

IN BOARD OF SELECTMEN
WEDNESDAY, JUNE 29, 1983

Present: Chairman John E. Murray, Anne W. Donald and Myron J. Fox.

The statutory requirement as to notice having been fulfilled, the meeting was called to order at 9:10 a.m. in the Loring Parsonage.

Lease - Loring School

Present: Laury Hammel, representing Sudbury Community Arts Center, Inc. and Carol Hitz, Treasurer, Sudbury Community Arts Center, Inc.

Chairman Murray opened the meeting by stating that the meeting's purpose was to achieve a general understanding rather than to negotiate the details of the lease. Chairman Murray stated that the Board had received Mr. Hammel's recommended changes to the draft lease drawn by Town Counsel's office which will be reviewed by Counsel together with the proceedings of this meeting. Town Counsel would, after discussion with Mr. Hammel and/or his attorney, revise the lease accordingly for consideration by the Selectmen.

Mr. Hammel concurred with this approach, stating that for the purposes of this meeting he had been given no authority to commit the Arts Center Board.

Chairman Murray restated the Board's commitment to negotiating a lease with the Arts Center although interest had been expressed by both the Framingham Children's Center and the Wayland Academy in leasing the premises. The Board expressed its desire that Mr. Hammel contact these groups, particularly the Framingham Children's Center which is in immediate need of housing, with the thought that the Arts Center might accommodate their needs.

Mr. Hammel stated he would be willing to contact the groups; however, he has commitments already for most of the space and was confident that the remaining area could be leased easily since there was a waiting list for space at the Loker School (Wayland). Mr. Hammel noted that it was the Arts Center's intent to lease the space for \$3.50/square foot and expressed his understanding that all uses must be non-profit.

Relative to the hours of operation, Selectman Fox stated that in theory he is in favor of nighttime use because it has been shown to cut down on vandalism. The Board concurred but agreed that Sunday use would be prohibited except for special events, when approved by the Selectmen, or for use by a tenant/artist as an individual.

The Board and Mr. Hammel were agreeable to a lease from July 1, 1983 through June 30, 1984 inclusive, and regular hours of operation from 8:00 a.m. to 10:00 p.m., with classes ending at 9:30 p.m., Monday through Saturday, with use on an individual basis allowed beyond those parameters.

Mr. Hammel stated it was the intention to have separate locks and strict key control.

Regarding public access, Mr. Hammel expressed the Arts Center Board's position that it did not wish to be responsible, financially or otherwise, for use which it does not control. In this regard, therefore, he expected that costs (utilities and general maintenance) of public access not sponsored by the Lessee would be paid by the Town and that all scheduling for civic or community use of the building would be done directly by the Arts Center.

The Board agreed that should the Town use the auditorium for a public meeting it would be willing to pay costs associated with that use.

Chairman Murray commented that the restrooms are available currently for Little League and summer day programs sponsored by Park and Recreation and that this use would most likely be continued next season.

Regarding the duties and pay schedule for the physical plant supervisor, Mr. Lewis, Chairman Murray will request that the Executive Secretary provide these for attachment to the Lease as requested by Mr. Hammel.

Relative to the Town's position regarding roof repairs to be made at the Lessee's expense, it was noted by Chairman Murray that the Town expects these to be of a minor nature, i.e., small leaks.

Mr. Hammel stated that the Arts Center Board desires language to indicate that if the parties cannot agree on the repairs to be made, it can terminate the lease.

Relative to the provision for snowplowing by the Lessee of the premises as amended by the Lessee, Selectman Donald suggested that fire safety also be added as a determining factor.

Mr. Hammel was advised by the Board of a change in Section 19 which was required for consistency with Section 7, pertaining to the Lessee's obligation for repair of the roof.

The Selectmen were agreeable to providing a plot plan to be attached to the Lease to delineate areas notated in Section 2, Premises.

The Board thanked Mr. Hammel for meeting with them and stated its desire for a speedy completion of the leasing arrangements.

Fire Captain's Vehicle

Present: Chief Michael Dunne.

The Board reviewed a communication dated June 27, 1983, from the Fire Chief recommending replacing the Captain's vehicle with a 1983 Ford four-door sedan with police package options from Natick Auto Sales at a price of \$8,857 (priced by

collective bid under G.L.c. 7, s. 22B, issued to the Greater Boston Police Council), retaining the Department's 1977 Chevrolet pick-up and relinquishing (perhaps to another department) the 1974 Chevrolet pick-up received from the Air Force. This purchase from FY84 funds (\$10,000 available) is proposed in place of the original plan to purchase a four-wheel drive vehicle and trade the 1977 pick-up, since the cost of a four-wheel drive vehicle is approximately \$13,000-\$14,000.

Following discussion during which the Fire Chief informed the Board that the purchase of a four-wheel drive vehicle is not a necessity at this time, the Board approved the Chief's recommendation of June 27.

Attest: _____

Elaine Jones
Executive Secretary Pro Tem