121	1,147,051	2.75	2.75	3.31	3.31	3.31
1.2000	99.0035	93.7430	0.5617	2.5951	0.4522	2.6480	100.0000	1,075,280	6,443	29,767	5,186	30,374	1,147,051	2.75	2.75	3.34	3.34	3.34
1.2100	98.9537	93.6958	0.5614	2.6167	0.4559	2.6701	100.0000	1,074,739	6,440	30,015	5,230	30,628	1,147,051	2.75	2.75	3.36	3.36	3.36
1.2200	98.9038	93.6486	0.5611	2.6384	0.4597	2.6922	100.0000	1,074,198	6,436	30,263	5,273	30,881	1,147,051	2.75	2.75	3.39	3.39	3.39
1.2300	98.8540	93.6015	0.5608	2.6600	0.4635	2.7143	100.0000	1,073,657	6,433	30,511	5,316	31,134	1,147,051	2.75	2.75	3.42	3.42	3.42
1.2400	98.8042	93.5543	0.5606	2.6816	0.4672	2.7363	100.0000	1,073,115	6,430	30,759	5,359	31,387	1,147,051	2.75	2.75	3.45	3.45	3.45

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Esimated Tax Rates				
		Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.2500	98.7544	93.5071	0.5603	2.7032	0.4710	2.7584	100.0000	1,072,574	6,427	31,007	5,403	31,640	1,147,051	2.75	2.75	3.47	3.47	3.47
1.2600	98.7045	93.4599	0.5600	2.7249	0.4748	2.7805	100.0000	1,072,033	6,423	31,255	5,446	31,893	1,147,051	2.74	2.74	3.50	3.50	3.50
1.2700	98.6547	93.4128	0.5597	2.7465	0.4785	2.8025	100.0000	1,071,492	6,420	31,504	5,489	32,146	1,147,051	2.74	2.74	3.53	3.53	3.53
1.2800	98.6049	93.3656	0.5594	2.7681	0.4823	2.8246	100.0000	1,070,951	6,417	31,752	5,532	32,399	1,147,051	2.74	2.74	3.56	3.56	3.56
1.2900	98.5551	93.3184	0.5591	2.7897	0.4861	2.8467	100.0000	1,070,410	6,414	32,000	5,575	32,653	1,147,051	2.74	2.74	3.59	3.59	3.59
1.3000	98.5052	93.2712	0.5589	2.8114	0.4898	2.8687	100.0000	1,069,868	6,410	32,248	5,619	32,906	1,147,051	2.74	2.74	3.61	3.61	3.61
1.3100	98.4554	93.2240	0.5586	2.8330	0.4936	2.8908	100.0000	1,069,327	6,407	32,496	5,662	33,159	1,147,051	2.74	2.74	3.64	3.64	3.64
1.3200	98.4056	93.1769	0.5583	2.8546	0.4974	2.9129	100.0000	1,068,786	6,404	32,744	5,705	33,412	1,147,051	2.74	2.74	3.67	3.67	3.67
1.3300	98.3558	93.1297	0.5580	2.8762	0.5011	2.9349	100.0000	1,068,245	6,401	32,992	5,748	33,665	1,147,051	2.73	2.73	3.70	3.70	3.70
1.3400	98.3059	93.0825	0.5577	2.8979	0.5049	2.9570	100.0000	1,067,704	6,397	33,240	5,792	33,918	1,147,051	2.73	2.73	3.73	3.73	3.73
1.3500	98.2561	93.0353	0.5574	2.9195	0.5087	2.9791	100.0000	1,067,163	6,394	33,488	5,835	34,171	1,147,051	2.73	2.73	3.75	3.75	3.75
1.3600	98.2063	92.9882	0.5572	2.9411	0.5124	3.0011	100.0000	1,066,622	6,391	33,736	5,878	34,424	1,147,051	2.73	2.73	3.78	3.78	3.78
1.3700	98.1565	92.9410	0.5569	2.9627	0.5162	3.0232	100.0000	1,066,080	6,388	33,984	5,921	34,678	1,147,051	2.73	2.73	3.81	3.81	3.81
1.3800	98.1066	92.8938	0.5566	2.9844	0.5200	3.0453	100.0000	1,065,539	6,384	34,232	5,964	34,931	1,147,051	2.73	2.73	3.84	3.84	3.84
1.3900	98.0568	92.8466	0.5563	3.0060	0.5237	3.0673	100.0000	1,064,998	6,381	34,480	6,008	35,184	1,147,051	2.73	2.73	3.86	3.86	3.86
1.4000	98.0070	92.7994	0.5560	3.0276	0.5275	3.0894	100.0000	1,064,457	6,378	34,728	6,051	35,437	1,147,051	2.72	2.72	3.89	3.89	3.89
1.4100	97.9571	92.7523	0.5558	3.0492	0.5313	3.1115	100.0000	1,063,916	6,375	34,976	6,094	35,690	1,147,051	2.72	2.72	3.92	3.92	3.92
1.4200	97.9073	92.7051	0.5555	3.0709	0.5351	3.1335	100.0000	1,063,375	6,372	35,224	6,137	35,943	1,147,051	2.72	2.72	3.95	3.95	3.95
1.4300	97.8575	92.6579	0.5552	3.0925	0.5388	3.1556	100.0000	1,062,833	6,368	35,472	6,181	36,196	1,147,051	2.72	2.72	3.98	3.98	3.98
1.4400	97.8077	92.6107	0.5549	3.1141	0.5426	3.1777	100.0000	1,062,292	6,365	35,721	6,224	36,449	1,147,051	2.72	2.72	4.00	4.00	4.00
1.4500	97.7578	92.5635	0.5546	3.1357	0.5464	3.1997	100.0000	1,061,751	6,362	35,969	6,267	36,702	1,147,051	2.72	2.72	4.03	4.03	4.03
1.4600	97.7080	92.5164	0.5543	3.1574	0.5501	3.2218	100.0000	1,061,210	6,359	36,217	6,310	36,956	1,147,051	2.72	2.72	4.06	4.06	4.06
1.4700	97.6582	92.4692	0.5541	3.1790	0.5539	3.2439	100.0000	1,060,669	6,355	36,465	6,353	37,209	1,147,051	2.71	2.71	4.09	4.09	4.09
1.4800	97.6084	92.4220	0.5538	3.2006	0.5577	3.2659	100.0000	1,060,128	6,352	36,713	6,397	37,462	1,147,051	2.71	2.71	4.11	4.11	4.11
1.4900	97.5585	92.3748	0.5535	3.2222	0.5614	3.2880	100.0000	1,059,586	6,349	36,961	6,440	37,715	1,147,051	2.71	2.71	4.14	4.14	4.14
1.5000	97.5087	92.3277	0.5532	3.2439	0.5652	3.3101	100.0000	1,059,045	6,346	37,209	6,483	37,968	1,147,051	2.71	2.71	4.17	4.17	4.17

11/30/2017

**Analysis of average single family tax bill.
FY 18(Estimated)
vs.
FY 17(Actual)**

PROPOSED

ESTIMATED

Average Single Family
Home Value for FY 2018

**Taxes for
Fiscal 2018**
Town \$17.64

Average Single Family
Home Value for FY 2017

**Actual Taxes for
Fiscal 2017**
Town \$17.83

\$ 247,600

\$ 4,367.66

\$ 235,200

\$ 4,193.62

\$ 174.04 increase over last fiscal year

Fiscal 2018
FD #1 \$2.29

Fiscal 2017
FD #1 \$2.29

\$ 247,600

\$ 567.00

\$ 235,200

\$ 538.61

\$ 28.39 increase over last fiscal year

Fiscal 2018
FD #2 \$2.78

Fiscal 2017
FD #2 \$2.83

\$ 247,600

\$ 688.33

\$ 235,200

\$ 665.62

\$ 22.71 increase over last fiscal year

11/30/2017

**Analysis of Comm/Ind average tax bill
FY 18(Estimated)
vs.
FY 17 (Actual)**

<u>PROPOSED</u>	<u>ESTIMATED</u>			
Average Commercial Industrial Value FY 2018	Taxes for <u>Fiscal 2018</u> Town \$17.64	Average Commercial Industrial Value FY 2017	Actual Taxes for <u>Fiscal 2017</u> Town \$17.83	
\$ 332,500	\$ 5,865.30	\$ 347,400	\$ 6,194.14	\$ (328.84) decrease over last fiscal year
	<u>Fiscal 2018</u> FD #1 \$2.29		<u>Fiscal 2017</u> FD #1 \$2.29	
\$ 332,500	\$ 761.43	\$ 347,400	\$ 795.55	\$ (34.12) decrease over last fiscal year
	<u>Fiscal 2018</u> FD #2 \$2.78		<u>Fiscal 2017</u> FD #2 \$2.83	
\$ 332,500	\$ 924.35	\$ 347,400	\$ 983.14	\$ (58.79) decrease over last fiscal year

**South Hadley Valuation
Fiscal 2000-2018**

	Valuation by class					% of Total Valuation		Total Valuation	% chng
	R	O	C	I	P	R&O %	CIP %		
2018	\$ 1,409,962,929	\$ 378,400	\$ 66,451,100	\$ 38,947,600	\$ 26,495,729	91.45%	8.55%	\$ 1,542,235,758	3.9%
2017	\$ 1,351,301,493	\$ 378,400	\$ 69,892,720	\$ 37,458,000	\$ 25,817,432	91.03%	8.97%	\$ 1,484,848,045	2.2%
2016	\$ 1,319,449,500	\$ 378,400	\$ 70,660,110	\$ 35,342,100	\$ 26,598,515	90.87%	9.13%	\$ 1,452,428,625	3.0%
2015	\$ 1,277,583,605	\$ 378,000	\$ 68,480,570	\$ 38,481,200	\$ 24,649,555	90.66%	9.34%	\$ 1,409,572,930	-0.1%
2014	\$ 1,279,016,795	\$ 378,000	\$ 67,685,580	\$ 38,273,600	\$ 25,386,665	90.69%	9.31%	\$ 1,410,740,640	-5.1%
2013	\$ 1,344,616,660	\$ 394,800	\$ 73,258,675	\$ 40,364,275	\$ 27,651,467	90.49%	9.51%	\$ 1,486,285,877	0.6%
2012	\$ 1,338,967,050	\$ 394,800	\$ 73,138,775	\$ 37,986,675	\$ 26,844,020	90.66%	9.34%	\$ 1,477,331,320	0.6%
2011	\$ 1,331,499,955	\$ 394,800	\$ 72,928,670	\$ 39,093,875	\$ 25,308,939	90.65%	9.34%	\$ 1,469,226,239	0.4%
2010	\$ 1,322,522,955	\$ 394,800	\$ 72,916,470	\$ 39,220,375	\$ 28,104,763	90.40%	9.60%	\$ 1,463,159,363	-7.6%
2009	\$ 1,432,874,625	\$ 227,100	\$ 77,770,275	\$ 41,524,100	\$ 31,020,054	90.50%	9.50%	\$ 1,583,416,154	1.4%
2008	\$ 1,421,229,395	\$ 227,100	\$ 78,538,305	\$ 40,753,400	\$ 20,233,072	91.10%	8.90%	\$ 1,560,981,272	1.3%
2007	\$ 1,405,229,955	\$ 227,100	\$ 78,316,345	\$ 40,666,500	\$ 16,112,248	91.20%	8.80%	\$ 1,540,552,148	11.5%
2006	\$ 1,255,576,565	\$ 219,200	\$ 70,816,835	\$ 41,016,500	\$ 14,379,499	90.90%	9.10%	\$ 1,382,008,599	20.2%
2005	\$ 1,037,951,150	\$ 212,600	\$ 62,253,850	\$ 35,816,100	\$ 13,455,729	90.30%	9.70%	\$ 1,149,689,429	1.8%
2004	\$ 1,018,133,850	\$ 212,600	\$ 60,685,850	\$ 35,768,600	\$ 15,068,698	90.10%	9.90%	\$ 1,129,869,598	25.7%
2003	\$ 792,296,800	\$ 246,300	\$ 56,570,500	\$ 35,635,400	\$ 14,179,315	88.20%	11.80%	\$ 898,928,315	1.0%
2002	\$ 784,915,600	\$ 246,300	\$ 55,257,100	\$ 36,085,600	\$ 13,913,492	88.20%	11.80%	\$ 890,418,092	0.8%
2001	\$ 780,110,000	\$ 246,300	\$ 54,414,300	\$ 35,647,600	\$ 12,995,911	88.30%	11.70%	\$ 883,414,111	12.1%
2000	\$ 698,497,900	\$ 245,300	\$ 45,443,400	\$ 31,846,100	\$ 12,103,421	88.70%	11.30%	\$ 788,136,121	

- R Residential
- O Open space
- C Commercial
- I Industrial
- P Personal Property

**TOWN OF SOUTH HADLEY PUBLIC MEETING
COMMUNITY DEVELOPMENT STRATEGY**

The Town of South Hadley will be holding a public discussion on its FY2018 "Community Development Strategy". The discussion will be held on Tuesday, December 5, 2018 at 7:20 PM during the Board of Selectmen's regular meeting at the South Hadley Town Hall, 116 Main Street, South Hadley, MA.

The strategy identifies the town's community development priorities and is used as a supportive document in seeking funds through the Massachusetts Department of Housing and Community Development's Community Development Fund Program. Any persons having questions or comments will have an opportunity to be heard.

For more information contact Pioneer Valley Planning Commission Deputy Director James M. Mazik at (413) 781-6045. Persons who require special accommodations should contact the Board of Selectmen's Office at (413) 538-5017.

Town of South Hadley Community Development Strategy 2018

INTRODUCTION

This *Community Development Strategy (CDS)* summarizes the town of South Hadley's recent and ongoing community-based and strategic planning efforts and presents the town's community development goals and objectives and priority projects for the next three to five years.

The town's CDS relies heavily on public input for the identification and support of priority projects. The Strategy document was originally drafted in 2002. Over the years the CDS has evolved based on annual public review and discussion. This document was most recently reviewed at a public meeting on December 5, 2017.

GOALS AND OBJECTIVES (2018-2023)

Goal: Improve Circulation and Transportation

Objectives

- Consider methods to improve access to public transportation.
- Continue to repair and replace sidewalks as needed.
- Connections of streets, bike lands, and sidewalks among neighborhoods and other destinations.
- Define long-term vision for traffic mitigation that monitors traffic volume and land uses to avoid congestion
- Consider transportation connections between the Falls area and the Commons/College area.
Funding sources: MassHighway, Massworks, Chapter 90, PVTA.

Goal: Economic Development

Objectives

- Upgrade the visual image of the Falls Area with a focus on commercial/industrial.
- Expand access to improved employment opportunities for the residents of the Falls.
- Achieve 100% occupancy of the viable commercial/industrial space in the Falls area.
- Develop a tourism program/market in the Falls area with vacant, retail storefronts fully utilized.
Funding sources: MA DHCD ED, MA DHCD CDF, Private.

Historic and Cultural Resources

Objectives

- Provide incentive programs to help homeowners preserve historic properties.
- Continue to support town cultural and historic activities.
- Increase citizen interest in local cultural and historical significance of South Hadley.
- Consider creating 1 or 2 local historic districts based on the study by the PVPC.
Funding sources: MHC, MA DHCD CDF, Town.

Housing

Objectives

- Rehabilitate existing housing to preserve neighborhoods, historic structures and affordability.
- Develop homeownership programs, particularly for low/mod-income first-time buyers.

- Working with private developers through the 40R Zoning District to develop new housing for low/moderate income families.
- Revise local regulations to promote a diverse housing market.
- Establish incentives for developers to provide a range of housing choices.
- Provide assistance to the South Hadley Housing Authority to improve and expand its existing public housing.

Funding sources: MA DHCD CDF, Town, HAP/Wayfinders.

Land Use

Objectives

- Continue to modify, as necessary and appropriate, zoning and land development bylaws so as to preserve and protect the character of the town and still allow for constructive and productive growth consistent with the town's plans and policies.

Funding sources: Town.

Natural Resources

Objectives

- Develop design and performance standards for site planning and development, especially in those key areas of town.
- Promote design guidelines and regulations to maintain scenic qualities in the landscape.

Funding sources: Town.

Open Space and Recreation

Objectives

- Continue the development and enhancement of South Hadley's parks and recreation areas. Specifically, the redevelopment of Buttery Brook Park including fitness and hiking trails.
- Protect more land on the Holyoke Range and along the Connecticut River or its tributaries.
- Revise development regulations to improve the balance between open space & development.
- Promote preservation of the remaining farmland and continued farm operations.
- Continue to support and develop access to South Hadley's lakes, ponds, and streams.

Funding sources: Town, Private, State/Federal Recreation Grants, State Access Board.

Services and Facilities

Objectives

- Develop a Self-evaluation and Transition Plan to identify any barriers to services as well as public properties within the community. Continue to remove architectural barriers on public property.
- Continue to seek available funding to improve the infrastructure systems within the community (streets, sidewalks, water, sewer, etc.)
- Continue Infiltration and Inflow Mitigation Project.

Funding sources: Town, MA Office of Disability, Private, MA DEP, EPA Brownfields, MA DHCD CDF, MassHighway, Massworks, Chapter 90.

PRIORITIZATION OF PROJECTS (2018-2023)

We believe that based on the content of this comprehensive document, the following represent the areas of need and projects which are a priority of the Town of South Hadley.

1. Housing (Target date ongoing through 2023)
 - Continue with plans for building and site improvements on identified South Hadley Housing Authority buildings to improve overall conditions for residents.
 - Support, and seek funding as necessary, the provision of housing across a broad range of incomes, age groups and demographics including, but not limited to housing rehabilitation, and the construction or conversion of units as “affordable” for low and moderate income persons, including the disabled and veterans.
2. Economic Development (Target date ongoing through 2023)
 - Upgrade the visual image of the South Hadley Falls area with a focus on the commercial/industrial space.
 - Expand access to improved employment opportunities for the residents of South Hadley Falls.
 - Achieve 100% occupancy of the viable commercial/industrial space in South Hadley Falls.
 - Develop a tourism program and market in the South Hadley Falls area with vacant, retail storefronts fully utilized.
 - Encourage mixed use development and seek funds to identify, assess, and mitigate brownfields using a variety of funding (private, EPA/MA DEP, MassDevelopment, etc.).
3. Infrastructure and Building Improvements (Target date ongoing through 2023)
 - Continue Infiltration and Inflow Mitigation Project.
 - In support of public safety and environmental enhancement – rehabilitate and/or reconstruct streets and sidewalks, water lines and sewer lines, and stormwater drainage systems.
 - Identify barriers to services and properties. Seek funding to develop an ADA Self-evaluation & Transition Plan to identify barriers and subsequently to implement necessary modifications.
4. Social and Community Services (Target date ongoing through 2023)
 - Continue to address the needs of the South Hadley Senior Center, including assessing the long-term viability of sustaining the existing building.
 - Seek additional forms of assistance to aid the needier residents of South Hadley with programs & strategies designed to meet the particular needs of seniors, disadvantaged youth, LMI families and other individuals and populations with special needs. This includes such programs as housing assistance, food assistance, adult literacy, job training, various elder services, child care, and economic development related and self-sufficiency programs.
5. Recreational Opportunities and Open Space (Target date ongoing through 2023)
 - Continue with modifications and updates to parks and recreation areas. Specifically, the ongoing redevelopment of Buttery Brook Park including fitness and hiking trails.
 - Continue protection of existing water resources including wetlands, aquifers and their recharge areas, streams, ponds and floodplains.
 - Provide increased passive recreation and conservation activities in the Mount Holyoke Range area and along the Connecticut River.



19 College Street, South Hadley, MA 01075 - 413-533-FILM

South Hadley Selectboard
Town Hall
116 Main Street, Room 109
South Hadley MA 01075

November 24, 2017

Dear Selectboard,

South Hadley's Tower Theaters is asking that you kindly review our application for three single-day beer and wine licenses. We are expecting a very busy premiere night and opening weekend for Star Wars: The Last Jedi and would like to offer our customers the option of purchasing beer or wine on the following dates

1. Thursday, December 14, 2017 from 5 PM until 11 PM.
2. Friday, December 15, 2017 from 5 PM until 11 PM.
3. Saturday, December 16, 2017 from 5 PM until 11 PM.

Please further note that, in addition to following all local and State laws and regulations, we intend to set the following restriction and limits on beer and wine sales:

- No sales will commence before 5 PM.
- No sales will take place within 30 minutes of the end of a movie.
- No more than two drinks per movie, will be sold to any one individual.
- One drink per person, per sale.
- Staff will regularly monitor the theater auditorium during beers and wine sales.

Thank you for your time and consideration. Please don't hesitate to reach out with any questions or concerns.

Robert Adam, Owner
South Hadley's Tower Theaters, LLC



TOWN OF SOUTH HADLEY
SPECIAL LICENSE
WINE AND MALT APPLICATION

To the Licensing Authorities:

Date: 11-24-17

The undersigned hereby applies for a Special License – Wine and Malt in accordance with the provisions of the Statutes relating thereto:

NAME: Robert Adam

COMPANY: South Hadley's Tower Theaters, LLC

ADDRESS: 19 College St., South Hadley MA

CONTACT: Robert Adam

TELEPHONE: [REDACTED]

DAY(S) APPLIED FOR: December 14, 15 + 16, 2017

PREMISES TO BE LICENSED: 19 College St.

HOURS OF OPERATION: 5pm - 11pm

TYPE OF EVENT: Movie opening

RESTRICTIONS ON SPECIAL LICENSE – WINE AND MALT

1. If the event is to be held indoors in a building or structure not certified as a place of assembly, an inspection must be requested and performed by the building inspector and the head of the fire department. To schedule an inspection, please call 413-532-5343 (District 1) or 413-534-5803 (District 2).
2. Per MGL Chapter 138, Sections 12 and 33, alcohol cannot be sold between the hours of 2 a.m. and 8 a.m. Monday-Saturday or between the hours of 1 a.m. and 12 noon on Sunday.

LIABILITY DISCLAIMER FOR SPECIAL LICENSE – WINE AND MALT

By exercising the privileges of this license in serving persons with alcoholic beverages, the licensee is potentially exposed to significant liability for injuries and damages to persons served or to others who are injured or damaged by the persons served. Your acceptance and exercise of this license will be deemed to be acknowledgement that you are aware of this potential liability. You are encouraged to discuss the risks associated with exercising your privileges of the license and the precautions appropriate to avoid injuries, damage and liability to others with your legal advisor. The Town of South Hadley, and the Select Board as Local Licensing Authority, shall not be liable to the licensee or others if injury or damage shall result from the exercise of the license.

Signature of Applicant: [Signature]

Date Select Board Approved/Denied: _____ License #: _____

Print

Application for Appointment to Board, Commission, or Committee - Submission #1093

Date Submitted: 10/11/2017

Committees

Before the Selectboard or other appointing authority makes appointments, they would like to know a little about you and why you feel you could contribute to the board or committee. Please take a few minutes and complete the brief expression of interest information below and click submit to send your application for consideration.

You can also [print and mail a written copy \(PDF\)](#) to the Selectboard Office at
116 Main Street
South Hadley MA 01075.

Please Note: when submitting online, when you click the "submit" button you are agreeing to read a copy of the Massachusetts General Laws Chapter 268A "Conflict of Interest" provided by the Town Clerk, if appointed, and to the best of your abilities agree to abide by the provisions of the statute. You may receive a phone call to confirm your interest in the appointment.

Choose From the Following

Select the boards, commissions, and committees your are interested in.

- Agricultural Commission
- Appropriations Committee
- Board of Appeals
- Bylaw Review Committee
- Cable TV Advisory Committee
- Canal Park Committee
- Capital Planning Committee
- Commissioner of Whiting Street Fund
- Community and Economic Development
- Count River Channel Marketing Committee
- Conservation Commission
- Council on Aging
- Cultural Council
- Forestry Committee
- Historical Commission
- Historic District Study Committee
- Master Plan Implementation Committee
- Municipal Golf Commission
- Open Space Committee
- Personnel Board
- Personnel Review Board
- Recreation Commission
- Redevelopment Authority
- Solid Waste Advisory Committee
- Sustainability and Energy Commission
- TM Electronic Communication Advisory Commission
- Traffic Sign Committee
- Tree Committee
- Other

List your board or committee choices here in the order of preference. If you selected "Other" above, please indicate which board or committee you wish to apply for.

Council on Aging

Please give any details regarding your interest in this appointment?

Years ago, I served as a member of the Council on Aging. I enjoyed my experience at that time. Since years have passed since I last served, I have decided to volunteer again.

Name*

Michael R. Siddall

Email*

[Redacted]

Address1

14 South Sycamore Knolls

Address2

City

South Hadley

State

MA

Zip

01075

Primary Phone*

[REDACTED]

Alternate Phone

Cell Phone:

Are you a registered voter in the Town of South Hadley?

Yes

Are you a Town Meeting Member?

No

Is any of your immediate family employed by the Town of South Hadley?

No

Massachusetts General Law defines immediate family as "His or her spouse, and their parents, children, brothers, and sisters"

Do you now or have you previously served in Town government?

Yes

If yes, please list the board(s), commission(s), or committee(s) on which you serve(d), and the dates of service for each.

Council on Aging
Housing Authority
Appropriations Committee

Not sure of dates.

What skills and experience do you have? (Knowledge, other volunteer experience, employment experience, etc.)

I am an attorney licensed to practice in the Commonwealth of Massachusetts. I have been practicing law for the past 27 years in the Pioneer Valley. A portion of my practice involves Municipal Law.

Please list any additional information you think may be helpful in reviewing your application.

How did you learn of the vacancy you are applying for?

Check all that apply

Newspaper

Channel 15

Town Website

Another Resident

Email from Town of South Hadley

Other

If you indicated another resident or other above, please provide the resident's name or provide additional details.

Leslie Hennessy

Upload a Letter of Interest

No file chosen



Courtney Hummel <chummel@southhadleyma.gov>

Fireworks Date

Andy Rogers <arogers@southhadleyma.gov>

Wed, Nov 29, 2017 at 12:08 PM

To: Mike Sullivan <msullivan@southhadleyma.gov>, Courtney Hummel <chummel@southhadleyma.gov>

Hi Mike and Courtney;

The Recreation Commission has proposed the date of the fireworks for Tuesday, July 3, 2018. The rain-date is proposed to be Thursday, July 5, 2018.

This will be at the Michael E. Smith Middle School with festivities starting at 6pm and the show at 9:30pm. This is the last year of our three year contact with Central Maine Pyrotechnics.

Can the Selectboard approve this date at their next meeting?

Thanks,

Andy

--

Andy Rogers
Recreation Dept/Ledges Golf Director
Town of South Hadley
413-538-5017 x 203
www.southhadleyrecreation.org
www.ledgesgc.com

Hazel Snopek
24 West Summit Street
South Hadley, MA 01075
413 533-3548

November 28, 2017

Mike Sullivan
Town Administration
Town of South Hadley

Dear Mike,

Please accept this letter as notification that effective immediately, I am resigning as
a Commissioner of the Whiting Street Fund.

Sincerely,



Hazel Snopek

COMMONWEALTH OF MASSACHUSETTS
SOUTH HADLEY, MASSACHUSETTS

WARRANT
Hampshire, ss.

TO: Either of the Constables of the Town of South Hadley

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the Inhabitants of the Town of South Hadley that the SPECIAL TOWN MEETING will be held in the TOWN HALL AUDITORIUM on Wednesday January 10, 2018 at 6:00 PM or as soon thereafter as the subject matter of this warrant can then and there be reached, and the Town Clerk is required to notify and warn the Town Meeting Members then and there to meet and act on the following Articles:

ARTICLE 1 To see if the Town will vote to amend Chapter 255 (Zoning) of the Town's Code in regard to Solar by amending: Section 255-10, Terms Defined, to insert various new terms and their definitions and to reorder the various terms alphabetically; in Section 255-19 Use Regulations Schedule by inserting new uses related to Solar Photovoltaic Installations, and in Article VII, Supplemental District Regulations, by inserting a new Section 255-48 Solar Photovoltaic Installations as detailed in the Planning Board's Report to Town Meeting or take any other action thereto. (Planning Board)

ARTICLE 2. To see if the Town will vote to amend Chapter 255 (Zoning) of the Town's Code in regard to Smart Growth Zoning Districts by reorganizing the existing provisions of Section 255-23 to create a subpart that includes all of the generally applicable provisions for Smart Growth Zoning Districts and separate subparts for the provisions applicable only to particular Smart Growth Zoning District(s) as detailed in the Planning Board's Report to Town Meeting or take any other action thereto. (Planning Board)

ARTICLE 3. To see if the Town will vote to amend Chapter 200 (Stormwater Management) of the Town's Code in regards to application requirements by amending subpart 200-9 to delete paragraphs A and B in their entirety and replace with new text to provide that the Planning Board shall adopt Rules & Regulations governing the application requirements and that all applications must conform to the Planning Board's Rules & Regulations unless a waiver is granted by the Planning Board as detailed in the Planning Board's Report to Town Meeting or take any other action thereto. (Planning Board)

ARTICLE 4. To see if the Town will vote to amend Chapter 255 (Zoning) of the Town's Code in regard to Recreational Marijuana by amending: Section 255-10, Terms Defined, to insert various new terms and their definitions and to reorder the various terms alphabetically; in Section 255-19 Use Regulations Schedule by inserting new uses related to Recreational

Marijuana, and in Article VII, Supplemental District Regulations, by inserting a new Section 255-49 Recreational Marijuana Establishments as detailed in the Planning Board's Report to Town Meeting or take any other action thereto. (Planning Board)

ARTICLE 5: To see if the Town will amend the South Hadley General By-laws consistent with MGL c. 94G, subsection 3(a)(2), banning all types of marijuana establishments as defined in MGL c. 94G subsection 1(j) including commercial cultivation, retail sales, testing, manufacturing, packaging, distribution or any other type of licensed cannabis/marijuana related businesses shall be prohibited in the Town of South Hadley or take any other action thereto.

ARTICLE 6; To see if the Town will vote to amend Chapter 255 (Zoning) of the Town's Code in regard to Recreational Marijuana by amending: in Section 255-19 Use Regulations Schedule by inserting new uses related to Recreational Marijuana (Craft marijuana cultivator cooperative, Marijuana cultivator, Marijuana product manufacturer, Marijuana testing facility, Marijuana retailer) as they are defined in Chapter 94G, MGL and noting that all such uses are prohibited in all zoning districts as detailed in the Planning Board's Report to Town Meeting or take any other action thereto. (Planning Board)

ARTICLE 7; To see if the Town will vote to amend the By-law Division I, Part II: General Legislation, Chapter 240 Wetlands as detailed in the report as detailed in the Conservation Commission's Report to Town Meeting or take any other action thereto herein. (Conservation Commission)

ARTICLE 8; To see if the Town will vote to add the following language in sub-section 153-1 of the Town of South Hadley By-laws after "...within the Town of South Hadley." add "Allow the South Hadley Police Department under the direction of the Police Chief to fingerprint all applicants for an Ice Cream Vendors Permit as part of the application process in accordance with MGL Chapter 6 section 172B1/2 for the following; to authorize the use of Federal Bureau of Investigation (FBI) records data base and to conduct a state and national criminal history records check, information obtained from said FBI criminal history check may not be disseminated to unauthorized entities. All applicants must be fingerprinted specifically as part of an application for an Ice Cream Vendors Permit, there will be a \$50 in respect to the fingerprint process application with the all other application fees for an Ice Cream Vendors Permit. No background check will commence until all application fees are received by the Town of South Hadley." Furthermore in sub section 153-3B strike "\$500" and insert "\$300", or take any other action thereto.

ARTICLE 9; To see if the Town will vote to transfer from Unreserved Free Cash the sum of \$43,000 to 11361 510001 Wage, Classification and Merit Plan line item or take any other action thereto.

ARTICLE 10; To see if the Town will vote to transfer from Unreserved Free Cash the sum of \$65,000 to establish and develop the Leaping Well Brook Nature Trail (former Toth property), or take any other action thereto.

ARTICLE 11; To see if the Town will vote to transfer from Unreserved Free Cash the sum of \$125,000 to service required match for various grants, the Land and Water Conservation Fund Grant, the Federal Land Access Program Grant and the Recreational Trails Program Grant, all part of the River to Range Phase II, or take any other action thereto.

ARTICLE 12; To see if the Town will vote to transfer from Unreserved Free Cash the sum of \$95,000 to Planning Board 11752 52239 Other Services for the purpose of updating the Open Space and Recreation Plan and the South Hadley Master Plan in a coordinated manner, or take any other action thereto.

ARTICLE 13: To see if the Town will vote to transfer from Unreserved Free Cash the sum of \$750,000 to the following finds; \$100,000 to the Compensation Fund, \$300,000 to the OPEB Trust Fund, \$150,000 to the General Stabilization Fund, \$200,000 to the Capital Stabilization or take any other action thereto.

ARTICLE 14; To see if the Town will vote to establish under Massachusetts General law Chapter 40 section 5B a “Senior Center Stabilization Fund” for the purpose of improving or replacing the South Hadley Senior Center presently located at 45 Dayton Street and furthermore transfer from Unreserved Free Cash the sum of \$200,000 to the Senior Center Stabilization Fund, or take any other action thereto.

ARTICLE 15; To see if the Town will vote to transfer from the PEG Access Technology Fund the sum of \$35,000 to install messaging boards in Town Hall and CCTV at doorways and in main hallways or take any other action thereto.

ARTICLE 16; To see if the Town will vote to appropriate from the Sewer Retained Earning the sum of \$750,000 to make replacements and improvements on Main Street, Highland Avenue, Judd Avenue or other public ways within the existing system to the sub-terrainian infrastructure, including but not limited, pipes, manholes, mains or other systems and replace valves and other related systems or equipment, in the WWTP Gravity Thickener Room and at the Main Street Pump Station, or take any other action thereto.

ARTICLE 17; To see if the Town will vote to authorize the Selectboard to seek legislation from the Massachusetts General Court to allow Town elections be moved from April to September as previously agreed by Town Meeting, or take any other action thereto.

Given under our hands this 19th day of December 2017:

Sarah Etelman Chair

John Hine Vice-Chair

Andrea Miles, Clerk

Ira Brezinsky

Bruce C. Forcier

**SELECTBOARD
TOWN OF SOUTH HADLEY**

Solicitation of Interest

Town of South Hadley seeks consultants for the purpose of assisting the municipality in preparing and advertising a “request for proposal” for the full administration and operation of Ledges Golf Course. This would include the golf operations, maintenance and food and beverage operations. The consultant would also assist in opening and reviewing all proposals and ultimately provide a recommendation including strengths and weaknesses regarding the individual proposals.

Interested parties should be aware the timeline for the resulting request for proposal would be as follows:

- Request for Proposals to be distributed by the consultant and made available by February 1, 2018.
- With a submittal date of April 30, 2018.
- Commence a thirty day review and interview (if necessary) of perspective parties.
- With a late May-early June recommendation to the Town of South Hadley for consideration or additional interviews.

A consultant contracted for this solicitation or their direct business associates (i.e. other division of corporation, partnerships, limited liability corporations etc.) will not be considered for subsequent request for proposal.

Evaluation Criteria

A. No less than ten years of cumulative experience in seeking golf course operator for a municipal course.

B. No less than five years of experience with Massachusetts procurement process relative to contracting operational services.

C. Three comparable completed projects your group has worked on successfully of which have similarities to this solicitation of interest, these should be included in this submittal. The submittal should include letters from clients acknowledging your work in a positive manner. Please include samples of reports delivered.

D. An experienced and professional level of comfort meeting with stakeholders and making public presentations. The expectation would be six or less on-site public meetings.

E. Must submit references with contact information, two from a governmental entity that the respondent has served in a similar capacity, one from a contractor who was successful in being awarded a contract the respondent oversaw. References should include contact information (email, phone, address)

Respondents to this solicitation of interest must submit the necessary information outlined in the evaluation criteria as well as a price quote for the full service. Furthermore the contractor is expected to, assemble and solicit community input, develop a request for proposal, circulation of the proposal to likely interested and qualified groups, oversight of collection, review and assisting in award of the subsequent contract.

The respondent should also submit the person or persons who will be assigned to this project, including their function or responsibility relative to this consultation. Include a short vitae for each person(s), along with a list of other support staff who would be available to assist (no vitae necessary).

Interested parties must submit (electronically) a letter of interest and the required qualifications to Michael J. Sullivan, Town Administrator at msullivan@southhadleyma.gov no later than December 14, 2017.

Upon agreement the Town of South Hadley will make all internal documents, including but not limited, revenue/expense reports, studies, previous request for proposals, along with access to the facility or any other reasonable asset or record to assist the contractor complete the task required. Contract will be relative and knotted to the submitted solicitation.



Proposed Daily Fee Rates 2018

Weekday "18"

	Walking	With Cart	2018 Proposed
Resident	\$26.00	\$37.00	Same
Resident Senior (62 years & up)	\$20.00	\$31.00	\$22/\$33
Non-Resident	\$31.00	\$42.00	Same
Non-Resident Senior (62 years & up)	\$22.00	\$33.00	\$24/\$35
Moonlight (unlimited play after 5pm)	\$20.00	\$25.00	Same
Military & Student (with proper ID)	\$22.00	\$33.00	\$24/\$35
Junior (13-17 years)	\$15.00	\$26.00	Same
Juniors 12 and under			\$1

*Juniors 12 and under we are making \$1 a player to promote junior play and parents playing with their children.

**Moonlight fee made a consistent \$25 last year from multiple options in the past.

***We raised the senior rates up \$2 per category. We had 1223 senior resident purchases so far in 2017 and 1986 non-resident purchases. We also moved the military/student rate to the non-resident senior rate to keep it in the same price range.

Weekend & Holidays "18"

	Walking	With Cart	2018 Proposed
Resident	\$34.00	\$45.00	Same
Resident Twilight (after 1pm)	\$26.00	\$37.00	Same
Non-Resident	\$39.00	\$50.00	Same
Non-Resident Twilight (after 1pm)	\$31.00	\$42.00	Same
Moonlight (unlimited play after 5pm)	\$20.00	\$25.00	Same
Military, Senior and Student (with proper ID) after 1PM	\$22.00	\$35.00	\$24/\$35
Junior (13-17 years)	\$15.00	\$26.00	Same
Juniors 12 and under			\$1

*We added the senior group to this to maybe promote more play and to be consistent across that price range. We also moved the twilight up from 2pm to 1pm to be consistent with the military/student and to promote more play at a traditionally slower time.

**These rates went up \$5 in 2017.

***Moonlight fee made a consistent \$25 last year from multiple options in the past.

****We made the same move with the junior under 12 as the weekday.

Weekday "9"

	Walking	With Cart	2018 Proposed
Resident	\$20.00	\$27.00	Same
Non-Resident	\$21.00	\$28.00	Same
Junior (13-17 years)	\$8.00	\$15.00	
League (during scheduled league times)	\$20.00	\$27.00	\$22/\$29
Juniors 12 and under			\$1

*We are proposing going up \$2 on the league fees. There were 3219 league rounds in 2017 (up from 2727 in 2016). The leagues are a higher fee for the guaranteed tee-times, the fact we try our best to avoid tournament play during league times, etc...

Weekend & Holidays "9" (after 12PM only)

	Walking	With Cart
Resident	\$21.00	\$29.00
Non-Resident	\$23.00	\$31.00
Junior (13-17 years)	\$9.00	\$17.00
Junior 12 and under	\$1	\$1

2017 Annual Pass Rates

<u>Check One</u>	<u>Category</u>	<u>No Cart</u>	<u>With Cart</u>
<input type="radio"/>	Family, 7 day	\$2,000.00 (1)	\$3,000.00
<input type="radio"/>	Senior Family, 7 day*	\$1,800.00	\$2,800.00 (2)
<input type="radio"/>	Single, 7 day	\$1,400.00 (4)	\$2,100.00 (6)
<input type="radio"/>	Single, weekday**	\$1,000.00 (2)	\$1,600.00 (2)
<input type="radio"/>	Senior, 7 day*	\$1,325.00 (2)	\$2,025.00 (8)
<input type="radio"/>	Senior, weekday**	\$950.00 (3)	\$1,550.00 (27)
<input type="radio"/>	Twilight (after 1pm), 7 day	\$1,050.00 (3)	\$1,350.00 (4)
<input type="radio"/>	Twilight (after 1pm), weekday**	\$800.00 (1)	\$1,100.00 (5)
<input type="radio"/>	Junior, 14 and under, 7 day	\$250.00 (1)	N/A
<input type="radio"/>	Junior, 15-22, 7 day***	\$400.00 (5)	\$1,000.00
<input type="radio"/>	Young professional, 23-29, 7 day	\$1,100.00	\$1,800.00 (2)
<input type="radio"/>	GHIN Handicap Service	\$35.00	

Proposed 2018 Rates

<u>Check One</u>	<u>Category</u>	<u>No Cart</u>	<u>With Cart</u>
<input type="radio"/>	Family, 7 day	\$2,100.00	\$3,100.00
<input type="radio"/>	Senior Family, 7 day*	\$1,900.00	\$2,900.00
<input type="radio"/>	Single, 7 day	\$1,500.00	\$2,300.00
<input type="radio"/>	Single, weekday**	\$1,100.00	\$1,700.00
<input type="radio"/>	Senior, 7 day*	\$1,425.00	\$2,125.00
<input type="radio"/>	Senior, weekday**	\$1,150.00	\$1,650.00
<input type="radio"/>	Twilight (after 1pm), 7 day	\$1,150.00	\$1,450.00
<input type="radio"/>	Twilight (after 1pm), weekday**	\$900.00	\$1,200.00
<input type="radio"/>	Junior, 14 and under, 7 day	\$250.00	N/A
<input type="radio"/>	Junior, 15-22, 7 day***	\$400.00	\$1,000.00
<input type="radio"/>	Young professional, 23-29, 7 day	\$1,100.00	\$1,800.00
<input type="radio"/>	GHIN Handicap Service	\$35.00	

Fees in red have gone up \$100. We decided to leave the memberships for younger players where it was in an effort to recruit additional people in these categories.

If the number of pass-holders remain the same, this increase should create an additional \$7,000.

Additionally, we are not offering any "early pay" option for a reduced rate.

TOWN OF SOUTH HADLEY
LIQUOR LICENSES GRANTED FOR THE YEAR ENDING
DECEMBER 31, 2018
DRAFT

All Alcoholic Restaurant Licenses – Section 12 – \$1,500.00

<i>Certif.</i>	Business Name	Address	Manager
	Anthony's, d/b/a Anthony's Dance Club	500 New Ludlow Road	Edward R. Tourangeau
	ROJO Inc., d/b/a Cozy Oaks	21 Lyman Street	Michelle Meredith
	Dockside, Inc., d/b/a Dockside Restaurant	1 Alvord Street	Lucien Brunelle, Jr.
	DFI Enterprises, Inc. d/b/a Ebenezer's	60 Bridge Street	David F. Isakson
	J.C. Mexican Food, Inc., d/b/a El Guanaco	50 Lamb Street	Hector Luis Santos
	Bean Properties, LLC, d/b/a IYA Sushi and Noodle Kitchen	15 College Street	Edison Yee
	South Hadley Cafe, Inc., d/b/a Halfway House	322 Newton Street	Nicholas Yee
	Huang Family Restaurants Inc., d/b/a Ichiban	2090 Memorial Drive	Hang Zhang Huang
	The Bean Group, LLC, d/b/a Johnny's Bar & Grill & Johnny's Tap Room	25 College Street	Anita S. Yee Rondeau
	Town of South Hadley, d/b/a Ledges Golf Course	18 Mulligan Drive	Andrew Rogers
	D.P. Parthenon, Inc., d/b/a Parthenon Restaurant	475 Newton Street	Dimitrios Pananas
	11 Bridge Street LLC, d/b/a Sok's	30 Bridge Street, c/o P.O. Box 3	Sokharun Yim
	Pioneer Valley, Inc., d/b/a Stoney's Pub	1-3 Bridge Street	John Tabak
	Phonesavanh Chanthavong, d/b/a Thai Place Three	480 Granby Road	Phonesavanh (Pon) Chanthavong
	Colonel Woodbridge's Tavern, Inc., d/b/a Yarde House	3 Hadley Street	Scott D. Marshall
	Village Food 101, d/b/a Food 101 Bar & Bistro (<i>Special Legislation License</i>)	19 College Street	Alan J. Anischik

Wine and Malt Beverages Restaurant/General On Premises License – Section 12 – \$800.00

***License also includes special permit for cordials and liqueurs – \$150.00**

<i>Certif.</i>	Business Name	Address	Manager
	SIMARDCO, Inc., d/b/a Egg & I *	20-26 Main Street	David J. Simard
	Family Pizza & Grinders	334 Newton Street	Alfredo & Rosa Maria Falvo
	Wongs Northeast, Inc., d/b/a Mandarin Gourmet	481 Newton Street	Michael Wong
	Abisok, Inc., d/b/a Thirsty Mind Coffee Bar*	23 College Street	Kenneth Kosiba

	Mount Holyoke College – Kendade Atrium	50 College Street	Imad Zubi
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All Alcoholic Package Store License – Section 15 – \$1,000.00

Certif.	Business Name	Address	Manager
	Pioneer Valley Liquor Sales, Inc., d/b/a Allery's	314 Newton Street	Cesare Ferrari
	RAJ Liquors, Inc., d/b/a Gagne's Market	Pearl Street and Amherst Road	Mohammed Sheikh
	Amherst Market TK, d/b/a Liquor Town	506 Granby Road	Vimal Patel
	AARYNA, Inc., d/b/a White Wing Package Store	568 Newton Street	Kannagi L. Swadia

All Alcoholic Club License – Section 12 – \$800.00

Certif.	Business Name	Address	Manager
	Orchards, LLC, d/b/a The Orchards Golf Club *	18 Silverwood Terrace <i>c/o Addison Law Firm 5400 LBJ Freeway, Suite 1325 Dallas, TX 75240</i>	Deborah A. Hartnett
	Polish American Citizen's Club, Inc. of S.H.	515 Granby Road	Donna Koske
	Willits Hallowell Center, Inc.	Mount Holyoke College	Imad Zubi

* The Orchards: Commercial Club per 204 CMR 2.15; Closing Hour: 10:30 p.m.

Wines and Malt Package Goods Store License – Section 15 – \$800.00

Certif.	Business Name	Address	Manager
	Karl J. Haydocy, d/b/a Haydocy Service Station	72 Lamb Street	Karl J. Haydocy
	Leena, Inc., d/b/a Hadley Mart	2086 Memorial Drive	Donald Oberlander
	Tailgate Picnic	7 College Street	Alicia Magri
	Resource Enterprises Corp., d/b/a Janjua Beer and Wine	19 Bridge Street	Vasentlal A. Shah

Wine and Malt Beverages – Special – Section 14 – \$200.00/each

Certif.	Business Name	Location	Manager
	Trustees of Mount Holyoke College	Blanchard Hall & Patio Area	Mark Garner

Seasonal License – Section 12 – All Alcohol - \$750.00

Certif.	Business Name	Location	Manager
	Dockside, Inc., d/b/a Riverside Event Tent	1 Alvord Street	Lucien A. Brunelle, Jr.

Farmer Series Pouring Permit – Malt Beverages - \$800.00

Certif.	Business Name	Location	Manager
	Drunken Rabbit, LLC, d/b/a Drunken Rabbit Brewing	749 New Ludlow Road	Bruno Antonio Coelho

Sarah Etelman, Chair
John Hine, Vice-Chair
Andrea Miles, Clerk
Ira Brezinsky
Bruce Forcier

Michael J. Sullivan
Town Administrator

December 1, 2017

Honorable Selectboard Member:

Please accept this report as an abridged accounting of activities I and the hardworking women and men have been addressing at South Hadley Town Hall. There is a lot happening both visually and virtually, I hope this report will frame some of the more evident tasks at hand.

As always, thank you for you're the support, direction and leadership you provide!

Town Hall Roof/HVAC Updates; As you can see by the pictures the front roof replacement project is in full swing. We have been working with J.D Rivet for about a month now pre-planning the project. We have been very pleased with the communication between Administration and Chris Olinski the J.D. Rivet Project Manager.

The project as you know came in slightly below the \$125K estimate at \$96K, we also have made some adjustments in the specifications, based on J.D Rivets recommendations and after conferring with our property management contractor. One had to do with removal of a subsurface which it was determined that it would likely cause more damage than add protection, the other was the type of adhesive being applied. My main concern was how these changes may effect warranties or guarantees related to the life span of the roof. I was assured in a written email that it would not affect any of the warranties



The end result is JD Rivet was able to lower the original agreed upon price by \$3,000 and we will have the same level of workmanship and by all accounts the same or better result.

We also have been finishing up work on the HVAC "split system" in the Accounting/Administration suite. This new improvement will bring heat to the newest conference room (adjacent to Accounting) which will accommodate a six to ten person meeting. The room was previously a "catch all" space and never had heat.

This new system will also provide air conditioning in the summer months and will use about the same amount of power as one of the four window units it is replacing.

You may have noticed we are preparing to address the first floor hallways paint and carpet replacement. We are still working to determine the most affordable and durable flooring surface, but there have been some pictures and racks removed.

ATA Wolowicz has been working with Joe Rodio and Desiree Smelcer to inventory and recommend preservation and or storage of some of the material. WE have reached out to the Lion's Club to determine if they want us to continue to display their plaques, the schools are reviewing the trophies and we are considering some of the mismatched furniture. This project should be completed by early April.

We have had some comments complimenting the SB on the investment made at the Old Firehouse Museum. As the paint and repairs (more needed) involved with that project have finished up, it is worth a drive by to see the work. Thank you Diane LaRoche for your assistance and your involvement!

FY 19 Budget; Meetings with departments are progressing well, so far nothing out of the ordinary, although the larger departments have not been in as of this writing. I am expecting to have the projected increases for the HCHIT in the next few weeks, as you all know it was a budget buster last year. Hopefully it will be less of a "buster" for FY 19. I am hoping it comes in at less than 6%, given the design plan changes and other measures taken to control cost at the Trust.

It would seem that energy costs may creep up a bit, but we will continue to try to manage those costs by way of measures and diligence to use less energy, hopefully our efforts can outpace the rising costs. I should have draft budget before the SB for early January as scheduled. If there is any areas or particular items you feel I need to pay added attention to, please let me know.

As I have stated before we will be looking at some revenue categories which have for the last few years significantly outpaced the projections. Excise Tax and Building Fees are two prime examples. It seems there is no end the leasing or buying of new cars and building continues in South Hadley at a steady pace, both are good signs for the economy.

MIIA Property and Casualty; I recent met with our P&C representative. Once again we earned nearly \$10,000 credit for diligently attending trainings and other professional development. These safety and security trainings not only make us a better at our jobs, it also earns us credits for the subsequent year.

We also received a \$10K grant from MIIA to purchase a camera system we can use to scope our sewer system. DPW Superintendent Jim Reidy reports that project is moving along nicely. The hope is we can better identify system failures before they lead to property damage claims.

We have not received the rate for FY 19, but I am not expecting a substantial increase (less than 2%) and we of course will continue to seek any credits or discounts from training or grants MIA offers.

Opioid Crisis; Health Director Sharon Hart and I met with a research assistant from HOPE to discuss our perspective on the abuse problems, particular opioids, South Hadley has been facing.

We are very much aware there is a regional problem and South Hadley is being effected by the crisis. The Health Director and Police Chief Steve Parentela are both working with regional partners and addressing the issue internally as well. I think anyone who has given this any level of consideration knows it would not be wise to ignore or settle for blaming others for the problem.

This issue is breaking apart families, hurting personal economies and creating a portal to poverty. I would like to thank Health Director Hart for all her efforts regionally and locally on this very difficult topic.

Municipal Lot Repaving; We have run out of time on this project, so the Town Hall and Police parking lots will need to be moved back to the spring. You may have noticed the DPW/Parks Division has done some great work on the easterly exit to Bridge Street in removing the shrubs in preparation for this paving. We will be adding spaces along the exit way and close to Pleasant Street once things proceed.

Special Town Meeting; As we draw closer to the January 10, 2018 Special Town Meeting I will do everything I can to answer inquiries in advance of the STM.. I will hold the normal TA Briefing on January 3rd and also send the draft to TMM and ask that they ask questions in advance.

Even though we have 17 articles in the "draft" warrant, I believe if there is enough advance work we will be able to conduct the STM in one night. The hearing before the Planning Board on Monday is one of the first opportunities to learn more about the Planning Board Zoning By-law changes, I hope people attend or tune in, it will help will be enlightening.

As always thank you for your support and patience. Hope to see you Saturday December 2 at the Symposium of Understanding (TH Auditorium, 10 AM – 12:30).

Respectfully submitted,

Michael J. Sullivan
Town Administrator, South Hadley