



**Town of Amherst
Town Council Meeting
Monday, December 6, 2021
Town Room, Town Hall
4 Boltwood Avenue
Executive Session Minutes**

President Griesemer called the executive session to order at 11:13 p.m. pursuant to the following general laws:

- MGL c.30A, §21(a)2, to conduct strategy sessions in preparation for negotiations with nonunion personnel, Town Manager Paul Bockelman,
- MGL c.30A, §21(a)2, to conduct contract negotiations with nonunion personnel, Town Manager Paul Bockelman
- MGL c.30A, §21(a)7, to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements: to approve the executive session minutes for the following dates:

- August 31, 2020
- September 21, 2020
- October 19, 2020
- May 13, 2021
- May 18, 2021
- June 7, 2021
- June 28, 2021

To retain for future Town Council review the approved executive session meeting minutes of the following dates:

- May 13, 2021
- May 18, 2021
- June 7, 2021

And to release the executive session meeting minutes of the following dates:

- August 31, 2020
- September 21, 2020
- October 19, 2020

- MGL c.30A, §21(a)7, to consider the purchase, exchange, lease, or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

Councilors Participating Remotely: Bahl-Milne, Brewer, De Angelis, DuMont, Griesemer, Hanneke, Pam, Ross, Ryan, Schoen, Schreiber, Steinberg, Swartz

Councilors Absent: None

Staff present: Clerk of the Council Athena O’Keeffe

Griesemer confirmed all participants can hear and be heard and no one is present and can hear the discussion at their remote locations.

Strategy sessions in preparation for negotiations with nonunion personnel, Town Manager Paul Bockelman

Griesemer spoke about the existing contract, which includes a 2% cost of living increase; Bockelman converted his car allowance to direct salary.

Griesemer proposed extending the Town Manager's contract to 2025.

DuMont expressed discomfort with extending the Town Manager's contract past the end of the current Council's term, and suggested the next Council make a decision next year.

Brewer stated extending the contract to 2025 would tie the next Council's hands.

MOTION: Griesemer moved, second by De Angelis, to commend the Town Manager for his ongoing performance and extend his contract to 8/1/2025.

VOTED 12-1 by roll call (Bahl-Milne, Brewer, De Angelis, Griesemer, Hanneke, Pam, Ross, Ryan, Schoen, Schreiber, Steinberg, and Swartz voted Yes; DuMont voted No) to commend the Town Manager for his ongoing performance and extend his contract to 8/1/2025.

Approval and release of executive session minutes

MOTION: Griesemer moved, second by Ryan, to approve the following Town Council executive session minutes, as presented:

- August 31, 2020
- September 21, 2020
- October 19, 2020
- May 13, 2021
- May 18, 2021

VOTED 12-0-1 by roll call (Bahl-Milne, De Angelis, DuMont, Griesemer, Hanneke, Pam, Ross, Ryan, Schoen, Schreiber, Steinberg, and Swartz voted Yes; Brewer Abstained) to approve the following Town Council executive session minutes, as presented:

- August 31, 2020
- September 21, 2020
- October 19, 2020
- May 13, 2021
- May 18, 2021

MOTION: Griesemer moved, second by Hanneke, to retain for future Town Council review the following approved executive session minutes:

- May 13, 2021
- May 18, 2021

VOTED 12-0-1 by roll call (Bahl-Milne, De Angelis, DuMont, Griesemer, Hanneke, Pam, Ross, Ryan, Schoen, Schreiber, Steinberg, and Swartz voted Yes; Brewer abstained) to retain for future Town Council review the following approved executive session minutes:

- May 13, 2021

- May 18, 2021

MOTION: Griesemer moved, second by Steinberg, to release the following executive session minutes:

- August 31, 2020
- September 21, 2020
- October 19, 2020

VOTED 12-0-1 by roll call (Bahl-Milne, De Angelis, DuMont, Griesemer, Hanneke, Pam, Ross, Ryan, Schoen, Schreiber, Steinberg, and Swartz voted Yes; Brewer abstained) to release the following executive session minutes:

- August 31, 2020
- September 21, 2020
- October 19, 2020

Town Manager Paul Bockelman joined the meeting at 11:38 pm.

Assistant Town Manager David Ziomek joined the meeting at 11:38 pm.

Griesemer thanked the Town Manager for his work and offered to extend the Town Manager's contract to August 31, 2025. Griesemer stated a press release will be sent tomorrow relaying the Town Council's action, and the information will not be made public until the press release is sent.

Bockelman thanked the Council.

DPW Site

Ziomek reported a request for proposals was issued for a DPW site. The Town received four responses, two in Hadley and two in Amherst. None of the responses met the needs of the Town for various reasons; bids came in at the cap of \$20M. A site on North Maple Street in Hadley is currently industrial office buildings. The developer was looking to downsize and sell some of the buildings. The site was favorable due to the location and there initially appeared to be potential to repurpose existing buildings. Water and sewer are available on site. Ziomek spoke about the taxes the Town would pay if it purchased a property in another municipality, access to route 116 going south. Ultimately the Town determined that the buildings could not be converted to a needed use. The parcel is 10-15 acres with flat, dry buildable area. Hadley officials were supportive, but the Town would require special legislation to purchase property in another town, which could be a lengthy process.

Other sites considered do not have water or sewer, and it would be costly to bring utilities; there were concerns with neighbors adjacent to other potential sites as well.

Hanneke asked about the \$20M limit, and if a higher project cost would be considered if a suitable site cannot be found at that funding level and asked about alternative sites.

Ziomek spoke about the Fort River site, which is not ideal, and that if the goal of a site at the current funding level cannot be achieved, the design could be modified to fit the budget.

Councilors asked about Amherst College allowing the Town to use one of their parcels.

Ziomek responded that the college is not interested.

Schreiber asked about UMass Tillson Farm.

Ziomek responded that the Town approached UMass and they gave a hard no.

Schoen asked about the project price.

Ziomek responded that \$20M is the total project cost including land acquisition and building costs.

Ziomek spoke briefly about cleanup at the current DPW site before it is repurposed.

Griesemer declared the meeting adjourned from executive session at 12:10 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Athena O'Keeffe".

Athena O’Keeffe, Clerk of the Council