

IN BOARD OF SUDBURY SELECTMEN
EXECUTIVE SESSION
TUESDAY, MARCH 12, 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 6:15 p.m. in the Lower Town Hall.

Executive Session

It was on motion unanimously

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 opened the Camp Sewataro discussion and stated that the Sewataro real estate broker provided the Town with a copy of the property appraisal and the RFP. She stated that it is the will of the Board to make an offer regarding Camp Sewataro by the end of the month.

Chairman Haarde commented that there is not much time to respond. Selectman Brown inquired about the time frame of the process. Town Manager Rodrigues responded that a response date from the owner was not supplied by the realtor, nor included on the RFP.

Vice-Chairman Carty stated that an offer would be contingent on a Town Meeting vote. Town Manager Rodrigues confirmed that the owner understands that contingency and might be collecting other offers for review.

Town Manager Rodrigues maintained that the Camp owner would continue operation of the camp this summer and possibly next summer. The Camp appraisal was \$10,370,000. She detailed that the granted subdivision had lapsed, but an ANR would likely be granted by the Planning Board because the condition of the property had not changed.

Vice-Chairman Carty asked about the rental units located on the property. Town Manager Rodrigues confirmed there were four rental properties. She added that the Town could make an offer reflecting more than the appraisal amount.

Town Manager Rodrigues indicated that the buildings were in good shape and are wood structures.

Selectman Simon commented that the total cost to the Town would be \$1.1 million in the first year and a decrease in revenue.

Selectman Dretler asked about a potential increase in camp staffing, if the Town went forward with an offer to purchase. Town Manager answered not.

Vice-Chairman Carty mentioned that there are not many big plots of land available in Sudbury. Town Manger Rodrigues said that the Town does need additional fields.

Selectman Brown asked about taxation when leasing property. Town Manager Rodrigues suggested a triple net lease with a pilot. A discussion regarding tax assessment took place.

Town Manager Rodrigues presented several chart tracks scenarios for different numbers of children and costs to the Town. The same formula was used with the Quarry North projections. Manager Rodrigues suggested a site visit before submitting any offer and invited Board members to join her on a tour.

Chairman Haarde and Town Manager Rodrigues agree that the Town currently runs several privately-leased camps on a smaller scale.

Town Manager Rodrigues presented three options for potential Town use of the Camp:

Maintain as Open Space and Recreational Space (Option 1)

Town Manager Rodrigues presented actual maintenance and liability costs for the camp at \$150,000, in addition to an initial \$950,000 bond payment. The Town could receive revenues of approximately \$90,000 from the rental of the homes on the property.

Town Manager Rodrigues mentioned that handicapped accessibility regulations would have to be addressed, and suggested that the Town could remove barriers in existing buildings. She recommended that the Building Inspector should review the associated list.

Operate as a Town Camp (Option 2)

Town Manager Rodrigues mentioned that option 2 would have the same maintenance and insurance costs as Option 1 and would also present the same accessibility issues. Currently the Town runs four separate summer camps each summer and has 1,070 campers. With this scenario, she estimated that Revenues would be \$355,719 and expenditures would be estimated at \$359,500.

Purchase Property and Lease to a Camp (Option 3)

Town Manager Rodrigues stated that based on her research and conversations with the property owner, there are camp operators who are interested in renting such camp space. There are not many such sites and that the Town could consider purchasing the property and lease it during the summer camping months. She suggested that the property could be used for Town programs and activities for the remainder of the year.

Town Manager Rodrigues stated that Option 3 revenue would be \$453,000 and the expenditures would be \$120,416. She added that this analysis did not include debt payment or other capital needs. With this scenario, the Town must enter into a competitive RFP process under Massachusetts General Law Chapter 30B in order to enter into a lease or camp management contract.

Vice-Chairman Carty stated that he would want Sewataro camp branding included for any potential lease. Town Manager Rodrigues suggested that a prospective lease might have their own branding.

Selectman Simon mentioned that there were risks involved with all three options and running such a large camp is a bigger responsibility than the Town might want. There may not be a demand for this property when considering the Broadacres purchase.

Selectman Brown stated that option 3 is the most viable and would allow the Town to preserve the land.

Selectman Simon stated that the Town already has much preserved land with Broadacres Farm, Wayside Inn, Sudbury River land, King Phillip land, and Johnson Farm.

Vice-Chairman Carty agreed, but indicated that the Town did not need 31 new McMansions and the additional number of school-aged students.

Selectman Dretler would like to see more related detail and numbers in regard to the discussed options. Selectman Simon agreed that additional data should be provided to the Board.

Town Manager Rodrigues stated that the Board could direct her to prepare a draft offer and she would present additional data to the Board.

Chairman Haarde stated that the purchase of Camp Sewataro would be an opportunity for additional revenue for the Town.

Selectman Simon suggested that DPW Director Dan Nason also provide his opinion.

Selectman Dretler mentioned that a solar farm might be implemented on the site in efforts to produce additional Town revenue.

Both Chairman Haarde and Vice-Chairman Carty agreed that housing development would be a losing proposition for the Town.

Chairman Haarde stated that there would be another executive session meeting scheduled for next week.

At 7:07 p.m., Chairman Haarde motioned to close Executive Session and resume Open Session.

It was on motion unanimously

VOTED: To close Executive Session and resume Open Session