

**Selectmen's Executive Session Minutes
Town Hall Stage Conference Area, 2nd Floor, 30 Martin Street**

March 12, 2018

Present: Chairman Lisa J. O'Donnell (Board of Selectmen and the Town Building Committee), Selectman David A. Doane, Selectman Andrew C. Spinney, and Town Administrator Brendhan Zubricki.

Also Present: John Bediz; Tina Lane; Finance Committee Chair Michelle Dyer, and members Ben Buttrick, Rob Fitzgibbon, and Michael Flynn (four total); and Town Building Committee Chair Lisa J. O'Donnell and members Westley Burnham, Nat Crosby, Stuart Pratt, and Peter Silva (5 total).

EXECUTIVE SESSION

At 7:45 p.m., citing the need to discuss collective bargaining strategy concerning the collective bargaining agreement between the Town and the Essex Police Benevolent Association; and, the purchase, exchange, lease or value of real property relative to a possible future site for a public safety facility; the Chairman entertained a motion to move to executive session. She stated that discussing these matters in Open Session would be detrimental to the Town's bargaining and negotiating strategies. She said that the Board would only be returning to Open Session to adjourn the meeting and invited the Town Administrator, the Finance Committee members, and the Town Building Committee members to attend the Executive Session, with the notation that the TBC would leave prior to the discussion of the union matters. The motion was moved and seconded. Following a unanimous Roll Call Vote by the Board, the Finance Committee, and the Town Building Committee; the Board, the Finance Committee, the Town Building Committee, and Mr. Zubricki moved to Executive Session. John Bediz and Tina Lane left the meeting.

Purchase, exchange, lease or value of real property relative to a possible future site for a public safety facility: Mr. Zubricki updated the group concerning the Town's due diligence relative to the potential purchase of the Village Restaurant property. He said that title work and appraisal work were checking out satisfactorily. With regard to the Phase I environmental study, he said that the Town's consultant is recommending sampling related to the former cesspool and a former, above-ground oil depot (on the lower level). Given that this work would cost as much as \$32,000; that it would take until beyond the Town's current Purchase and Sale Agreement deadline; and, that the two items are not likely causes for actual concern, all agreed that the environmental risk was acceptable. Mr. Zubricki then discussed the Seller's need for two access easements, which the group helped finalize the locations of. Further, the group discussed how the purchase and related construction project would appear on the warrant, with support for a third article, to request assessment and design funds for the eventual conversion of the existing building into a police-only facility.

The three boards then took separate, Roll Call Votes of final support for the acquisition of the Village property on the condition that the police conversion article is also part of the same Town Meeting warrant. All three votes were unanimous.

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The Town Building Committee members left the meeting after a unanimous Roll Call Vote to adjourn.

Collective bargaining strategy concerning the collective bargaining agreement between the Town and the Essex Police Benevolent Association: TEXT REDACTED.

The Finance Committee members left the meeting after a unanimous Roll Call Vote to adjourn their meeting.

The Selectmen reviewed the details of the proposed Purchase and Sale Agreement with Mr. Zubricki. The signing deadline is March 23. The Board voted unanimously, by Roll Call Vote, to sign the document outside of a meeting in its final form to be provided by Town Counsel.

There being no further business before the Board requiring an Executive Session, a motion was made and seconded to return to Open Session. Following a unanimous Roll Call Vote by the Board, the Board and the Town Administrator returned to Open Session at 9:45 p.m.

Prepared by: _____
Brendhan Zubricki

Attested by: _____
Andrew C. Spinney