Town of Dalton

462 Main Street

Dalton, MA 01226

**Select Board, Regular Session**

**March 11, 2019**

**Call to Order:**

**Members Present:** Chairman John Bartels, Jr., John Boyle, Edward Holub

**Also Present:** Kenneth Walto, Town Manager; Ed Fahey, Health Agent; Kelly Pizzi, Director, Council on Aging; Josh Bradley, 31 East Housatonic Street; Danielle Bradley, 31 East Housatonic Street; Jacob Bradley, Tower Road, Robert Bradley, Tower Road, Karen Bradley, Tower Road; Joe Diver, 51 Audrey Drive; Jeffrey Coe, Chief of Police; Nancy Rosenbaum, Recording Secretary

Chairman Bartels convened the Regular Session at 7:00 p.m. in the Callahan Room.

**Pledge of Allegiance:** Mr. Holub led the Pledge of Allegiance.

**Roll Call:**

**Approval of Minutes:** Mr. Boyle made a motion to approve the minutes of the March 4, 2019, regular session. Seconded by Mr. Holub. No further discussion. Vote: Ayes: 3, Nays: 0, Abstentions: 0. Minutes were approved. Mr. Boyle asked about the minutes from the February 25, 2019, regular session of the Select Board; Chair Bartels explained the minutes had been approved as amended.

**Public Address to the Board:** Chair Bartels read the guidelines for the public to address the Board. No one from the audience wished to make comments to the Board.

**Appointments:**

***Permanent Intermittent Officer (part time):*** Chair Bartels introduced Joshua Bradley and read memos from Mr. Walto and Chief Coe recommending the appointment of Mr. Bradley. Mr. Boyle commented on the quality of Mr. Bradley’s background and resume. Chair Bartels praised Mr. Bradley’s decision and welcomed his service. Mr. Bradley thanked the Town for the opportunity. Chair Bartels said the position was what he could make of it and hoped he’d make much of it. Motion by Mr. Boyle to appoint Mr. Bradley to the position of permanent intermittent officer. Seconded by Mr. Holub. Chair Bartels invited Chief Coe to offer comments; Chief Coe praised Mr. Bradley’s interest in pursuing this position since August. Mr. Holub said he felt safer with Mr. Bradley on the job. No further discussion. Vote called: Ayes: 3, Nays: 0, Abstentions: 0. Motion passed.

***Dalton Development and Industrial Commission Member:***Chair Bartels read a memo from Mr. Walto recommending Andrew Perenick, owner of Berkshire Dream Home, a local real estate firm, to the Commission for an initial term to expire on June 30, 2019. Motion by Mr. Boyle to ratify the appointment of Mr. Perenick to the Dalton Development and Industrial Commission. Seconded by Mr. Holub. Chair Bartels noted Mr. Perenick was a good addition to the Commission. Mr. Walto thanked Mr. Boyle for recruiting Mr. Perenick to join the Commission. Mr. Boyle said Mr. Perenick had expressed interest in becoming involved in Town government, and Mr. Boyle believed his background in real estate and economic development made him ideally suited for a position on the Commission. The Commission and Dalton Redevelopment Authority had tentatively approved his appointment to the Commission, pending approval by the Select Board. Vote called: Ayes: 3, Nays: 0, Abstentions: 0. Motion passed.

**Department Budgets:** Chair Bartels introduced Mr. Walto to discuss budgets. Budgets of department heads who were in the audience presented first.

***Department 510, Board of Health:*** Mr. Walto explained the Board of Health had prepared two budgets—for 30 hours and one for 35 hours. Mr. Fahey has been working a 30-hour week for several years. The 30-hour budget includes a step increase and level funding of expenses. The 35-hour budget includes an increase in time for the position to accommodate the added responsibility for additional housing inspection, food inspection, the transfer station, administering the stormwater management program (Mr. Roughley is overextended), and other public health tasks, such as wastewater, activities with the DEP and sewer system evaluation survey. Mr. Walto invited Mr. Fahey to speak. Mr. Fahey said the number of complaints about housing had increased, spurring the need for inspection of properties. Chair Bartels asked whether the complaints were from tenants or landlords. Mr. Fahey said the complaints were from tenants. The number of rentals had increased, and so had the complaints. Mr. Holub asked whether the complaints had merit; Mr. Fahey said they absolutely did. Chair Bartels reviewed the role and its added responsibilities and asked Mr. Walto whether he favored the 35-hour role. Mr. Walto said he did, and that the position description would be amended as appropriate. Mr. Boyle asked whether Mr. Fahey still worked for other municipalities and whether he envisioned any schedule conflicts. Mr. Fahey said the additional 5 hours per week could be easily incorporated. Mr. Boyle asked whether the Town of Dalton would be his priority. Mr. Fahey said it would. Mr. Boyle mentioned Mr. Fahey’s work on a multifamily site on Dalton Division Road. Mr. Fahey said the situation took 10 months to be resolved. Mr. Walto said Mr. Fahey currently works for the Town on Monday, Tuesday, Thursday, and Friday. Chair Bartels asked on which day Mr. Fahey would add hours. Mr. Walto said the 5 hours would be spread among those days Mr. Fahey already works for the Town. Motion by Mr. Boyle to approve the 35-hour budget. Seconded by Mr. Holub. No further comments. Vote called: Ayes: 3, Nays: 0, Abstentions: 0.

***Department 222, Public Health Nurse***: Mr. Walto explained the public health nurse duties were being provided through the Berkshire Public Health Alliance, administered by the Berkshire Regional Planning Commission. There was a request for a 2.5% increase to the budget. Chair Bartels noted that the increase was the Town’s share. Mr. Walto confirmed. Mr. Fahey said the Board of Health had tentatively approved the budget. No further comments. Tentatively approved.

***Department 541, Council on Aging:*** Chair Bartels said he would abstain from the discussion or debate and vote on this budget. Mr. Boyle asked whether, with Chair Bartels not voting, the matter could be brought before the Board for approval or vote. Chair Bartels said it could. Mr. Walto explained the budget included a 2% increase for staff and a $2,400 increase in expenses. Mr Walto drew the Board’s attention to the second page for details on the sources and uses of funds. The Council on Aging is one of two departments that get significant additional monies from other sources, the other department being the Library. The state grant and revolving funds add approximately $50,000 to the budget. The increases in expenses are for maintenance and service agreements. Work on the HVAC system (new ducts, controllers) led the Town to pursue a service agreement with the repair company, which had, in the past, provided some help at no cost, but the Town needs a service agreement for computer back-up and some reserve if there’s a need. With a service agreement, the repair company will be on call and can respond when needed for cost. The janitorial service that takes care of the Town Hall also takes care of the Council on Aging building; this work is covered under the line item for Building Repairs & Maintenance. The budget for electricity has been reduced, thanks to the fixed electrical system and repaired equipment. Mr. Walto invited Ms. Pizzi to elaborate on any other matters in this department’s budget. Ms. Pizzi said there was an issue with the lights: bulbs were no longer going to be manufactured, so she is stockpiling bulbs while she can and said there will be a need to swap out the recessed light fixtures when she runs out of bulbs. There may also be a need to replace the doors, which were not properly painted when they were first installed and have now swelled and warped, making them inefficient and difficult to use. Mr. Boyle asked about whether an expense approved several months ago for adding a person for 4 hours per week to assist with meal preparation had been incorporated into the budget and if the person had been hired. Ms. Pizzi said she was waiting on someone to start in the role, pending completion of her physical. Mr. Walto said the stipend was incorporated into the budget, some of which will be funded by the state grant. Mr. Boyle asked whether the contract for maintenance included equipment. Ms. Pizzi explained there were two different line items—one for the physical building and another for the equipment in the building. Tentatively approved.

Chair Bartels asked whether we might also address the grant, given Ms. Pizzi was present. Mr. Boyle asked what the grant was for. Chair Bartels reminded him. Mr. Boyle said he had read the minutes and said that, until the Board had a quorum, he did not believe it was appropriate to address the issue. Chair Bartels said he and Mr. Walto had discussed the matter and reviewed the Town guidelines from the Ethics Commission. Chair Bartels said if he abstained from the discussion and debate and vote, the matter could go before the Board. Mr. Boyle asked whether it would be acceptable, then, if only two members of the Board voted. Chair Bartels explained there was a quorum of three; his vote would be to abstain. Mr. Holub said he accepted this option. Mr. Boyle said if the Chair and Mr. Holub agreed on this approach, he would concur. Mr. Walto said that as long as there were two Aye votes and one Abstention, there should be no problem. Motion by Mr. Boyle to accept the grant from Berkshire Life Charitable Foundation for the Dalton Council on Aging. Seconded by Mr. Holub. No further discussion. Chair Bartels asked Ms. Pizzi if she had anything to add about the grant. Ms. Pizzi said the Foundation made annual donations to charities throughout the County. The COA has been applying to the Foundation for several years in pursuit of support for the COA van. Mr. Boyle asked whether the Foundation had funded the COA in the past. Ms. Pizzi affirmed. Mr. Holub noted he believed the grant should be accepted as soon as possible, before the Foundation changed its mind and rescinded the offer. Vote called: Ayes: 2, Nays: 0, Abstention: 1 (Chair Bartels). Motion passed.

***Department 123, Town Manager:*** Mr. Walto presented the budget. Mr. Boyle noted the Town Manager’s salary represents the combined departmental salary. Mr. Walto agreed. No further discussion. Tentatively approved.

***Department 159, Tax Title Foreclosures:*** Mr. Walto explained the small allocation is because, if the Town forecloses on tax-titled properties, the Town is responsible for maintaining the properties. There is one property in the midst of foreclosure, one that is likely to go to foreclosure, and there are 25 properties of concern, 9 of which are considered of low value (the cost of foreclosure is not worth the value of the land, so those will remain in limbo), and 11 properties over which the Town might have to take control in the future if the four homeowners on payment plans default on the payment plans. No further discussion. Tentatively approved.

***Department 294, Forest Warden:*** Mr. Walto explained the Fire Chief typically serves as Forest Warden. The budget includes a 2% stipend increase and level-funded expenses. No further discussion. Tentatively approved.

***Department 424, Streetlights:*** Mr. Walto noted the budget was interesting because there was a projected $40,000 decrease in expenses because of reduced cost for the lights. The Town now owns the lights, which places them on an S-2 schedule. The discount is expected to be realized in the March bill. Further savings are expected. Chair Bartels asked for clarification. Mr. Walto said the Town was not paying rent on the lights, no fees. Chair Bartels asked whether the cost reduction was because the Town was not renting the lights rather than a savings in electricity. Mr. Walto explained the reduction was essentially a decrease in the rental costs for the lights. Mr. Boyle asked about the cost of the streetlight replacement project. Mr. Walto said the cost of the lights was approximately $270,000. Mr. Holub said the Town had received a grant. Mr. Walto affirmed, so the cost of the lights was completely covered by a grant, so the Town paid $0. Chair Bartels confirmed the Town would not see the savings on paper until after the first quarter. Mr. Walto concurred, noting there is a rate schedule for LED lights, but there is no information available on what the schedule will be. Chair Bartels asked Mr. Walto to keep the Board updated. Mr. Boyle asked whether there were any returns from the cow-power investment. Mr. Walto said there had been no news. Mr. Boyle said he believed the system was supposed to go online in January. Mr. Holub said the project was supposed to go online in late March, but until then, the project is emitting methane into the air and it smells bad, compounding the concern that no electricity is being generated. Mr. Walto noted Eversource had not yet connected the project to the grid. Chair Bartels said the CBRSD had gone through a similar problem of trying to get connected through the company that Eversource took over and was still waiting (for years), anticipating a connection this month. Tentatively approved. Mr. Walto priased Sandra Albano’s hard work in preparing many of the budgets presented tonight.

***Department 433, Landfill Closure and Monitoring:*** Mr. Walto explained additional work was required for the DEP. Mr. Holub asked why the Town was paying costs for a landfill the Town did not own; the Warren family owned the property. Mr. Walto explained the Town used the landfill and the Town was responsible for capping it. The DEP monitors the landfill and cap. If something is detected, the Town must address it. It is unlikely the Town could collected from the Warren family because the property itself was in Tax Title for nonpayment of taxes. Mr. Walto vaguely recalled there having been a cost-sharing agreement for the landfill closure, but the Town never got paid for that. Mr. Boyle recalled there was a 10-year lease and the lease ran out, and there was a mandate by the DEP to close that landfill. Mr. Boyle, who was on the Board at the time, believed it was the owner’s responsibility, particularly because there were other major users of that landfill, but eventually, the Town agreed to borrow $1 million and pay to close the landfill and believed other parties would contribute to the cost, but that never happened. Mr. Boyle believed the bond was paid off. Mr. Walto confirmed the bond was retired a few years ago. Mr. Boyle said E.D. Jones was still in business at the time and was a major user of the landfill, as was Crane & Company. Chair Bartels said the matter was a long, sad story and the Town will be dealing with the issue for a very long time. Mr. Boyle said the cost was down substantially because in June 2018, the Town added $16,000 at a Special Town Meeting for the barrel removal. Mr. Walto said the Town only spent about $3,000 for the barrel removal because the Dalton Redevelopment Authority used its Brownfields money and agreed to contribute the lion’s share of the cost—put up $20,000—and the balance was paid out of this line item. The account has been funded from a continuing appropriation, the residual of when the money was borrowed and wasn’t expended on closing the landfill. That extra money went into a special account, and the Town has been transferring money from that special account each year to pay for maintaining and monitoring the cap. Mr. Walto said the Town had one more year to go. No further discussion. Tentatively approved.

***Department 434, Transfer Station:*** Mr. Walto noted the current contract with Republic is scheduled to end on June 30. The budget includes an expected 3% increase for fees, so the overall budget will increase a bit more than 1%. The goal is for the transfer facility to accept commercial recyclables. Chair Bartels asked whether some construction might be required to accommodate commercial recyclables. Mr. Walto said it might be a matter of simply limiting inflow of commercial recyclables to the one day of the week (Thursday) residents do not have access to the transfer station. Papers are a problem because of the difficulty in commercial haulers dumping into the small recycling box. If the current area for garbage is cleared out, they might be able to dump recycling paper there and allow the compactor to compact the papers and push them into the box. Mr. Boyle asked if the Board of Health had once had a proposal to require commercial haulers to separate for recycling and whether that policy had been adopted. Mr. Walto said the policy had not been adopted; the regulation was put on hold pending negotation with the hauler. The objective now is to put the system in place before trying to build a regulation around the process. Mr. Boyle said he knew of only one hauler in the area other than Republic—a small outfit named Muscato—who might take recyclables. Mr. Walto agreed. Mr. Boyle said he thought they would simply mix in the recyclables and take the whole lot to Pittsfield. Mr. Walto said the worrisome component is that the Town must now pay for disposal of recyclables at the MRF rather than get paid for them. Chair Bartels asked whether businesses and apartment complexes need to be encouraged to recycle rather than simply throw everything into trash. Mr. Walto said that getting everyone on board with recycling was an ongoing process. Mr. Boyle said at least 50% of homeowners don’t recycle and that source of trash and recyclables is a good place to start to fix the problem. Mr. Boyle asked whether, under this proposed regulation, haulers would be required to bring trash and recyclables to the Town’s transfer station. Mr. Walto said the objective is to incentivize haulers to use the Town’s transfer station rather than haul it to Pittsfield, adding to both the cost of transport. Tentatively approved.

***Department 915, Life Insurance:*** Mr. Walto noted Dawn Fahey had investigated the budget for this department and found $2,500 in savings. Tentatively approved.

***Department 945, Town Insurance:*** Mr. Walto noted Dawn Fahey had found $40,000 in savings in this department, despite increases in deductibles and the need to add a policy for fuel storage tanks. Chair Bartels asked whether this policy was for the boiler in the building. Mr. Walto said it was for the highway department’s gasoline and diesel underground storage tanks. Mr. Boyle asked whether the budget would be further reduced next year when the tank for the Old Dalton High School is removed. Mr. Walto said the tanks are gone now. Chair Bartels asked whether, in fact, the tanks had been removed. Mr. Walto said, in truth, the oil was removed, but the tanks are embedded in a concrete bunker. Chair Bartels said removing the tanks could be a problem. Tentatively approved.

***Draft Annual Town Meeting Warrant:*** Mr. Walto presented the latest draft of the warrant and encouraged the Board to come to agreement on the language in the warrant so the document could be printed. Mr. Boyle asked whether there was a problem. Mr. Walto said the only new article is Article 1 because the contract with the MRF is running out and the DEP is releasing bids that will require a 10-year agreement that must be approved by Town Meeting because the Town can only approve 3-year agreements. DEP is encouraging towns to get authorization for a 10-year contract this year, with appropriations scheduled for next year. The rest of the articles are the same as every year. Chair Bartels pointed to the one ballot question for the New Wahconah Regional High School. Mr. Walto affirmed the question was whether to include or not include the ballot question.

***General Budget:*** Mr. Walto noted there are more solid numbers in the budget and getting closer to completion every week. Mr. Boyle said the numbers are looking better and better every week. The Town doesn’t actuallty set the tax rate until the fall, so the Town can adjust the revenues to set the rate, and the present budget represents as close to complete as it can be. Chair Bartels noted the tax rate had increased since last week, from $0.11 per thousand to $0.30 per thousand because of debt service. Mr. Walto said debt service would not be incorporated into the budget until next week, but the estimated debt and interest are indeed increased significantly. No further comments.

**Resolution to accept grant of $17,600 from Robert J. Fox Revocable Trust:** Chair Bartels asked Mr. Walto if this was the second year of this grant. Mr. Walto affirmed it was. Motion by Mr. Boyle to accept the grant to be used to benefit Youth Programs. Seconded by Mr. Holub. Mr. Boyle said he believed Chair Bartels was correct about the grant having been awarded last year, too, but he could not recall how the funds were used. Chair Bartels also could not remember. Mr. Walto said the funds were in an account and not yet been spent. These funds can be withdrawn and used without further appropriation. Chair Bartels asked if the previous grant was for the same amount. Mr. Walto said he believed the previous grant was for a smaller amount. Chair Bartels expressed confusion about the value of the trust and the Town’s share, and whether this year’s grant would be the last award. Mr. Walto said he believed there might be more because the letter indicated this year’s grant was a partial distribution, but without investigating, he was not sure. Chair Bartels said they should accept the grant and put the funds into the account. Mr. Boyle asked whether, if the Town develops the park on North Mountain, the funds could be used for that project. Mr. Walto said the grant was not to be used for salaries, budiling maintenance, construction or renovation. Offhand, Mr. Walto thought the funds might be used for the Youth Sports League through the CRA. Mr. Boyle asked whether the CRA’s budget might be reduced if the CRA received the grant funds. Mr. Walto said that might be a possibility, or the CRA’s budget might be increased by that amount. Vote called: Ayes: 3, Nays: 0, Abstentions: 0. Motion passed. Chair Bartels, Mr. Boyle, and Mr. Walto reminisced about having met the late Mr. Fox when he was a member of the Finance Committee for several years.

**Wahconah School Building Committee/CBRSD School Committee Reports:** Chair Bartels reported on the School Committee. There is a meeting on Thursday on adoption of the final budget; at the last meeting, there had been approval of the tentative budget. The main change between the tentative and final budget is the difference in Dalton’s assessment: down from 0.45% to 0.21%. It’s not clear how that will affect the Town’s overall budget. Mr. Walto will need to determine the impact. The capital assessment remains the same. Overall operating budget for the District has increased 0.87%. Future meetings will return to regular schedule after March 14, when the School Committee votes on the final budget. One of the topics at that meeting will be the withdrawal of Cummington from the School District. Chair Bartels had received letters and reports, but said the topic would be addressed at the meeting. Mr. Boyle asked whether Cummington would be or could be held responsible for a portion of the costs of the building if they leave the District. Chair Bartels said they could. If the new school is voted in, Cummington will be responsible for a portion of the cost. Mr. Boyle said he could envision a court case over that action. Chair Bartels said his understanding was that if the new school was voted on and built tomorrow and Cummington was still a member of the District, then Cummington would be responsible for that debt for the length of the bond, whether they’re in the District or not. That would be clearly defined at the March 14 meeting, Chair Bartels believed, based on the District agreement. There were also letters from the Town of Cummington to consider. Mr. Boyle asked whether Cummington had conducted a Town Meeting vote on whether to leave the District. Chair Bartels said Cummington did vote at a Town Meeting to leave the District, and a long time ago, the School Committee voted to allow Cummington to leave, but then there were subsequent votes, such as by other towns and whether those other towns will let Cummington leave the District, and whether DESE (the Department of Elementary and Secondary Education) will allow Cummington to leave the District. Chair Bartels said he believed DESE made its determination based on whether Cummington has a plan for their students—where they will go to school if Cummington leaves the District. There are still many steps to be taken before Cummington is allowed to leave. Mr. Boyle asked what would happen if DESE takes another 2 years to make a decision and Cummington remains hell-bent on leaving, and they do leave, and a new school opens, Cummington would be responsible for 30 years to pay for a school its students aren’t attending. Chair Bartels said that yes, that was his understanding. Mr. Boyle said, again, he could envision a potential court case over that matter. Mr. Holub said it was unlikely Cummington would be quick to pay its portion of the debt. Chair Bartels said the issue is still one of financial liability and whose figures to believe: the Town’s figures or those of the District, and there is a big difference between those figures. Mr. Boyle mentioned Larry Adams’s letter to the editor in *The Berkshire Eagle*, which opened the Town of Dalton Select Board had manipulated the figures. Chair Bartels argued the letter had not made that assertion, and Mr. Boyle said it had, and that the Town of Dalton was responsible for scheduling the election on Saturday to depress the vote. Chair Bartels said he did not believe the information in the letter was correct, but declined to continue the debate. With regard to the Building Committee, Chair Bartels praised Larry Parnass’s articles summarizing the meetings held in Dalton and Windsor on March 5 and March 7. In the Dalton meeting, there were 70-80 people, and about 35 people at the Windsor meeting. All the meetings entertained similar questions on financing, tax rates, accreditation, building composition and design. The Hinsdale and Becket meetings were smaller, with approximately 15 people at the Hinsdale meeting and 25 people at the Becket meeting. The questions at those meetings were similar. There was a meeting and debate at the Dalton COA on March 6, and about 45 people attending that meeting. The debate centered on costs and steps after the April 6 meeting. Mr. Holub said he had watched the debate on cable TV. Everyone agreed something needed to be done, and regardless of what was done, it would cost millions of dollars. Chair Bartels said he recalled an article in *The Berkshire Eagle*about the new Monument Mountain, and if you replaced the name of that district with CBRSD, it was the same story. Chair Bartels said that those interested in watching these meetings should look for them on YouTube by searching for Dalton Community Television. There are no additional special meetings scheduled before the vote; there will likely be additional meetings after the vote. They are also broadcast on Channel 1301. Mr. Boyle reminded the audience that the polls will be open from 10 a.m. to 4 p.m. on April 6. Chair Bartels said Town balloting always starts at 10 a.m. for some reason he could not remember. Chair Bartels said he would add that item to the announcements.

**Consideration of Holding Some Select Board Meetings at the Senior Center:** Chair Bartels mentioned he had spoken with Ms. Pizzi about holding some meetings, perhaps alternating meetings or once per quarter, at the Senior Center. Mr. Holub said it would be a great idea, if only for access. Mr. Holub suggesting always having the second meeting of the month there—there needs to be a regular schedule, and the agenda could be set according to what is most relevant to that audience. Chair Bartels agreed with the notion, especially the regular schedule. A concern was the lack of a live feed. Mr. Ostresh (Dalton Community Cable Association) said the meeting could be broadcast over the Internet. Chair Bartels asked Mr. Ostresh to investigate the possibility of broadcasting live over the Internet and to report on that option at the next meeting of the Select Board. Mr. Holub agreed the live broadcast was important. Chair Bartels said he needed to speak with the Director of the Senior Center to determine suitable items for the agenda for meetings at the Senior Center. Both Mr. Holub and Chair Bartels said accessibility to the meeting was important. Mr. Holub said this was especially true, given the unlikelihood that an elevator would be installed at the Town Hall next year. Mr. Boyle said the handicap-accessible issue and parking are important considerations. There should be a decision made before the Town Annual Report goes to press because the Annual Report indicates the meetings are held on the second and fourth Monday of the month in the Callahan Room. Mr. Holub and Chair Bartels agreed that was an important point. Mr. Boyle said they could make announcements about special meetings being held at the COA, but that if a decision could be made at the next meeting of the Select Board, those meetings could start at the COA in July, perhaps for a 1-year test run. Chair Bartels asked Mr. Walto whether department heads needed to have their budgets in by March 13 for printing. Mr. Walto said he believed the deadline was next Monday (March 18) at the latest. Mr. Boyle suggested the location of the meetings not be mentioned in the Annual Report. Chair Bartels and Mr. Holub agreed. Chair Bartels asked Mr. Walto to make a note, and Chair Bartels agreed to add the item to the agenda for the next Select Board meeting. Mr. Holub suggested Chair Bartels invite Ms. Pizzi to attend the next Select Board meeting. Mr. Boyle encouraged Mr. Walto and Chair Bartels to ask Ms. Wagner, the Town Manager’s Administrative Assistant, whether there was any wiggle room on the deadline for submitting information for printing in the Annual Report. Mr. Walto said the date was on the schedule—March 13, Town report to printer. Mr. Boyle said if there was no wiggle room, to simply delete the location. Chair Bartels said there would be no decisions made about the warrant until March 25, and that is included in the Town Report. Mr. Walto said the warrant is included in the report from the Finance Committee. The Annual Report—the book—is completed sooner than the report of the Finance Committee, which will finish up its report during the week of March 18, and that report is the insert. The warrant and the insert get printed later. Chair Bartels suggested the Board vote on deleting the location of future Select Board meetings from the Town Annual Report. Motion by Mr. Boyle to remove the location of future Select Board meetings from the Town Annual Report. Seconded by Mr. Holub. Vote called: Ayes: 3, Nays: 0, Abstentions: 0. Motion passed. Chair Bartels said he would ask if the location could be removed; he believed it was possible to get that change made before printing. Mr. Boyle asked who printed the reports. Mr. Walto said the printer was Excelsior in North Adams.

**Town Manager Updates:** Mr. Walto presented a mylar map of the white house and Hoose House on Gulf Road. With regard to conversations at a previous meeting about subdividing the lot, Mr. Walto said the lot had been divided 6 years ago, but that the plans had not been filed with the Registry of Deeds. The subdivision was made when the property was expected to be auctioned, but the Town wanted to retain the Hoose House because the Historic Commission requested to use the property. Mr. Walto said he found the map in the Planning Board files. The plan was never approved by the Planning Board, but it was signed off as a subdivision not requiring Planning Board approval. Mr. Walto said the plans had been found in Chair Bartels’ office. Mr. Walto said the mylar would go the Registry of Deeds tomorrow. Mr. Boyle said rehabbing that house on piers was an ill-advised notion. Mr. Walto said it would likely be torn down and the house itself would have to be relocated. Chair Bartels said the new house would be on a foundation, probably a slab. Chair Bartels said Habitat for Humanity wants to view the house, but he did not know what they would do with the property. Mr. Boyle said there are setback requirements to be met, and the current driveway is actually on Town property. Mr. Boyle thought perhaps the lot might be big enough for market-rate apartments. Mr. Bartels said Habitat for Humanity builds single-family homes, not market-rate apartments—that’s Habitat’s preliminary plan, if they win the bid for this property. After the plans are registered, the Town attorneys must prepare the meets and bounds description to be filed with the plans to clarify what the Town is conveying. Then the RFP can be prepared. Mr. Boyle continued to argue the structure needed to be torn down. Mr. Holub agreed the building was in bad shape. Chair Bartels agreed Habitat for Humanity would likely concur. No further discussion. Mr. Boyle and Chair Bartels commented favorably on the nearly completed Habitat for Humanity house being completed on Housatonic Street. To date, there had been 3,556 volunteer hours, with some additional work to be done.

**Items for Future Agendas:** Chair Bartels said he would add considering holding Select Board meetings at the Senior Center, as well as tax costs and debt analysis, and perhaps an update on the Spectrum cable license update. Mr. Boyle said the DOT would not allow the Town to put up an informational sign for the Hoose House, but he believed the Town could put a sign on the Park Avenue embankment near the cemetary. Chair Bartels said that topic has been discussed among a variety of departments and that’s likely how and where the sign would be handled when the weather is better. Chair Bartels said there would likely be an update in the future, as well as an update on the white house by the end of April.

**Remarks of the Select Board:** Chair Bartels said he was going to remark on the Housatonic Street house, but he had already done so. He said he was particularly pleased to see the joy on the future homeowner’s face.

**Announcements:** Chair Bartels read announcements:

* **The Dalton Police Department** is reminding the citizens of Dalton of the Winter Parking Ban which went into effect on November 15, 2018, and will be in effect until April 15, 2019.
* **John W. Bartels, Jr**., holds office hours by appointment at the Dalton Town Hall when available and at the Dalton Senior Center every 4th Thursday of the month from 4:30 PM until 6:00 PM.  To reserve time at the Dalton Senior Center, please call 413-684-2000.  For further information, or to schedule other appointments, please call 413-684-6111 Ext. 11. or Mr. Bartels' home number at 413-684-2526.
* **State Representative Paul Mark** holds office hours at the Dalton Town Hall, 462 Main Street, in the Callahan Room on Tuesdays from 9 a.m. to 4 p.m. with the exception of the third Tuesday of each month. On the third Tuesday, office hours are 9 a.m. to 1 p.m. at the Town Hall and from 1 p.m. to 4 p.m. at the Dalton Senior Center. You can reach his office at his district number which is 413-464-5635.
* **The Green Dalton Committee** is looking for new members. If interested, contact the Town Manager’s Office. 684-6111 X11.

**Executive Session Meeting:** Declaration by Chair Bartels that holding an open meeting may have a detrimental effect on negotiating position of the public body relative. Motion by Mr. Boyle to go into Executive Session and to conduct a strategy session in preparation for negotiations with union and non-union personnel and not return to open session. Seconded by Mr. Holub. Roll call vote: Ayes: 3 (Mr. Boyle, Mr. Holub, and Chair Bartels); Nays: 0; Abstentions: 0.

Next scheduled meeting of the Select Board is March 18, 2019, at 7:00 p.m. in the Callahan Room.

**Regular Session concluded at 8:35 p.m. Recess before Executive Session**