

Selectmen's Minutes
Town Administrator's Office, 30 Martin Street

February 11, 2019

Present: Chairman Lisa J. O'Donnell, Selectman Andrew C. Spinney, Selectman Peter D. Phippen, Town Administrator Brendhan Zubricki, Town Counsel Gregg Corbo, Selectmen's Assistant Pamela J. Witham, Town Accountant Virginia Antell, Finance Committee Chair Ben Buttrick, Finance Committee members Guy Bradford, Rob Fitzgibbon, Michael Flynn, David Gabor, Richard Ross, and Alison Williard, Project Manager Tim Dorman, and Design Consultants Stuart Roberts and Phil O'Brien.

EXECUTIVE SESSION (Released 6/17/2019)

At 6:59 p.m., citing the need to discuss the purchase or value of real property at 11 John Wise Avenue, Map 128, Lot 90; the Town's strategy with respect to Collective Bargaining concerning the proposed FY20 renewal of the American Federation of State, County, and Municipal Employees (AFSCME) collective bargaining agreement; and, strategy with respect to Collective Bargaining concerning the proposed FY20 renewal of the Essex Police Benevolent Association (EPBA) collective bargaining agreement; the Chairman entertained a motion to move to Executive Session. She stated that discussing these matters in Open Session would be detrimental to the Town's negotiating and bargaining strategies and said that there was no new information regarding the Gloucester case to discuss. She invited the Town Administrator, Town Counsel, the Project Manager, and the Project Designers to attend the Executive Session, as well as the Finance Committee as well as the Town Accountant, when they joined those present. She said the Board would only be returning to Open Session to adjourn the Board meeting and proceed to the Special Town Meeting in the gymnasium. The motion was moved and seconded. Following a unanimous Roll Call Vote, the Board, their Assistant, the Town Administrator, Town Counsel, the Project Manager, and the Project Designers moved to Executive Session.

Purchase or value of real property at 11 John Wise Avenue, Map 128, Lot 90: Those present discussed the property at 11 John Wise Avenue. The owners had offered to sell the property to the Town and then changed their mind. In the meantime, the Town commissioned an appraisal of the property which came in at \$610,000. Then the property owners said that they would sell the property for \$785,000. The property, combined with a portion of the unused Town-owned cemetery, is the most suitable site researched to date for a new public safety building. It was the general consensus that even at the highest price, the project would cost less than building on the other sites that were examined, and probably even less than constructing the building on the single cemetery site. The Board then resolved to seek \$785,000 for the purchase of the property from tonight's Town Meeting.

The Finance Committee, after a Roll Call Vote to join the Selectmen and move to Executive Session, joined those present with the Town Accountant.

Mr. Zubricki briefly outlined the results of the property appraisal, the current asking price for the property, and the reasons to still consider the property. Those present discussed the matter and all were in agreement to ask the Town Meeting for approval to buy the property for \$785,000.

Strategy with respect to Collective Bargaining concerning the proposed FY 20 renewal of the American Federation of State, County, and Municipal Employees (AFSCME) collective bargaining agreement and strategy with respect to Collective Bargaining concerning the proposed FY 20 renewal of the Essex Police Benevolent Association (EPBA) collective bargaining agreement: This item was not discussed due to time constraints.

There being no further business before the Board requiring an Executive Session, a motion was made and seconded to return to Open Session. Following a unanimous Roll Call Vote by the Board and the Finance Committee, the Board, their Assistant, the Finance Committee, the Town Administrator, the Town Accountant, Town Counsel, the Project Manager, and the Project Designers returned to Open Session at 7:27 p.m.

Prepared by: _____
Pamela J. Witham

Attested by: _____
Andrew C. Spinney