

**SELECTMEN'S MEETING
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, January 5, 2015**

Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons, Mark Fairbrother, Chris Boutwell (absent), Mike Nelson; Town Administrator, Frank Abbondanzio, Executive Assistant, Wendy Bogusz

Nelson makes the motion to appoint Mark Fairbrother as Chair. Seconded by Fairbrother, approved. Nelson – Aye, Fairbrother - Aye

Approve minutes of December 22, 2014

Nelson makes the motion to approve the minutes of December 22, 2014. Seconded by Fairbrother, approved unanimously. Nelson – Aye, Fairbrother – Aye

Public Comment Period: Individuals will be limited to two (2) minutes each and the Board of Selectmen will strictly adhere to time allotted for public comment.

J. Reynolds: Requests the Board seriously consider following state code in terms of when roads meet. For instance, the cross road that junction road on the north end where it comes onto Greenfield Road. We have had accidents on it. It seems to me if we are going to spend money on Greenfield Road we may as well make it safe, at least get a T in which is what the State requires. It just seems like it would make sense to do this while we have a construction project that is going to happen in the area.

Abbondanzio states Cross Road is a Town Road and part of it is in APR land

**MJ Adams, Director of Community Development, FCRHRA
Sign Budget and Program Revision Form**

Nelson makes the motion to authorize budget amendment to add \$8,433.00 of Montague Housing Rehab Revolving Loan (Program Income) money into the FY2013 Montague Grant known as known as CDFI-G-2013 00705 for a total amount of \$434,839.00. Seconded by Fairbrother, approved unanimously. Fairbrother – Aye, Nelson – Aye.

John Reynolds, Boston Post Cane Discussion

Reynolds shows box as a sample of how the cane and a plaque with name plate could be displayed. Prices depend on wood used, style and size, estimates range from \$100 to \$300. This is part of the Towns history and thinks something should be done with it.

Abbondanzio says there should be money available in the discretionary account for this.

Fairbrother doesn't like the idea of putting the cane out where there would be an increase in it being stolen; but Nelson disagrees with this and feels the cane should be displayed.

J. Golrick suggests putting the cane in the Police Department if security it an issue.

Fairbrother asks J. Reynolds to come back before with Board with a specific design and price so they can vote on it.

Town Administrators Report

Resignation of Montague Cultural Council member Katia Williford

Nelson makes the motion to approve the resignation of Katia Williford from the Montague Cultural Council with regret, effective today. Seconded by Fairbrother, approved unanimously. Fairbrother – Aye, Nelson – Aye

Topics not anticipated in the 48 hour posting requirements

- Abbondanzio: There was a Real Estate Auction today which brought in \$59,000. 35 Eleventh Street - \$49,000; 249 Wendell Road - \$7,000; 257 Wendell Road - \$6,000 ; Rear Meadow Road - \$5,500 and West Chestnut Hill Road -\$500. There will be another auction in the Spring, but I will have to approach Town meeting to get permission to approach abutters to sell the properties with little or no value for the assessed value. Purchase and Sale agreements will be brought forward next week and Town Council will be working on preparing the deeds

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- There is a tentative signed agreement with the UE as of today
- Abbondanzio: I just came from a meeting with the Civic Commission and Request for proposals for the Shea Theater will be going into the Central Register within the next two weeks looking for proposals due in April. I will be giving you the revised RFP prior to it going into the Central Register

Discuss the sale of Real Estate:

26-28, 30, 34 and 34R East Main Street Millers Falls to Robert O'Bear subject to a Request for Proposals under the Commercial Homesteading Program received on August 18, 2014.

Sign Real Estate Agreement (REA) and Land Development Agreement (LDA)

Ramsey: I have a Real Estate Agreement as well as a Land Development Agreement. Both parties have sat down and worked on the finer points of the LDA. This is a precursor to a deed transfer. Mr. O'Bear bid on purchasing the properties for \$1.00 (all parcels). As Mr. O'Bear does the development he is going to receive certificates of compliance on each of the six parcels that will enable him to finance the full development of the project over a phased approach. The project will be complete when there is a certificate of final completion and we have defined what that is in this agreement. David Jensen's office will be the one releasing the certificates and will be working with Mr. O'Bear closely on the whole project. The proposals were received on August 18, all 6 lots are being sold, the developer agrees to take on property and repair at his own expense. All work and financing to be done by Mr. Obear. You are just being asked to sign the REA tonight. The LDA will be signed at a later time when the deed is transferred. However, the LDA is the meat on the bones of the agreement and is an addendum to the REA we are asking you to sign. This is the way this was structured by the Attorney.

Jensen states buried deep in the agreement is one sentence saying to be signed at the closing and he believes it is ready to be signed.

Mr. O'Bear is fine with signing the LDA tonight even though he didn't think he would be signing this tonight.

Nelson feels if it says it will be signed at the closing then we should wait until the closing and do it the right way.

Nelson makes the motion to sign the Real Estate agreement for 26-28, 30, 34 and 34R East Main Street Millers Falls to Robert O'Bear as has been presented. Seconded by Fairbrother, approved unanimously. Fairbrother – Aye, Nelson - Aye

Executive Session under G.L. c 30A, Section 21 (a)(3) to discuss strategy with respect to Collective Bargaining involving town unions (TOMEA, UE) Votes may be taken

Fairbrother declares discussing strategy with respect to Collective Bargaining involving town unions (TOMEA) in open session will be detrimental to the public good.

Nelson makes the motion at 7:40 PM to enter into executive session under G.L. c 30A, Section 21 (a)(3) to discuss strategy with respect to Collective Bargaining involving town unions (TOMEA) Votes may be taken and coming out only to adjourn the regular meeting. Seconded by Fairbrother, approved unanimously. Nelson – Aye, Fairbrother - Aye

Nelson makes the motion to adjourn the meeting at 8:10 PM. Seconded by Fairbrother, approved unanimously. Nelson – Aye, Fairbrother - Aye