

IN BOARD OF SUDBURY SELECTMEN
WEDNESDAY SEPTEMBER 16, 2015
7:00 PM, GOODNOW LIBRARY
SECOND FLOOR, HISTORICAL ROOM

EXECUTIVE SESSION (7:12 P.M – 8:40 P.M.)

Present: Chairman Patricia A. Brown, Vice-Chairman Susan N. Iuliano, Selectman Charles C. Woodard, Selectman Robert C. Haarde, Selectman Leonard A. Simon, and Interim Town Manager Maryanne Bilodeau

Executive Session

VOTED: At the conclusion of regular session, Chairman Brown moved to vote to immediately enter into Executive Session for the following purposes: (1) Discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares (exception 3). (2) Also discuss the purchase, exchange, lease or value of real property, specifically the Loring Parsonage, if such discussion may have a detrimental effect on the negotiating position of the government body (exception 6). (3) Also conduct strategy session in preparation for negotiations with nonunion personnel and/or to conduct contract negotiations with nonunion personnel (new Town Manager) pursuant to General Laws chapter 30A, §21(a)(exception 2). (4) Also conduct strategy session in preparation for contract negotiations with nonunion personnel (Interim Town Manager) pursuant to General Laws chapter 30a §21(a)(exception 2).

It was on roll call unanimously

Chairman Patricia A. Brown, aye, Selectman Charles C. Woodard, aye, Vice-Chairman Susan N. Iuliano, aye, Selectman Leonard A. Simon, aye, and Selectman Robert Haarde, aye.

Collective Bargaining

Interim Town Manager Bilodeau said that the DPW union voted to ratify the Memorandum of Agreement between the Town of Sudbury and the Massachusetts Laborers' International Union of North America AFL-CIO that the Board had already approved in at their last executive session. The Selectmen will reaffirm their vote during their open session on Thursday, September 17th.

Ms. Bilodeau then provided the Board the draft Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Supervisory Association, dated September 15, 2015. She said that she had come to a tentative agreement with the Association and they would be taking a vote to ratify the agreement. She covered the general terms of the MOA, stating that their COLA's were the same as had been approved for the DPW.

VOTED: Selectman Woodard made the motion to vote to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Supervisory Association, dated September 15, 2015. Selectman Simon seconded the motion.

It was on roll call unanimously

Chairman Pat Brown aye; Vice-Chairman Iuliano aye; Selectman Chuck Woodard aye; Selectman Robert Haarde, aye; and Selectman Len Simon aye.

Loring Parsonage Lease

The Selectmen discussed the overall aspects of the Historical Society leasing the Loring Parsonage.

Selectman Iuliano suggested we obtain a copy of the long term lease the Town has with the Sudbury Foundation. Selectman Brown suggested we look at the contract language we have for Frost Farm.

Several other questions also came up and Ms. Bilodeau said she would seek answers for:

- Is the Historical Commission responsible for historical buildings, and should they be involved or consulted in this process?
- Does the Historical Society need a minimum number of years for the lease in order to get the funding they need?
- Could we renew lease beyond 30 years?
- Can the Historical Society afford the utility costs?

Selectman Woodard suggested that we draft a 30-year deal where they pay utilities and conduct the restoration of the building; and once that restoration is done then the Town would pay for maintenance, as determined by the landlords. He further suggested that we require a business plan to review in advance.

There was also discussion of what the value of that lease would be. Ms. Bilodeau stated that if the value was over \$25,000 it was her understanding that the Town would need to issue an RFP. She will confirm that the value is over the life of the lease.

The Board decided that a lease should be drafted with the Historical Society being responsible for utilities, and that the Society needs to submit a business plan to the Town to show they will be able to fulfill their obligations under this lease.

Selectman Haarde felt that the risks are minimal since the Town is paying operating costs now.

Selectmen Simon felt that the Town would gain from leasing the Loring Parsonage to the Historical Society since they plan to invest in renovating the building.

VOTED: Selectman Iuliano moved to authorize the Interim Town Manager to ask Town Counsel to draft a 30-year lease, whereby the Historical Society would pay for utilities and restoration costs; as well as provide their business plan to the Town. And further, to determine what the value of that lease would be and to issue an RFP if necessary.

Selectman Woodard seconded the motion.

It was on roll call unanimously

Chairman Pat Brown aye; Vice-Chairman Iuliano aye; Selectman Chuck Woodard aye; Selectman Robert Haarde, aye; and Selectman Len Simon aye.

New Town Manager's Contract

The Selectmen discussed the basic terms of the new Town Manager's contract, including the length of the contract, salary, and other benefits.

Ultimately it was decided that a subcommittee should work with Alan Gould as to what Ms. Murphy-Rodrigues is looking for, and further, to work with Town Counsel to come up with a draft agreement. It was agreed that Selectmen Haarde and Woodard would handle this.

Each Selectman will send the Interim Town Manager the terms they would prefer, and Ms. Bilodeau will forward those to Selectmen Haarde and Woodard. She will also forward the Board a copy of the Wayland Town Administrator's contract.

Selectmen Simon wanted to be sure that the Town is protected should things not work out.

The Subcommittee will meet in Executive Session on Tuesday, September 22nd at 12:00 noon in the Thompson Room to work out a term sheet. Selectman Haarde will contact Alan Gould to see what salary range Ms. Murphy-Rodrigues is looking for.

The full Board of Selectmen will meet in Executive Session on Thursday, September 24th, at 5:00 p.m. in the Thompson Room with the intent of coming to an agreement on the terms of the contract.

VOTED: Selectman Iuliano moved to nominate Selectmen Haarde and Woodard to work as a subcommittee to negotiate the terms of the new Town Manager's contract.

Selectman Simon seconded the motion.

It was on roll call unanimously

Chairman Pat Brown aye; Vice-Chairman Iuliano aye; Selectman Chuck Woodard aye;
Selectman Robert Haarde, aye; and Selectman Len Simon aye.

Interim Town Manager's Contract

Ms. Bilodeau left the room so that the Board could discuss the extension of her contract.

The Board discussed a contract extension for the Interim Town Manager. Selectman Woodard noted the exceptional amount of effort required by Ms. Bilodeau since she assumed the job, in part due to the fact that she did not have a full time Assistant Town Manager/HR Director to support her. Selectman Woodard recommended the following:

- 1) Extend the contract to the earlier of December 1 or the start date of the new Town Manager.
- 2) Grant three weeks of additional time off to the Interim Town Manager, to be used no later than June 30, 2019.
- 3) When Ms. Bilodeau returns to her position of Assistant Town Manager, pay her a \$200/week stipend for a number of weeks equal to the number of weeks she was Interim Town Manager.

Selectman Woodard made the motion, and Selectman Simon seconded.

It was on roll call unanimously

Chairman Pat Brown aye; Vice-Chairman Iuliano aye; Selectman Chuck Woodard aye; Selectman Robert Haarde, aye; and Selectman Len Simon aye.

There being no further business the meeting adjourned at 8:40 p.m.