

IN BOARD OF SELECTMEN
TUESDAY, APRIL 9, 1991

Present: Chairman Judith A. Cope, David A. Wallace and John C. Drobinski.

The statutory requirements as to notice having been met, the meeting was convened by Chairman Judith A. Cope at 7:00 p.m., at the Lincoln-Sudbury Regional High School, Conference Room 303.

Award Contract - Fire Headquarters Construction

Present: Fire Chief Michael Dunne.

On the recommendation of the Permanent Building Committee, with the concurrence of the Fire Chief, it was on motion unanimously

VOTED: To award the contract for construction of the Fire Headquarters on the Town-owned Oliver Land, so called, off Hudson Rd., to L. D. Russo, Inc. of Ayer, Massachusetts, in the amount of \$629,089, inclusive of Alternate 1, in accordance with plans and specifications entitled "Town of Sudbury, Mass. Specifications for Fire Headquarters, dated 11 February 1991" inclusive of three addenda, as prepared by The Carell Group; and to authorize the Chairman to execute the contract therefor and documents related thereto.

It is understood that the Chairman is authorized to execute change orders to the contract as well as other documents required during the course of the construction affecting the contract, as recommended by the Permanent Building Committee.

Middlesex News Meeting

Chairman Cope stated she would attend a conference sponsored by The Middlesex News of MetroWest communities to discuss local finances and ability to meet service needs. The meeting will be held May 8, 1991 in Framingham.

Unisys

Present: Seven members of the Finance Committee.

Chairman Cope convened a joint meeting with the Finance Committee relative to the Town Meeting article proposing purchase of the Unisys property.

The Finance Committee expressed its opinion that the money simply is not there for the purpose of the Unisys property. The Committee cited various factors which affect their feeling that purchase by the Town would be unwise; i.e., the land is polluted; they see no real threat regarding the lawsuit; the Town can still sit and wait.

Selectman Wallace responded by saying that the lawsuit will not go away, and that if there is liability on the part of the Town, even the Trustee in Bankruptcy (if Unisys were to file) would push the litigation. Mr. Wallace stated that a judgment against the Town could mean substantial money damages, not to mention the cost of litigation itself.

Selectman Wallace explained that there is no way of knowing which way it will go in terms of the purchase price for the property; that it could very likely rise sharply in the future if our deal fails. However, he stressed that no part of our purchase price would go to Unisys unless and until the land is deemed cleaned. It is Mr. Wallace's opinion that the Town will never find property such as Unisys' at a lower price and that it would be a very financially sound investment.

It was brought out that it may take the Department of Environmental Protection three to six months just to be able to say what more has to be done concerning the contamination issue.

A concern was raised that a purchase of the property by the Town would take the property off the tax rolls. Selectman Wallace pointed out that Unisys has gone for an abatement and its commercial value will be lower. Additionally, Mr. Wallace stated that if Unisys were to go into bankruptcy they may not pay their taxes anyway.

A member of the Finance Committee commented that there is only a certain amount of money available to the Town and he questioned whether that money should be used to purchase the Unisys property or for fire, health and safety. Mr. Wallace stated that the Melone property, if purchased, would generate substantial income; and that Concord will be contributing toward the purchase price. Mr. Wallace urged that the Town look to the future, not just short term.

Executive Secretary Thompson stated that he has heard a private group is interested in the Unisys property and that it is believed to be a viable location for a golf course.

Finance Committee member Marjorie Wallace stated that there are no real facts and figures to base a decision to commit a couple of million dollars.

Mr. Thompson stated that the talk about the Unisys lawsuit going away if Town Meeting passes the article should be closely looked at. Mr. Thompson stated that Unisys has conditioned its promise to dismiss the lawsuit if Town Meeting approves all of the petitioned rezoning articles based on its obtaining all permits and conditions it would be seeking from the Town's boards and commissions.

Town Moderator Thomas Dignan announced a quorum was present for Town Meeting, and thus Chairman Cope adjourned the meeting at 7:35 p.m.

Attest:

Richard E. Thompson
Executive Secretary-Clerk