

**BOARD OF SELECTMEN
MINUTES**

AUGUST 24, 2010

EXECUTIVE SESSION

At about 8:30 Mr. Heller called the Executive Session to order under Exemption Six of the Open Meeting Law:

Exception Six - "To consider the purchase, exchange, lease or value of real property, if such discussions may have a detrimental effect on the negotiating position of the governmental body and a person, firm or corporation."

Mr. Heller summarized the McKeon family response to the Town's purchase and sale agreement to acquire the McKeon properties on Prouty Street. He indicated that the deed shows that there are six parcels on both Prouty and Central Streets rather than four, as advertised. Consequently, they need to do additional research to determine the actual configuration of the lots.

They have made a counteroffer which accepts the Town's proposed purchase price, but sets an earlier closing date than what the Town proposed and made any cost for a 21E inspection to be borne by the Town. The board agreed that they did not see a need to have a 21E inspection given that the Fire Chief says all fuel tanks have been removed from the property. Mr. Heller was charged by the Board with seeking additional information about the process for accomplishing a Title V inspection and a building inspection. With that information in hand, he will consult town counsel about the McKeon family counter offer and prepare a recommendation for Board consideration at its Sept. 1, 2010 meeting.

The Board defined the multiple reasons why the Town should acquire the property in preparation for making the case to voters. The Board also agreed that should the McKeon family accept the Town's offer, that it would finance the acquisition partly from the Stabilization Fund (\$50,000) and partly through borrowing with principal and interest to be paid out of the operating budget rather than through a debt exclusion ballot vote. Either would require a 2/3 vote at the Special Town Meeting. Mr. O'Connell will confirm the current Stabilization Fund balance with the Town Accountant.

At approximately 9:13, Mr. Allen moved to adjourn the Executive Session and return to open session for the purpose of adjournment. Mr. O'Connell seconded. So voted with Mr. Allen voting Aye, Mr. Heller voting Aye, and Mr. O'Connell voting Aye.

Respectfully Submitted,
Donna L. Neylon, Administrative Assistant

Date approved:

Date Released: December 11, 2012