

## BOARD OF SELECTMEN

May 13, 2013

### Executive Session

Chairman Michael J. Newhouse called the meeting to order at 6:55 p.m. for the purpose of discussing collective bargaining and real property issues. Present were Selectmen Michael L. Champoux, Louis Cimaglia, IV, Michael V. McCoy and Judith L. O'Connell.

Town Manager Hull explained that during the open session the Selectmen would be asked to approve the contract with the New England Police Benevolent Association, Local 13 and to sign the agreement. Present during this discussion was Police Chief Michael Begonis.

The contract is a one year contract which includes: (1) increasing the number of ways that employees can be tested for drugs or alcohol; (2) removes language from Article 10 Section 3 dealing with the Quinn benefit which could be deemed to mean that the benefit only applied during the current term of the agreement and (3) added a 4th step to the wage scale to re-establish a reasonable level of separation between the patrol ranks and the superior ranks.

Since Board members had no questions Chief Begonis left the meeting.

Discussion took place regarding St. Dorothy's property. Town Manager Hull provided the Board with two maps which illustrated possible subdivision of a portion of the property into house lots and provided an outline of the conversation that he had with Dennis Donovan from the Boston Archdiocese.

Selectman O'Connell noted that some interested parties may pay as much as \$200,000 per lot for buildable residential property. Selectman Newhouse referenced the five lots that the church has already obtained Form A's for and indicated the value of that portion of the property alone could be \$1.0 million.

Town Manager Hull noted that based on conversations with Anthony Pronski and Karen Rassias, the cost for constructing a road into the property could be \$300 per foot. Chairman Newhouse stated he has heard the rate could be \$500 per foot. Town Manager Hull noted that he used the figure to estimate an amount of money that a developer would need to spend to construct a road. That value, or a portion of it, would presumably come off of their purchase price.

Selectman O'Connell noted that the market for available property to build on is very hot right now. Selectman Newhouse suggested if time is not our friend, it would be advisable to give the Town Manager the okay to agree to a price with a contingency that the Town have 60 days to obtain an appraisal.

Selectman Cimaglia, after reviewing the information about the process required by the church to approve the sale, questioned how long it would take the Archdiocese to obtain approval.

Town Manager Hull noted that Dennis Donovan stated that a number of individuals have provided unsolicited offers and he expects further offers this week. He stated that the average offer is \$2.0 million and that the church is prepared to sell the property to the Town for \$1.8 million. Mr. Hull stated that he offered to recommend a purchase price of \$1.5 million but Dennis Donovan stated that the church could agree to a 10% discount but not a 25% discount.

Selectman O'Connell questioned whether the church has an agent. If they have an agent then 4% to 5% of the sale price for the property would go directly to the agent. She also questioned whether there is a likelihood of contamination on the property. Chairman Newhouse noted that at one time there was a garage across the street and currently AAA Tire operates across Main Street. He further noted that given that part of the property serves as a parking area for trucks, it would be advisable to investigate for potential contamination.

Chairman Newhouse suggested that obtaining an appraisal will lessen the criticism of being second guessed on the purchase price.

Selectman O'Connell suggested providing a written offer for a lesser amount to gauge their response. A written offer may provide a greater measure of seriousness. Selectman Champoux agreed.

Selectman Cimaglia offered that if the Town Manager offered a lesser price to gauge the response, and if Mr. Donovan does not accept the offer, then state that he would be prepared to return to the Selectmen to recommend the \$1.8 million.

Selectman McCoy noted that the town has plowed the church parking lot for years which has eliminated a significant cost to the church and that perhaps they should be reminded of that benefit.

Selectman Champoux stated he was comfortable with the \$1.8 million price.

Chairman Newhouse suggested that the church be reminded that whoever purchases the property will realize that they still must go through various town committees and commissions for approvals which will take some time and provide a measure of cost to the perspective developer.

Selectman O'Connell stated that there is value to the fact that the town has cash on hand, so to speak, in terms of reserves whereas a developer will need to obtain financing.

Selectman Champoux also suggested advising the church that the town would be a good neighbor if it owned the property which provides a greater level of certainty for the church.

Selectmen agreed that the Town Manager should offer an amount less than \$1.8 million then gauge the reaction and go from there. If necessary, indicate that he would return to the Selectmen and believes that they would endorse the purchase for \$1.8 million.

There being no further business of an Executive Session nature to come before the Board of Selectmen and upon motion duly made and seconded and recorded by roll call vote, it was

VOTED: To close the executive session and to return to open session at 7:28 p.m.

Respectfully Submitted,

  
Jeffrey M. Hull  
Town Manager