

SUDBURY BOARD OF SELECTMEN

EXECUTIVE SESSION

TUESDAY, MARCH 26, 2019

Present: Chairman Robert C. Haarde, Vice-Chairman Daniel E. Carty, Selectman Leonard A. Simon, Selectman Patricia A. Brown, Selectman Janie Dretler, and Town Manager Melissa Rodrigues.

The statutory requirement as to notice having been complied with, the meeting was convened at 6:00 p.m. in the Lower Town Hall.

Vote to immediately enter Executive Session to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body (Camp Sewataro) pursuant to General Laws chapter 30A, 21(a)(3).

It was on motion unanimously

Haarde-aye, Brown-aye, Carty-aye, Simon-aye, and Dretler-aye.

VOTED: To immediately enter Executive Session to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body (Camp Sewataro) pursuant to General Laws chapter 30A, 21(a)(3).

Town Manager Rodrigues presented an updated response from the Sewataro broker.

Selectman Dretler distributed her amendments to the “Response to Request for Proposal for the Disposition of Liberty Ledge, Sudbury, Massachusetts.” Her proposed changes were implemented within the “Economics and Contingencies” section, in the “Terms of Proposal” section where she added that the response to the proposed offer had to be received by the Board no later than April 3rd. Within the “Terms of Proposal” section, she included that the Camp Sewataro “client list” be part of the language.

In addition to a client list, Chairman Haarde inquired about a camp employee list. Selectman Dretler commented that an employee list could be retrieved via email.

Vice-Chairman Carty inquired about a lease option. Chairman Haarde responded that Sewataro revenues exceed \$3 million dollars, and the assumption is that the Town could propose the lease option or not. Vice-Chairman Carty stated that getting the Sewataro name and intellectual property as part of the deal was necessary.

At this time Selectman Dretler presented Town Manager Rodrigues with a list of resident questions.

Selectman Simon stated that he was uncomfortable with presenting an offer with uncertainties about projected revenue and added that the Town did not have experience with running such a camp. He further maintained that such an undertaking would create a great capital expense going forward.

Chairman Haarde maintained that the Town would be making at least \$2 million dollars by operating the camp.

Selectmen Simon and Dretler agreed that the comprehensive presentation of expenses had not been forwarded to the Board as yet.

Selectman Dretler stated that if Sudbury residents did not receive a discount on the camp, \$800 per week would be the fee. She presented a list of associated questions:

- Impact on taxes
- Cost to maintain year-round
- Override aspects
- If a new lease could ensure the same type of camp and clientele
- Liabilities involved with operating a pool
- Cost of upgrades
- Cost of general maintenance

Selectman Simon emphasized that the Town is not in the business of running businesses. Chairman Haarde replied that the Town is currently running camps and does have extensive experience in that regard.

Selectman Simon suggested that Town Manager ask the Taylors if they could delay any related proceedings until after the Fairbank Community Center is voted at Town Meeting. He added that in consideration of upcoming urgent capital need, it would be best to postpone any decision on Sewataro.

Chairman Haarde stated that monies made with the Sewataro operation could offset the Fairbank expenditures.

Selectman Brown stated that Town Manager had asked the Taylors about waiting until October Town Meeting and they responded no.

Selectman Dretler stated that residents might be disappointed with a Sewataro Town project, adding that the Sewataro pool and pond are relatively small. Chairman Haarde stated that the Town would not be buying the property for the swimming aspect.

There was a discussion regarding adaptive programs.

Selectman Simon commented that there was nothing special or unique about this property and that it was more important to maintain capital in consideration of the costly Fairbank Center.

Vice-Chairman Carty asked if Selectman Simon viewed the issue as a choice between the Fairbank Center or Camp Sewataro. Selectman Simon replied that Fairbank is the highest priority at this time. Vice-Chairman Carty responded that in terms of BOS goal-setting, Fairbank is in first place and Sewataro is in second place.

Board members reviewed the "Response to Request for Proposal for the Disposition of Liberty Ledge, Sudbury, Massachusetts," and agreed to Town Manager obtaining the client list and personal property inventory list.

Selectman Brown moved that Town Manager Rodrigues sign the offer to purchase Sewataro. Vice-Chairman Carty seconded the motion.

Selectman Simon stated that an amendment depicting member voting should be included with the offer. Selectman Dretler stated that she was in favor of such an attached amendment.

Vote to give Town Manager Rodrigues the authority to present and sign the Camp Sewataro Offer to Purchase document

It was on motion one no, one abstain, and three in favor.

Haarde-aye, Carty-aye, Brown-aye, Simon-no; and Dretler-abstain.

VOTED: To authorize Town Manager Rodrigues to present and sign the Camp Sewataro Offer to Purchase document.

Selectman Dretler reiterated that she abstained due to lack of financial information.

Vote to provide inclusion of Board voting amendment with Offer to Purchase, as discussed

It was on motion unanimously, Haarde-aye, Carty-aye, Brown-aye, Simon-aye, and Dretler-aye.

VOTED: To provide inclusion of Board voting amendment with Offer to Purchase, as discussed.

Town Manager Rodrigues outlined various related items which could not be discussed in open meeting:

- Offered purchase price and details of the document
- Information received by the owners
- Payments to Camp Sewataro – rents, maintenance, LLC payments.

Selectman Dretler mentioned that public information such as taxes and building permits and fees could be made public.

Town Manager Rodrigues stated that she would create a new debt schedule. Selectman Dretler stated that she was fine with reworking the debt chart and including it on the Town web page. Selectman Simon stated that the assessed amount is public information and the debt payment was approximately \$20 million.

Selectman Dretler requested that the number of children living on Julian's Way, Cobblestone Place and Greystone Lane be provided.

Vote to Release the voting results of the Camp Sewataro Offer to Purchase vote and how each member voted (3-1-1) in open meeting

It was on motion unanimously

VOTED: To Release the results of the Camp Sewataro Offer to Purchase vote and how each member voted (3-1-1) in open meeting.

Haarde-aye, Carty-aye, Simon-aye, Brown-aye, Dretler-aye.

At 7:07 p.m., Selectman Brown motioned to close executive session and resume in open session.
Selectman Dretler seconded the motion.

Vote to close Executive Session and resume Open Session

It was on motion unanimously

VOTED: To close Executive Session and resume Open Session.

Haarde-aye, Carty-aye, Brown-aye, Simon-aye, Dretler-aye.