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TOWN OF LUDLOW

Town of Ludlow
Office of the Select Board

The Meeting of the Select Board held on Tuesday, August 18, 2026, began at 5:30 p.m. in the Select Board's Conference Room.

Members Present: Anthony Alves, James Gennette, William Rosenblum, and Manuel Silva.

Members Absent: Antonio Sanches

First order of business: Pledge of Allegiance

Mr. Rosenblum: Pursuant to MGL Chapter 30A, section 20(f), after notifying the Select Board chair, any person may record the open session of this Select Board meeting, subject to reasonable requirements of the chair. This meeting is being recorded by Ludlow Community Television. If anyone else is recording, please identify yourself now. There is no one.

5:30-5:45 P.M. – PUBLIC COMMENT

VISITATION

5:45 P.M. – Haley Rivers – Joint Planning Board/Select Board to appoint Planning Board Member.
The Planning Board Chair, Mr. Phoenix, called the Planning Board meeting to order at 5:45 p.m. He noted that the Pledge of Allegiance had already been conducted at the beginning of the Select Board meeting and would therefore be omitted. Mr. Phoenix explained that a Planning Board member had recently resigned due to time constraints and an inability to devote the necessary attention to board matters. The Planning Board thanked the former member for his service and his recognition of those limitations. The resignation created a vacancy, which was publicly posted. One individual expressed interest in filling the seat, Ms. Haley Rivers, who currently serves as the Planning Board's alternate (associate) member. Ms. Rivers introduced herself. She stated that she resides at 28 Bluegrass Lane, has lived in Ludlow for approximately one year, and is employed as an environmental planner at Tighe & Bond, where she has worked for nearly five years. She noted that she applied for the associate member position due to her interest in supporting the Town of Ludlow and has enjoyed the opportunity to attend meetings, learn about the community, and contribute to board discussions. Members of both the Planning Board and Select Board expressed support for Ms. Rivers appointment, citing her professionalism, relevant experience, and engagement with board activities. No board members presented questions. The boards indicated their intention to appoint Ms. Rivers to the Planning Board to complete the unexpired term. Ms. Rivers would have the opportunity to run for the remainder of the term in the spring election. **Motion made by Mr. Phoenix** to appoint Haley Rivers to fill the currently vacant, unexpired term up until the election and then to immediately close tonight's meeting. **Mr. Gennette second. All in favor. Motion passed 7-0.**

6:00 P.M. – Tighe & Bond/Westover Golf Commission – To discuss irrigation project at Westover Golf Course.
Mr. McBride opened the August 18, 2026, Westover Golf Commission meeting and addressed the Select Board to provide background on the Commission's recent vote to request an October Town Meeting article seeking a bond for a full irrigation system replacement at Westover Golf Course. He explained that the Commission has worked with Tighe & Bond for the past 18 months, funding early phases through operating expenses, and that the firm completed a comprehensive assessment of the pumps, intake system, underground piping, sprinklers, and pumphouse. He noted that three culverts were also

evaluated, though culvert work is not included in the irrigation project cost and may instead be pursued through grant funding. Tighe & Bond representatives reviewed the existing conditions and preliminary design. The pumps and intake system are failing and well beyond their useful life, intake piping in Wade Pond is subject to frequent clogs and leaks, and the underground infrastructure—dating back to the late 1950s or early 1960s—is deteriorated and regularly failing. The current system no longer efficiently waters the course and requires extensive labor and repairs. They presented a conceptual plan for a modern two-wire irrigation system, improvements to the intake system including a self-cleaning feature, and minor pumphouse repairs. The preliminary project estimate is $6.7 million, which includes design, permitting, contingency, and cost escalation. They noted that permitting will be substantial and that full detailed design is still required. The Board and project team discussed potential phasing, but Tighe & Bond advised that partial replacement would likely create warranty issues and cause failures due to mixing new pumps with deteriorated piping or vice versa. They stated multiple mobilizations would significantly increase total cost. The Commission emphasized that repair expenses already exceed $75,000 for the season and will likely surpass $100,000, and that further delays could increase the overall project cost. Board members raised concerns about Town Meeting approval, citing recent failures of other large-scale projects. They discussed potential grant sources, including state recreation grants and federal opportunities, and agreed that identifying outside funding would be beneficial. The Commission stated that the intention is for the project to be paid through the golf course's retained earnings, operational savings, upcoming cart lease adjustments, and future rate increases. They plan to present detailed financial projections, bonding cost estimates, and a proposed fee schedule ahead of Town Meeting. Board members stressed that this detailed financial plan will be essential for public support. The Commission acknowledged the need for clear communication, meetings with the Finance Committee, and outreach to residents prior to Town Meeting. They requested assistance in obtaining bonding estimates from the town's financial advisors and asked that key town staff be included in correspondence. The Board discussed procedural requirements for bonding through the enterprise fund and noted that confirmation from bond counsel will be needed.

CORRESPONDENCE

26-114 Hank Bastos – First Love Revival – Request to use Gazebo Park on Friday, October 9, 2026, from 5:00 P.M. – 8:00 P.M. for Contemporary Christian Music. **Motion made by Mr. Gennette** to approve First Love Revival's request to use Gazebo Park on Friday, October 9, 2026, from 5:00 P.M. – 8:00 P.M. for Contemporary Christian Music. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-115 Sheryl Higgins – Request to use Gazebo on Saturday, September 19, 2026, from 3:15 P.M. – 4:30 P.M. for a Wedding Ceremony. **Motion made by Mr. Gennette** to approve Sheryl Higgins request to use the Gazebo on Saturday, September 19, 2026, from 3:15 P.M. – 4:30 P.M. for a Wedding Ceremony. **Mr. Silva second. All in favor. Motion passed 4-0.**

26-116 Officer Stephen Johnson – Letter of Retirement from the Ludlow Police Department. **Motion made by Mr. Silva** to accept the letter of retirement for Officer Stephen Johnson from the Ludlow Police Department. **Mr. Gennette second. All in favor. Motion passed 4-0.**

26-117 Maria Fernandes – Letter of Retirement from the Assessors Office.
Mr. Gennette expressed his appreciation for Mrs. Fernandes' long service to the community and thanked her for her dedication, noting that she will be greatly missed. **Motion made by Mr. Gennette** to accept the letter of retirement from Maria Fernandes from the Assessors Office. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-118 Eversource – Notification of upcoming transmission right-of-way work. **Motion made by Mr. Gennette** to file. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-119 Office of the Governor of Massachusetts – Support of the Quabbin Watershed Communities. **Motion made by Mr. Silva** to file. **Mr. Alves second. All in favor. Motion passed 4-0.**

26-120 Karen Pilon – Request to be appointed to the Community Preservation Act Committee. **Motion made by Mr. Alves** to appoint Karen Pilon to the Community Preservation Act Committee. **Mr. Gennette second. All in favor. Motion passed 4-0.**

26-121 Pamela Hayes – Request to be appointed to the Community Preservation Act Committee. **Motion made by Mr. Alves** to appoint Pamela Hayes to the Community Preservation Act Committee. **Mr. Gennette second. All in favor. Motion passed 4-0.**

UNFINISHED BUSINESS

Board to discuss and possibly vote to adopt a Visitors Code of Conduct policy. **Motion made by Mr. Gennette** to adopt the visitors' code of conduct policy. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to discuss Entertainment license and possible amendments.
Mr. Rosenblum noted that Mr. Gennette had not been present at the previous meeting when the Board discussed updates to the entertainment license process. Mr. Gennette said that his position remained consistent with what he expressed at the strategic meeting: the Board should create clear guidance and guardrails rather than a formal policy, and he supports refining the application and license structure as previously discussed. He emphasized the need for a process that allows the Board to act consistently when issues arise. Mr. Alves agreed and suggested that Board members review the current application, submit comments, and work toward a revised draft similar to how other policies are refined. The Board discussed the need for a public hearing once a draft proposal is ready. Members highlighted the importance of clear distinctions between indoor and outdoor entertainment and ensuring outdoor music requests include sufficient detail. They also discussed whether entertainment should be narrowly defined to avoid regulating unrelated community activities. Mr. Rosenblum suggested maintaining the standard entertainment license but adding a checkbox for live outdoor music that triggers an addendum outlining recommended guidelines, such as location, orientation of speakers, and possibly a suggested decibel limit. He noted Sunday hours and special permits would still be addressed separately. The Board agreed that the process should focus solely on annual entertainment licenses, not events governed by special permits. Mr. Strange said he would provide a deadline for members to submit written comments and compile them into proposed revisions. Mr. Silva added that restrictions similar to those on liquor licenses could be incorporated to address concerns about loud outdoor music without expanding the scope unnecessarily.

NEW BUSINESS

Board to approve an sign minutes from meeting of August 4, 2026. **Motion made by Mr. Gennette** to approve the minutes from meeting of August 4, 2026, with all members present except for James Gennette. **Mr. Alves second. All in favor. Motion passed 4-0.**

Board to approve and sign the Intermunicipal Agreement for Design Services for the West Street Bridge between the City of Springfield and the Town of Ludlow.
Mr. Silva asked for an update for residents regarding ongoing work on the West Street Bridge. Mr. Strange explained that the Board was signing an intermunicipal agreement with the City of Springfield to share the cost of design and engineering services for the bridge repair. Springfield will cover 58 percent of the cost, while Ludlow will cover 42 percent, and the town has funds available for its portion. He stated that completing the design and engineering work is the next step, though the timeline for that process is not yet known. **Motion made by Mr. Silva** to approve and sign the Intermuniciapl Agreement for Design Services for the West Street Bridge between the City of Springfield and the Town of Ludlow. **Mr. Alves second. All in favor. Motion passed 4-0.**

Board to sign Waiver, Lease Agreement and Power Purchase Agreement between Solect Energy Lessee II, LLC and the Town of Ludlow and Offtaker Estopell Certificate for Harris Brook Elementary School. **Motion made by Mr. Gennette** to sign the waiver, lease agreement and power purchase agreement between Solect Energy Lessee II, LLC and the Town of Ludlow and Offtaker Estopell Certificate for Harris Brook Elementary School. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to discuss and possibly approve request to carry over one week of vacation for Eric Segundo. **Motion made by Mr. Silva** to approve the request to carry over one week of vacation for Eric Segundo. **Mr. Alves second. All in favor. Motion passed 4-0.**

Recommendation from James Gennette to approve George Costa to the 1st seat of the Public Safety Facilities and Oversight Committee.
Mr. Gennette reported that the Public Safety Facility Committee reviewed three resident applications at its last meeting: Linda Collette, Luis Vitorino, and George Costa. The committee voted to recommend that the Select Board appoint George Costa to the first seat and Luis Vitorino to the second seat, with Linda Collette serving as the alternate. He noted that the application period was publicly posted for more than 30 days and no additional applicants came forward. **Motion made by Mr. Silva** to approve George Costa to the 1st seat of the Public Safety Facilities and Oversight Committee. **Mr. Alves second. All in favor. Motion passed 3-0-1.**

Recommendation from James Gennette to approve Luis Vitorino to the 2nd seat of the Public Safety Facilities and Oversight Committee. **Motion made by Mr. Silva** to approve Luis Vitorino to the 2nd seat of the Public Safety Facilities and Oversight Committee. **Mr. Alves second. Motion passed 3-0-1.**

Recommendation from James Gennette to approve Linda Collette as an alternate of Public Safety Facilities and Oversight Committee. **Motion made by Mr. Silva** to approve Linda Collette as an alternate of the Public Safety Facilities and Oversight Committee. **Mr. Alves second. Motion passed 3-0-1.**

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on July 5, 2026. **Motion made by Mr. Alves** to approve the request from Chief Pease to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on July 5, 2026. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Chief Pease – Request to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 2, 2026. **Motion made by Mr. Alves** to approve the request from Chief Pease to charge off medical expenses and lost wages to Chapter 41, §111F for a Firefighter injured on duty on August 2, 2026. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to discuss and possibly adopt a Fuel-Efficient Vehicle policy.
Mr. Gennette explained that the proposed fuel efficiency vehicle policy relates to the town's Green Communities application. He said the town previously adopted a fuel efficiency policy, but the Department of Energy Resources (DOER) requires a standardized version, and the document presented is a boilerplate template provided by DOER. He noted that the town already follows the practice of rolling vehicles down to other departments when they come out of service. The policy also requires review by the superintendent and approval by the School Committee, and materials have been sent to them. Mr. Alves said he appreciated the clarification and confirmed the document was taken directly from a state template. He asked about the timeline for completion. Mr. Gennette replied that the goal is to submit the full Green Communities application to DOER in December, and approval of the policy does not need to occur immediately. Mr. Alves requested additional time to review the policy, and Mr. Gennette agreed, noting the document is a plan rather than a strict requirement and can be taken up at the next meeting.

Board to discuss diesel fuel pricing and procurement.
Mr. Gennette provided an update on diesel pricing and purchasing strategy, noting that diesel prices typically decline between March and July, while gasoline prices tend to dip between October and January. He explained that the Board previously chose not to lock in a fixed diesel price, anticipating further decreases; although the town briefly benefited from a lower rate, prices have since risen sharply. Recent deliveries included one at $3.06 per gallon, followed by a delivery at $4.57 per gallon, which erased earlier savings. He recommended establishing an annual process in which he submits seasonal price trends and recommended locking points so the Board can authorize fixing a set number of gallons when

favorable rates appear. He noted that fixed-price gallons guarantee supply and avoid market spikes but must be fully taken and may incur storage costs if over-purchased. As of today, the spot price is $4.21 per gallon, while a fixed price would be $3.60 per gallon before fees. He suggested that fixing approximately 8,000 gallons would be appropriate based on current usage and remaining annual needs. Board members discussed fixing a portion of winter usage now and reevaluating before the October deadline for both diesel and gasoline. Mr. Alves asked for updated usage data and comparisons to prior years to refine the recommendation. Mr. Gennette agreed to obtain usage figures from DPW and return at the next meeting with a final proposal for diesel, followed by a gasoline recommendation in October.

Board to discuss and possibly approve $31,555 in Building Infrastructure funds for new HVAC in classroom B at the Boys & Girls Club.
Mr. Gennette said the HVAC unit in question has been a recurring problem and was flagged during the town's recent energy study. He noted that the system frequently fails during the summer and continues to be unreliable. He questioned whether the project needs to be routed through the Capital Improvement Planning Committee, given the timing before the November deadline and the nature of the request. Mr. Silva asked whether the unit is currently needed; Mr. Gennette said he was unsure but the proposal indicates it is required for both heating and cooling. Mr. Strange confirmed that the replacement is needed for year-round operation. Mr. Alves said that because the HVAC failure is an urgent, unplanned need and the funding would come from the Building Infrastructure Fund rather than free cash or competing capital priorities, he did not believe sending the request through CIPC would be necessary. He noted that delaying the project for a recommendation would not change its essential nature and would slow an important repair. Mr. Silva pointed out that the tax-exempt cost is $31,555. Mr. Gennette added that sufficient funds are available in the Building Infrastructure account. **Motion made by Mr. Silva** to approve $31,555 in Building Infrastructure funds for new HVAC in classroom B at the Boys & Girls Club. **Mr. Gennette second. All in favor. Motion passed 4-0.**

Board to accept MVP grant to design green infrastructure solutions at Hubbard Memorial Library, Center Street and Circuit Avenue to mitigate stormwater runoff and flooding in the amount of $313,513. **Motion made by Mr. Gennette** to accept MVP grant to design green infrastructure solutions at Hubbard Memorial Library, Center Street and Circuit Avenue to mitigate stormwater runoff and flooding in the amount of $313,513. **Mr. Silva second. All in favor. Motion passed 4-0.**

Board to accept the Mass Gaming Commission/Local Community Mitigation grant in the amount of $62,800. **Motion made by Mr. Alves** to accept the Mass Gaming Commission/Local Community Mitigation grant in the amount of $62,800. **Mr. Gennette second. All in favor. Motion passed 4-0.**

TOWN ADMINISTRATOR'S REPORT

Mr. Strange provided updates from the Treasurer/Collector's office. Fiscal year 2027 trash bills will be mailed the following day. He reported that the office will be short-staffed during the week of August 31 to September 4, with two employees out on leave and a third on scheduled vacation, leaving Treasurer/Collector Michelle Hill as the sole staff person in the department. Ms. Hill requested that the office be open to the public from 9 a.m. to 1 p.m. Monday through Thursday and closed Friday morning so she can complete necessary internal work. Board members discussed the request. Mr. Gennette supported it, noting the importance of notifying the public in advance. Mr. Alves expressed concern that some residents may only be able to visit after work and suggested exploring whether one afternoon could be kept open. Mr. Rosenblum proposed leaving Tuesday's extended hours in place if feasible. Mr. Silva advised confirming whether Ms. Hill is able to work any late hours during that week before making changes. Mr. Alves noted that the Board does not manage day-to-day operations, and suggested providing feedback and allowing staff to determine what is workable. Mr. Strange said appointments could be offered for anyone needing to pay in person and noted that only the fourth motor vehicle excise commitment is due on September 1. The Board discussed staffing challenges, including the lack of available floaters or temporary personnel, and agreed that the office should take whatever steps are needed to maintain essential functions during the one-week period.

BOARD UPDATES/MISC

Chairman to approve and sign all bills, warrants and abatements. A record of all warrants is in the Select Board's office for perusal until provided to the Town Accountant's office.

CLOSING COMMENTS

Mr. Gennette stated that he had received and reviewed an email from Mr. Ortiz and appreciated the communication. He thanked the Golf Commission for attending and presenting their irrigation project proposal. He said the Commission has substantial work to complete before any article is placed on the Town Meeting warrant. He noted that while the project estimate was helpful, the Board needs to see a full financial breakdown, including projected revenue sources, anticipated fee changes, and the impact on retained earnings. He added that the Commission does not yet have bonding or interest cost information, making it difficult for the Board to consider supporting a warrant article. He said he hopes the Commission will obtain the necessary figures from the town's financial advisor and that the project ultimately works out, as he is supportive of the golf course.

Mr. Rosenblum offered a general comment regarding the Golf Enterprise Fund. He emphasized the importance of clearly explaining to residents that the golf course is fully self-sustaining and does not receive town tax dollars. All expenses, including equipment purchases, are paid through the course's own retained earnings. He noted that if the golf course were to borrow funds for the irrigation project, repayment would come solely from its revenue. He suggested that, for Town Meeting, the Golf Commission prepare a packet outlining a proposed multi-year fee schedule and projected revenues to help residents understand how the bond payments would be covered. He added that while contingencies and cost escalation are included in the current project estimate, taxpayers would not be responsible unless the golf enterprise were unable to meet its obligations.

Motion made by Mr. Gennette to close the Select Board meeting at 8:03 p.m. **Mr. Alves second. All in favor. Motion passed 4-0.**

William [illegible] Chairman

Ludlow Select Board

All related documents can be viewed at the Select Board's Office during regular business hours.