The Meeting of the Board of Selectmen held on Tuesday, July 26, 2022 began at 5:30 p.m. Remote participation due to COVID-19.

Members Present: James Gennette, Antonio Goncalves, Manual Silva, and William Rosenblum

Absent: Derek DeBarge.

First Order of Business: The Pledge of Allegiance

VISITATIONS:

5:35 p.m. – Joseph Young – Mobile Home Rent Control Board Interview

Mr. Goncalves asked Mr. Young if he understands what is involved with this Board or if he has been to any of the meetings?

Mr. Young stated he has been to a meeting and does know what is involved.

Mr. Goncalves confirmed with Mr. Young that he is in the West Street Park and explained that he is the chair of the board. He explained that they already have someone from Miller Street and thinks it would be a good idea if they had someone from West Street also.

Mr. Silva thanked Mr. Young for volunteering to sit on the Board.

Mr. Gennette thanked Mr. Young also and asked if he has any conflicts with the new owners of the park?

Mr. Young stated that he does not have any conflicts with them.

Mr. Gennette asked if he liked what the owners are doing to the park?

Mr. Young stated that he does. He stated that he has been there since 1996 and it is the first time he has seen the roads paved in there.

Mr. Rosenblum thanked Mr. Young and he is also happy that they will have representation from both parks.

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Moved by Mr. Gennette to appoint Joseph Young to the Mobile Home Rent Control Board, seconded by Mr. Silva. Vote 4-0. All in favor.

6:00 p.m. – Shawn Paxton – Conservation Commission Interview

Mr. Goncalves asked Mr. Paxton to tell him a little bit about himself and why he would like to join the Conservation Commission?

Mr. Paxton stated that he recently was hired by the Town and works in the Building Department half the day and accounting the other half. He is a college student studying Geography, and he is passionate about conservation and sustainability. He would like to have a career in stability some day and believes this would be good experience for him.

Mr. Gennette thanked Mr. Paxton for coming in and asked him what his perception of Ludlow is?

Mr. Paxton stated that Ludlow is small but there a lot of things going on in town. He sees a lot of that at the Building Department with new constructions.

Mr. Silva asked if Mr. Paxton understands what Conservation does in Town? He also asked him if he is okay handling disgruntled residents?

Mr. Paxton explained that he does know a little bit about what Conservation does and he knows Penny Lebel well. He also has had some interaction with Jason Martowski as well. He knows they do the site visits and that they have meetings. He is aware that there is some property that cannot be built on in town.

Mr. Goncalves asked Mr. Paxton if he is aware of the Wetlands Protection Act?

Mr. Paxton is a little familiar with the act, but his studies are more generalized.

Mr. Goncalves would like to see the Conservation/Preservation Act passed in Town, which can utilize up to 3% of the taxes to buy open space and use it for recreation. He hopes Mr. Paxton will help push that through.

Moved by Mr. Gennette to appoint Shawn Paxton to the Conservation Commission, seconded by Mr. Silva. Vote 4-0. All in favor.

6:15 p.m. – Chief Valadas and Kim Batista, Town Clerk: Security Staffing for Upcoming Elections

Ms. Batista explained that due to changes in legislation, the Board of Selectmen now need to appoint the officers for elections instead of the Chief of Police. She would like the Board to vote on having Ms. Batista and Chief Valadas designate how many officers are needed for the election.

Mr. Silva has no issue with that because they would know best what they need.

Chief Valadas explained that they have worked well with the Clerks office in the past and will continue to do so. During the last presidential election, they had 96-man hours invested. The Police are there to protect the voters, the precinct members, the workers and control parking. Chief believes they only need one officer per location as they have done in the past.

Moved by Mr. Gennette to approve a sufficient number of Police Officers but not less than one at the polling location at every election therein to preserve order and to protect the election officers and supervisors from any interference with their duties and to aide in enforcing the laws relating to elections as required by Section 72 of Mass General Law Chapter 54, which was changed in Section 13 of Chapter 92 of the acts of 2022. Furthermore, move to designate the Police Chief the authority to assign specific Police Officers according to scheduling and availability. The Town Clerk will advise the Police Chief on the location and times the officer is needed, seconded by Mr. Silva. Vote 4-0. All in favor.

Chief Valadas wanted to give the Board of Selectmen one update, there were four arrests last night at Vets Park. They were all juveniles, and they were turned over to their parents. They will be pursued as criminal summons'. They were ages 14-17, all Ludlow residents. This will be pursued in the criminal court. Most vandalism is by juveniles.

6:30 p.m. – Lori Belanger – Chief Procurement Officer Interview

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Mr. Goncalves: Welcome.

Ms. Belanger: Thank you.

Mr. Goncalves: What we are going to do for a process is allow you to make an opening statement and then we will each ask you some questions, you can have a closing statement and then if anybody has anything then we will talk, okay?

Ms. Belanger: Thank you. Good evening, thank you for having me. My name is Lori Belanger, and I was born and raised in Springfield. I currently live in Holyoke. My resume outlines 20+ years of municipal service and an understanding of procurements, budgets, and finance team operations. My current experience includes procurement for the school department as well as the city. This positions me to be an educated, experienced, polished municipal official. The Chief Procurement Officer is really the gatekeeper of the taxpayer and I have a value system and I take the job seriously as a taxpayer myself, whether in the community or not. You know I take it whereas I try to do the right thing for the rate payers and for the residents within the confines of Mass General Law. I am thankful and grateful for this opportunity and welcome to answer any questions that you may have.

Mr. Goncalves: Great, thank you. Mr. Rosenblum.

Mr. Rosenblum: Welcome. Probably heard us talking earlier today. I understand having dealing with procurement quite a bit now the intricacies of it and looking at what you've done here. I mean I think you would fit great. Yeah, just being a smaller town is what I'm working with, it takes weeks to get stuff done. I mean it's a process and I see you have some great credentials. I really don't have any questions right now just because,

Ms. Belanger: If I may, I just pulled out my phone because in earlier conversation I heard you discussing thresholds and a little bit about purchasing.

Mr. Rosenblum: Yeah.

Ms. Belanger: So, I just brought up the purchasing chart from the state just as a reference to be part of the conversation. So, I don't mean to be disrespectful.

Mr. Rosenblum: No, no, no and that's like we were just having that discussion is that I know....like 499 and below is best judgement but I don't know this is the one I'm using down there but obviously it might be a little bit different here...

Ms. Belanger: Where are you?

Mr. Rosenblum: Hartford.

Ms. Belanger: Connecticut is a little bit different than Massachusetts. The threshold is 10 and under as like,

Mr. Rosenblum: I wish I had 10.

Ms. Belanger: It should be a little higher honestly just because of,

Mr. Rosenblum: Well, the costs right now,

Ms. Belanger: right the costs are up but you know best judgment and whatnot it starts at 10.

Mr. Rosenblum: Okay well my question would be then is you have to stay by Mass General Law then for it,

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Ms. Belanger: Correct.

Mr. Rosenblum: it's not anything okay,

Ms. Belanger: Correct.

Mr. Rosenblum: it's just because like you're saying, yes thresholds. I mean I was at one point where I was below one number now, I'm above it and it's a pain because some of the things like, in the city of Hartford there's a...., which is a, it's a list of basically approved people that you can do business with, and they sign with the city. And they used to have contracts, now they don't have contracts, so now I'm having requisition forms being cancelled because they don't have it, but they should. So, there's so much that goes with it, and I deal with RFP's all the time and things of that nature.

Ms. Belanger: Right and the state has procured contracts with various vendors under various services; similar to a preferred vendor list. So, the vendors on the Mass State contract and other purchasing consortiums, MAGC, Source Well, Omni Vision, they have all been vetted and with the state they are, communities are able to purchase through these co-ops, purchasing consortiums. They have been vetted, they have contracts in place, similar to what Hartford would have. Although the state is inclusive of all communities and municipalities.

Mr. Rosenblum: Well, I'm good, thank you.

Mr. Goncalves: Thank you. Mr. Silva.

Mr. Silva: About the only one I have is, you work in Holyoke for the school.

Ms. Belanger: Correct.

Mr. Silva: So, you're in procurement for the school system?

Ms. Belanger: I am procurement officer for the city, and I handle the procurement for the school side and the city. Unlike this scenario, I believe you have a purchasing director that is on the school side here.

Mr. Silva: So, my question is why the move?

Ms. Belanger: Good question. So, I've been in Holyoke just over, right around 6 ½ years and I think if you look at the challenges with continuity in the city, example I'm on my fourth Mayor, four Auditors, my fifth City Solicitor, three Treasurers, four DPW directors, five City Engineers and five Personnel Directors, not counting interim and associates. That's a lot I think and the turnover I feel is a lot. These are key positions especially with the Auditor, Treasurer, and the mayor. You kind of make one step forward and then with staff turnover you take two back because people have to get used to you know coming in, learning systems, learning personnel and that's primarily the scenario and I don't see it changing. We just lost our Treasurer so now we've got an RFP on the street for Treasurer's services. It seems to be, it ebbs and flows, but I think those are critical positions, especially with ARPA funding coming down and a lot of construction projects coming down the pipeline. We need good Engineers, we need good DPW Superintendents and I'm not saying the folks that are in the position now aren't good, but there's value in having continuity in terms of communication, teamwork, working together, assessing processes and filling gaps to move projects forward. I heard tonight, you know sometime projects take time to get teed up and out of the gate and in terms of you know staffing a lot of times folks are putting out fires and it's just kind of getting out of the gate to see some progress. In addition, this position is closer to my aging parents. I shouldn't say that in public, but my dad is here in Ludlow and my mom is in Wilbraham and that's helpful. And I'll be honest since COVID has happened, since 2000; July of 2020 to current, my office has been short staffed. I oversee the A/P, Accounts Payable Department and when we are fully staffed, my accounts payable specialists and a support clerk in the front and myself. We have been short for just about a year so for over a year, I've picked up half of the work in that office on top of the procurement piece, which with ARPA and we have lots of money to spend, the schools have lots of money to spend through the ESSER funding, which is government, there's a lot, there's a lot happening.

Mr. Silva: I'm glad you actually mentioned the.... there's been considerable talk in this town with residents that we need a mayor, and I am absolutely not in favor of having a mayor in this community. I come from municipal as well and know a lot of different communities with mayors and it hasn't worked out very well. Without, obviously speaking of your mayor, what's you're feeling on communities with mayors as far as the functionality of and the operations of things?

Ms. Belanger: I think it's specific to each community. In this scenario you have a Town, and then in Holyoke you have a city. So, I think you need to look at that and then the government. A mayor can be very political versus in this scenario here you have an Administrator who takes the business of the Town and implements your policies and so, it really depends, I think on the size of your municipality, the challenges and potentially where the municipality is going, and I say municipality including smaller you know towns and larger cities. I'm a fan of an administrator because the administrator and/or a chief financial officer somebody on that level is accountable to the elected board versus the taxpayers, the voters. In terms of the business, you know, the business of the town.

Mr. Goncalves: The outcome of everything, sure.

Mr. Silva: Thank you. I'm good.

Ms. Belanger: Good question, thank you.

Mr. Goncalves: Mr. Gennette.

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Mr. Gennette: Yes, Ms. Belanger thank you for applying for the job. I actually have two questions, one is really quick, just a real quick answer is you said you had twenty years of experience and you have a good understanding of procurement, do you have all of your certifications?

Ms. Belanger: I do. I have, by..., I'm a full MCPPO certified purchasing official through the state. I was recertified in June of 21'.

Mr. Gennette: Perfect. My follow-up question is you know we are looking for a procurement officer to save money and you sound like you got a lot of experience and we haven't had a procurement officer before and, in your experience, do you, can you walk in and see a lot of holes right out of the gate usually like and can you improve the situation as you said for the taxpayers? That kind of thing.

Ms. Belanger: Yes, and after having really positive discussions with Marc and understanding where the town is right now and my experience, I mentioned to him a couple of things potentially to look at that are I don't want to say budget busters, but they take up a lot of the budget, which would be your insurances, your IT, are there opportunities to co-op services with the School Department. You just paid $6,000 for either an electrician or plumber, I'm not sure but is there an opportunity to you know bid some of these

services out and bring in the schools. So, you have an in-house plumber, an in-house electrician, you put a bid out, you have a three-year contract pricing so when it comes time for budget purposes, you'll know what the rates are and things of that sort versus you don't know if there's not a contract. So, yes absolutely.

Mr. Gennette: Will you be able to record the things that are happening now and be able to say this is where we were, and this is where we've come? So, as far as funding goes. So, you know our budget is kind of extreme. You are saying we can probably close off some of these big holes where we are spending a lot of money, will we be able to see that in reports from you?

Ms. Belanger: I think once you get on MUNIS and get the AP module, which my understanding is, it is part of the upgrade, yes because MUNIS reminds me very much back in the day of Microsoft Access. Everybody thought it was a great program, but nobody knew how to use it. So, and this is a good time to bring a purchasing official on because as you upgrade to have somebody in place to get the training and work with the auditor or Accountant in this scenario, to understand and be able to access the information in MUNIS to pull reports. You know Marc will be able to pull reports, I will be able to pull reports, look at how much did you pay for each, you know, how much did each vendor you know what did the town pay out for specific vendors and then you would be able to see you know are you better to go for bid in certain circumstances and get your pricing locked in. So, yes, I think the AP module will allow those reporting abilities and be able to have some tracking capabilities as well. So, I think by having the MUNIS upgrade and the town having and funding a purchasing official, I think you know the timing is right for that to kind of happen and move that forward.

Mr. Gennette: We almost have like a Genesis situation going on with a lot of influx of new people coming in and it's really good to see. One of the biggest problems that we've had, as far as I'm concerned is transparency. So, when I ask for reports and stuff like that, I think that's something that we really kind of want to see going forward. We got to be better at being accountable to the community about what exactly is going on. So, you've already won my vote with the stuff that you said in your last couple of comments. Thank you.

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Mr. Rosenblum: Mr. Chairman.

Mr. Goncalves: Mr. Rosenblum:

Mr. Rosenblum: And to the point of that AP part of it because I work with MUNIS also, is I know once you insert that, you are going to be able and if we get into a purchase order system is that you're going to be able to go back and look at every purchase order because you have to attach the invoices, you have to attach the contracts. So, everything you see, you'll be able to go back and see the pricing from three years ago and be able to go into MUNIS and see it and every invoice as we had talked about with other invoicing is like yeah there's spending and I don't even know where receipts are is to the fact that you can track it. Usually there is a four-year graph you can look at your accounts to see what you put in each account line item, and you know you can see the variances because then it helps you budgeting for the next year if you see one year water was $150,00 but this year was $98,000 you know things like that. It's like you say, it's archaic a little bit but it once you keep adding on and it gets expensive to add onto MUNIS, but once you get to the right point, it gives you everything you want. So, you can track everything great.

Mr. Gennette: Sounds like a no brainer to me I mean.

Mr. Goncalves: Good deal, thank you. Marc, anything you want to add?

Mr. Strange: Yeah, no I'm so excited that Lori applied. You know we have a kind of a CPO peer group you know that me without having much procurement experience would reach out to quite a bit and they're great. Very willing to share their expertise and Lori was always one of the people that was supportive, knowledgeable and I kind of was hoping you know once we got funding for this position to share it with that group and I didn't know if one of those members would apply or maybe like an assistant from a bigger city. So, I was absolutely thrilled when Lori applied, and I think it's a great get for the town.

Mr. Goncalves: Super. Well, from my standpoint they hit all the questions. I went online and I was actually prepared for this once and they got all my questions, but I think they've got the expertise, especially with the MUNIS and the procurement, etc. and they seem to be pretty excited about it. I think it's important just from our standpoint that we are not going spend this money to spend this money, there is ultimately going to be savings and if it's not in the first year, the second year, eventually it's going to

come down to where we got our monies worth, and the town is in a better place financially then before we had this position open. I think we all agree on that, right.

Mr. Rosenblum: Mr. Chairman and to that point is I think we've all said it, James, Mr. Gennette said it, I've said it, is being proactive instead of reactive to the point to where we can now gauge everything but also that's the same thing is with having someone in facilities and being able to stay on top of things, before they happen. Having someone with a position like procurement and being able to see where the pricing is going. You know, in certain industries like just with golf in general, seeds, chemicals, fertilizers, diesel, gas and all those things is being able to see that and being able to budget for it properly too.

Mr. Gennette: Yeah, this is one of those fundamentals. You know we were talking about, we got to improve the fundamentals, and this is by far one of the biggest ones. Facilities is going to be another one.

Mr. Rosenblum: Yeah, Mr. Chairman,

Mr. Goncalves: Yes, Mr. Rosenblum.

Mr. Rosenblum: Marc, what is the period, is the posting period for the job past? Is it two weeks?

Mr. Strange: It's open until filled.

Mr. Rosenblum: Open until filled, okay.

Mr. Strange: Yes.

Mr. Rosenblum: That was just my question, I didn't know if it was two weeks, we had to wait or anything like that. Alright, thank you.

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Mr. Goncalves: Okay any pleasure?

Moved by Mr. Gennette to appoint Ms. Lori Belanger the Chief Procurement Officer for the Town of Ludlow, seconded by Mr. Silva. Vote 4-0. All in favor.

TOWN ADMINISTRATOR'S REPORT

Mr. Strange wanted to update the Board, as well as the residents that the new Building Commissioner began last week. She comes from the Holyoke Building Department where she was involved with building code and zoning enforcement for 4+ years. Previous to that she was a project manager and site supervisor for a private construction firm, and she also had her own general contracting business. She was a graduate of Amherst College, and she has networking technology experience.

Town Hall is quickly running out of space. The Town Clerks office currently stores their voting equipment and records in the Building Department; however, they are going to need that space to house the Plumbing and Electrical Inspector. The Building Commissioner would like them to have office hours for them and therefore will need that space for them and/or use it for her own storage.

The Animal Control Officer is now a full-time employee and needs her own space. He would like to set her up in one of the hearing rooms but that will take away a space where other boards meet. Some boards may need to meet in the Board of Selectmen conference room.

The vault is full of documents that the town cannot get rid of and every year a company comes in and takes a look at the documents in there and destroys what does not need to be retained.

There will be a new storage shed out back which will hopefully alleviate some of the space crunch.

Something needs to be done to make more space for not only stuff but also personnel. We are asking for a Facilities Manager at the October Town Meeting, and we will need space for that person and possibly others.

CivicPlus is building our new website. They had their first meeting with them last week and the first version will be available for internal review in September. They are looking to go live around Thanksgiving. They are still looking for 5-10 high quality photos to add to the website. They are hoping for the Clocktower, landscape any landmarks, Lusitano Stadium, etc.

OTO is finishing up their survey for Vets Park and then they will help them with the bid documents so the town can go out to bid to have Vets Park demolished. The building continues to get vandalized. Mr. Strange had a meeting today with Seth Falconer regarding vandalism that just happened last night.

The town received it's first deposit of $22,000 from the opioid settlement. In 2022, the town will be getting more than $70,000. The town will continue getting annual payments until 2038 for a total of approximately $640,000. These funds must be used to prevent or deal with opioid issues in town.

Legislative update: The State House & Senate recently passed some bond and appropriation bills with funding for the Town of Ludlow projects including $250,000 for the Town Hall HVAC and $1,000,000 for Vets Park demolition. These now need to be signed by the Governor and then funds released by the State's Administration of Finance. This will hopefully be complete by next spring or summer.

The property auction we planned for September 9th but there are still questions. The buildings at 54 Winsor and 63 Chestnut have been separated from 37 Chestnut, which frees them up to be sold. With winter coming, there will be a crunch time to get those sold.

The town is currently working with the town attorney to have squatters at 61 Mass Ave & 68 Fairview Street evicted.

There is a ceremony on July 28th at 11:30 at the Fuller Cemetery on Center Street. The Boston Tea Party Ships & Museum will be marking the gravesite of Dr. Aaron John Miller who was a known participant of the Boston Tea Party. Dr. Miller was 24 years old on the night of the Tea Party and was from West Springfield but settled in Ludlow. He married Ms. Esther Burr, had 10 children and was the Town's first Physician.

Mr. Goncalves thanked Mr. Strange for the updates, especially the money from the state. He also asked about the Rood Street property.

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Mr. Strange stated that the auctioneer will look at that one as well.

Mr. Goncalves asked that one of the Selectmen attend the event on July 28th at the cemetery.

Mr. Silva will attend.

Mr. Goncalves would like to discuss the opioid settlement with the Board and what they can do with that money. He would like to bring the Police Department and the Cares Committee in to discuss further as well.

Mr. Gennette suggested that Michael J. Dias foundation get something as well.

Mr. Silva suggested that the Police Department get an additional position specifically for the opioid issue.

Mr. Goncalves does not believe you can use the money for any positions.

Mr. Gennette asked in regard to the ACO not having an office designated to her, how does she detain an animal if she needs to?

Chief Valadas stated that they share a pound with Wilbraham. If an officer needs to secure an animal, they will do so until the ACO can get to the station.

Mr. Gennette asked if it would be worth finding a lease space for her that would be more accommodating?

Chief Valadas stated that a long-range plan is expensive.

Moved by Mr. Gennette to accept the Town Administrator's report, seconded by Mr. Silva. Vote 4-0. All in favor.

CORRESPONDENCE

129. Letter from Lynda Collins requesting to be appointed as a poll worker, unenrolled.

Moved by Mr. Silva to appoint Ms. Collins as a poll worker, unenrolled, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

130. Letter from Hampden Board of Selectmen thanking the Ludlow Fire Department for answering a call.

Moved by Mr. Silva thanked them for the letter and to file, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

131. Letter from Springfield Water and Sewer Commission regarding HAAS & TTHM Water Quality Violation and Public Notification.

Moved by Mr. Gennette to file, seconded by Mr. Silva. Vote 4-0. All in favor.

132. Letter welcoming Joel da Silva to the Pioneer Valley Planning Commission.

Moved by Mr. Rosenblum to file, seconded by Mr. Silva. Vote 4-0. All in favor.

133. Letter from Ludlow Community Center/Randall Boys & Girls Club seeking approval from the Board for five new projects.

Moved by Mr. Rosenblum to table, seconded by Mr. Silva. Vote 4-0. All in favor.

134. Letter from Massachusetts Municipal Wholesale Electric Company (MMWEC) advising they will be performing routine inspections and mowing operations on its natural gas pipeline right of way during the third quarter of 2022.

Moved by Mr. Gennette to file, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

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135. Town of Ludlow State Primary Election Early Voting In-Person Schedule.

Moved by Mr. Gennette to file, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

136. Letter from Sally Sullivan withdrawing from the 250th Birthday Celebration.

Moved by Mr. Gennette to file, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

137. Letter from Helen Bellorini stating that she will no longer be available to work at the polls.

Moved by Mr. Silva to file, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

138. Letter form Rita Taddeo stating that she is resigning as a poll worker.

Moved by Mr. Rosenblum to file, seconded by Mr. Gennette. Vote 4-0. All in favor.

UNFINISHED BUINESS

Moved by Mr. Gennette to approve and sign the Executive Session Minutes of April 19, 2022, with all members present, seconded by Mr. Silva. Vote 4-0. All in favor.

Moved by Mr. Gennette to approve and sign the Selectmen's Minutes of May 24, 2022, with all members present, except Mr. Rosenblum, seconded by Mr. Silva. Vote 4-0. All in favor.

Moved by Mr. Gennette to approve and sign the Selectmen's Minutes of January 10, 2022, with all members present, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

Ludlow Housing Authority – 37-39 Chestnut Street lease status of Town's lease agreement and Exit 7 lease agreement (Tabled to 7/26/22).

Mr. Strange explained that this will need to be tabled until August 9th. They went out today to cap off the heating system and there wasn't enough time to get all of our ducks in a row to talk about it today.

Moved by Mr. Gennette to table the Ludlow Housing Authority Town's lease agreement until August 9th, seconded by Mr. Silva. Vote 4-0. All in favor.

Board to vote on FY23 cost of living adjustments for non-union management employees. (Tabled from 7/12/22)

Mr. Strange explained that this is nonissue at this point. They initially thought there was more than one person that this applied to so they will discuss it in Executive Session. He recommends the Board take no action.

Moved by Mr. Silva to take no action on the cost-of-living adjustments for non-union management employees, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

Board to approve and sign O'Reilly, Talbot & Okun Associates, Inc. proposal for Asbestos & Hazardous Materials Consulting Services for the former Veterans Park Elementary School.

Mr. Strange stated that this is the survey to get it ready for an RFP and it slipped through the cracks.

Moved by Mr. Silva to approve and sign the O'Reilly, Talbot & Okun Associates, Inc. proposal for Asbestos & Hazardous Materials Consulting Service for the former Veterans Park Elementary School, seconded by Mr. Gennette. Vote 4-0. All in favor.

Board to authorize use of the Building Infrastructure fund to pay for the Town Hall HVAC Feasibility Study.

Mr. Gennette asked how much is in the Building Infrastructure fund and how much they will be using for this?

Mr. Strange stated that there is at least $100,000 in the fund and the invoice is $36,000.

Moved by Mr. Rosenblum to authorize the use of the Building Infrastructure fund to pay for the Town Hall HVAC Feasibility Study, seconded by Mr. Gennette. Vote 4-0. All in favor.

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NEW BUSINESS

Board perused Selectmen's Minutes of March 23, 2022.

Board to vote to authorize use of the Building Infrastructure Article for Corcoran Plumbing & Heating invoice for Town Hall.

Moved by Mr. Gennette to authorize the use of the Building Infrastructure Article for Corcoran Plumbing & Heating invoice for Town Hall in the amounts of $1,074.63 and $5,771.52, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

Board to approve and sign the contract with MUNIS to upgrade services.

Moved by Mr. Silva to approve and sign the contract with MUNIS to upgrade services, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

Board to approve and sign ten copies of the call of the election for the September 6, 2022, Town Election.

Mr. Silva asked if this should be for the State Primaries and not the Town Election as that is only done in March?

Mr. Gennette confirmed that it is the State Primary and not the Town Election.

Moved by Mr. Rosenblum to approve and sign ten copies of the call of the election for September 6, 2022, seconded by Mr. Silva. Vote 4-0. All in favor.

Board to open the warrant for the October 3, 2022 Special Town Meeting. Articles for inclusion in the warrant will be accepted until Monday, August 22, 2022 at 4:00 p.m. and the warrant will officially close at the Selectmen's meeting on Tuesday, August 23, 2022.

Moved by Mr. Silva to open the warrant for the October 3, 2022 Special Town Meeting, seconded by Mr. Gennette. Vote 4-0. All in favor.

Board to vote to terminate Harpers Payroll Services contract for failure to comply with terms of the Contract.

Mr. Strange explained that there is a contract with Harpers Payroll that was supposed to be effective January 1st and after speaking to the Treasurer and Accountant there was supposed to be a trainer that came into train staff internally and migrate the data from the current system to the Harper system and it was never done. Mr. Strange and other staff members have tried to follow up with them and they have never responded to their requests.

Mr. Gennette asked who is replacing Harpers and how it is being handled currently?

Mr. Strange explained that it is currently done manually and then updated in MUNIS, which has been done for years. After MUNIS is upgraded, they plan on using MUNIS' payroll function once it is upgraded.

Mr. Gennette asked if they will need another payroll service once the upgrade is complete?

Mr. Strange stated that they will not need another payroll service. It will be done in house.

Mr. Rosenblum asked if they are considering going bi-weekly?

Mr. Strange said they are considering that.

Moved by Mr. Silva to terminate Harpers Payroll Services contract for failure to comply with terms of the contract, seconded by Mr. Gennette. Vote 4-0. All in favor.

Board to approve contract with CMD Technology Group.

Mr. Strange explained that he was working with Charlie from CMD Group today to hammer out the details, but the contract is not complete and would like to table this until August 9th.

Moved by Mr. Rosenblum to table approving the contract with CMD Technology Group until August 9th, seconded by Mr. Gennette. Vote 4-0. All in favor.

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Board to approve and sign Gravel Bank Permits.

Mr. Rosenblum asked if Haluch's permit is okay because they were encroaching on someone else's property?

Mr. Goncalves explained to Mr. Strange that Raymond Haluch, Inc. is the one that Mr. Rosenblum is referring to and he does not believe they came to a resolution on that one. One of the neighbors, Scantic Lands complained that a portion of their property that was being used by Haluch. The Selectmen were going to meet with Mr. Haluch but unexpectantly, he passed away. He believes it something the Board needs to revisit.

Mr. Rosenblum stated that they did meet with the daughter, and they agreed that there would be no digging in that section of the property. They are assuming everything is going well because they haven't heard anything, but they would like Mr. Strange to double check with them.

Mr. Silva stated that if these went through the inspection process already, it would have been brought to their attention if there was a problem.

Moved by Mr. Gennette to approve and sign the Gravel Bank Permits for Raymond Haluch, Inc., Banas & Sand Gravel Co., Inc., Caracas Construction Corp., Daniel's Gravel Bank, LLC, Scantic Lands, LLC, Chenier's Gravel Bank, Inc., Ginmar Enterprises, Inc., Ludlow Fish and Game Club, Inc. and Nawrocki Construction, Inc., seconded by Mr. Rosenblum. Vote 4-0. All in favor.

Board to sign integrated agreement between the Town and the National Correctional Employees Union, Local 130 (Dispatcher's).

Mr. Strange explained that they do not need a motion to sign the contract for the dispatchers.

Board to approve a request to charge off medical expenses and lost wages to Chapter 41, Section 111F for an injury sustained by a Police Officer.

Moved by Mr. Rosenblum to approve a request to charge off medical expenses and lost wages to Chapter 41, Section 111F for an injury sustained by a Police Officer, seconded by Mr. Gennette. Vote 4-0. All in favor.

Board to vote on Doherty, Wallace, Pillsbury & Murphy contract.

Mr. Strange stated that the contract terms remained the same as last year, including the rates.

Moved by Mr. Gennette to approve the contract between the Town and Doherty, Wallace, Pillsbury & Murphy, seconded by Mr. Silva. Vote 4-0. All in favor.

Board to approve and sign MWRA agreement between the Ludlow Fire Department and the Town.

Moved by Mr. Silva to approve and sign the MWRA agreement between the Ludlow Fire Department and the Town, seconded by Mr. Rosenblum. Vote 4-0. All in favor.

BOARD UPDATES/MISC.

American Rescue Plan Act (ARPA) Funds Updates.

Mr. Goncalves is excited if the $1,250,000 from the state comes through. The town will be able to do some of the things it was not going to be able to do with the ARPA funds. Once the Governor signs it, they should be good.

Mr. Silva stated then they may need to be able to do other projects with the ARPA funds.

Mr. Rosenblum stated that they should also look at grass versus turf for the track and field project again. If it was turf, they would be able to use it for field hockey and other things but when the temperature heats up, the turf does also. He believes Spec Pond spends $50,000 annually to upkeep their grass fields. The maintenance will be the school's responsibility.

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

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Event Calendar:

2022 Concert Series
- *August 7 – PaxSax Quartet
- *August 21 – Jeff Gavioli & his Bad News Jazz and Blues Orchestra
- *August 28 – Hofbrauhaus Bavarians
- *September 11 – Acousticca
- *September 18 – Irish Music with Bill Eagen

September 1-4th – Festa 2022
September 24 & 25 – 2nd Annual Ludlow Community Market

CLOSING COMMENTS

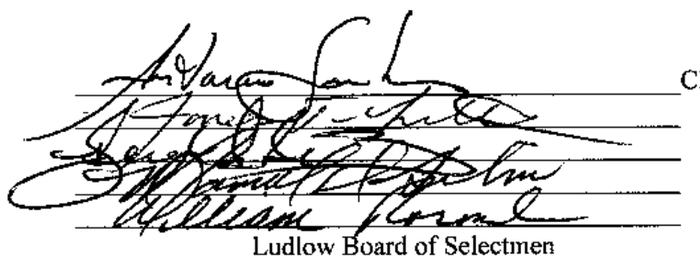
Mr. Gennette explained that the Ludlow Cultural Council has been doing great things in town. They have brought a lot of art and music to town. They gave out more than $16,000 to bring art & music to the community. The Cultural Council is also looking for members. Mr. Gennette read the event calendar.

Mr. Rosenblum stated that he is pleased to see things like the Ludlow Cultural Council is putting together in the community. It is good to see the town is moving in the right direction.

Mr. Silva stated that the Board of Health did advise that the COVID numbers are up, but they are not as serious as they were. He would like everyone to stay safe.

Mr. Goncalves stated that Festa is September 1st through the 4th. There is an uptick in COVID with the positivity rate around 11% for Ludlow. Reminds residents to be safe also.

Moved by Mr. Rosenblum, to adjourn this meeting at 7:05 p.m. and not return to open meeting but to enter into Executive Session for the purposes to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel; and to discuss strategy with respect to collective bargaining or litigation in an open meeting may have a detrimental effect on the bargaining or litigating position of the public body, seconded by Mr. Silva. Vote 4-0. All in favor.



Chairman

Ludlow Board of Selectmen

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

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