

Selectmen's Minutes
T.O.H.P. Burnham Library

October 31, 2011

Present: Chairman Jeffrey D. Jones, Selectman Lisa J. O'Donnell, Selectman Susan Gould-Coviello, Town Administrator Brendhan Zubricki, and Selectmen's Assistant Pamela J. Witham.

The Chairman called the meeting to order at 8:45 a.m. in T.O.H.P. Burnham Library on Martin Street and announced that the Board would hear public comment. No one was present from the public to offer any comment.

The Chairman entertained a motion to move to Executive Session to discuss the leasing of real property at Conomo Point. He stated that discussing this matter in Open Session would be detrimental to the Town's negotiating strategy. The Chairman invited Town Administrator Brendhan Zubricki to attend the session and placed a conference call to Town Counsel Gregg Corbo whom he also invited to attend the session. He said that the Board would be returning to Open Session. The motion was moved, seconded, and following a unanimous Roll Call Vote, the Board moved to Executive Session at 8:47 a.m.

The Board returned to Open Session at 10:00 a.m. Town Counsel was no longer present by telephone.

A motion was made to authorize the Town Administrator, acting with the approval of Town Counsel, to prepare a bridge lease and cover letter for the Selectmen's signature that will be tailored to seasonal privilege and location and attached appraisal information for each leased property on Conomo Point, save 5 Beach Circle, 138 Conomo Point Road, and 153 Conomo Point Road (which will not be included in this process). The amount of rent for each property shall be structured to account for two and one quarter percent (2.25%) of the land-only value provided by the Town's appraiser in the first year. The rent for the second and third years shall be adjusted by three quarters of one percent each year so that year two reflects three percent (3.0%) of the appraisal numbers and so that year three reflects three and three quarters percent (3.75%) of the appraisal numbers. The motion was seconded and all were in favor.

The Selectmen asked Mr. Zubricki to alert as many residents as possible regarding the Selectmen's meeting at the Elementary School on November 7th when the Selectmen will host an informational exchange and answer questions from 7:00 p.m. to 8:00 p.m. regarding Conomo Point and the bridge leases which will be mailed to Conomo Point lessees on November 1st. Mr. Zubricki agreed to post the meeting on the website and to talk to the Boston Globe and Gloucester Times reporters. Selectman O'Donnell will post the meeting on the Town sign board.

Selectman O'Donnell, in her capacity as Chair of the Town Building Committee, agreed to meet with the Finance Committee to discuss the advantages of moving the Town offices to the Lahey Building on Martin Street.

There being no other business before the Board, a motion was made, seconded, and unanimously voted to adjourn the meeting at 10:10 a.m.

Prepared by: _____
Pamela J. Witham

Attested by: _____
Lisa J. O'Donnell