

Town of *Dunstable* Selectboard
Executive Session Minutes
March 22, 2017
Town Hall, Dunstable, MA 01827

Convened: 6:00 pm

Present: Walter F. Alterisio, Leah D. Basbanes, member(s); Tracey Hutton, Town Administrator; Mike Martin, chair, Peter Gove, and Mathew Morton, Board of Road Commissioners

Executive Session commenced at 6:00 pm

Executive Session 1) Possible Use of Chapter 90 Funds for Real Estate Purchase

Ms. Hutton started off by explaining that the Road Commissioners are present to discuss the possibility of purchasing the Dumont property including use of the existing garage as a highway garage. There have been some developments which might change the calculus over whether the town will buy the property. In the meantime, this discussion regards the matter of whether or not Chapter 90 funds could be used to help pay for the purchase. Mr. Martin and Mr. Gove both stated they are not opposed to purchase of the garage in question, but are reluctant to part with any Chapter 90 funds. The Board noted that Chapter 90 funds are used primarily for the maintenance of roads and the town does not receive much funding for roads otherwise. There was then discussion regarding the garage in question and some clarification regarding what use would be made of it. Sale of the current town Highway Garage would bring in over \$300,000 or so in funds according to Ms. Hutton. She noted that the Chapter 90 funds are only being brought up as an option. The Board noted that the Chapter 90 funds received are about \$100,000 to \$150,000 per year.

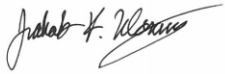
The Roads Commission confirmed this figure. The possible use of these funds was suggested by the Highway Superintendent. Mr. Gove inquired as to the purchase price of the property. The Board responded that the price depends on various factors. Ms. Hutton elaborated further by explaining what the town would buy and the process surrounding it. Mr. Martin stated that to use Chapter 90 money to make a deal worth it to the town and the department which helps keep the tax rate down is worth it, but if it is possible to do it without using Chapter 90 funds at all it would be far more preferable. All of this said, the Roads Commissioners agreed that they would like to see the garage first and foremost prior to agreeing anything. There was then some discussion as to how the garage would be structured and separate from the public safety building. Ms. Hutton noted that there are about five offices in the building.

Mr. Gove inquired as to what other options exist. Ms. Hutton responded that the only other significant option is one that came up very recently and the Board will have to consider it in their own Executive Session. The Board turned discussion back to the prerequisites of a public safety building. This included discussion of how the Dumont property could be developed, as well as the need to have the public safety building somewhere near the town center but not in it. Where this building goes, how it is designed, and its location are all critical to its success. From there discussion finished with Ms. Hutton promising to keep the Road Commissioners informed as to further development and to schedule any further joint meetings on this topic. The Board also agreed that prior to any purchase, the Roads Commission would be included and an inspection of the premises would be arranged. Mr. Martin noted that the garage in question is sizeable and if the building is sound, would not be a bad option for the Highway Department.

A motion to exit Executive Session and adjourn was made by Leah D. Basbanes at 6:20 pm. The motion was seconded by Walter F. Alterisio. The motion was then adopted without objection by Daniel F. Devlin, Walter F. Alterisio and Leah D. Basbanes.

Approved and adopted on 4/18/18

Respectfully submitted by

A handwritten signature in black ink, appearing to read "Jakob K. Hamm". The signature is written in a cursive style with a long, sweeping underline.

Jakob K. Hamm
Admin. Assistant to the Selectboard & Town Administrator

Approved and adopted on 4/18/18