

**TOWN COUNCIL MINUTES**  
**BUDGET/MANAGEMENT COMMITTEE – EXECUTIVE SESSION**  
**Town Hall Council Chambers**  
**May 24, 2005**

Present: Kenneth DiFazio, Chairperson  
Susan Kay , Vice Chairperson  
Michael Molisse  
Paul Leary

Also Present: James Wilson, Chief Financial Officer  
Franklin Fryer, Town Clerk  
Richard Swanson, Town Auditor  
Jane Hackett, Chief of Staff

Not Present: Colin McPherson

Recording Secretary: Susan DeChristoforo

The Budget/Management Committee went into Executive Session at 5:50 PM for the purpose of considering the value of real property involved in the upcoming public auction of Town Owned Property, since such discussion may have a detrimental effect on the negotiating position of the Town Council relating thereto.

Chief Financial Officer Jim Wilson and Jane Hackett, Chief of Staff came before the committee to address the two agenda items.

**05 077-Sale of Town Owned Property**

Chief Executive Officer Wilson informed the members that it is the Town's intent to sell seventeen (17) parcels of Town-Owned property. He then referred the members to the handout which listed each Lot/Block and Sheet. The list also included the assessed value of each parcel and if the lot was deemed to be buildable. He went on to explain that the list had been previously reviewed and signed off by all Department Heads, as well as Mayor Madden, adding that no one was opposed to the sale of these lots.

CFO Wilson continued to inform the members that the Tax Title Committee would be overseeing the auction of the seventeen parcels, which is scheduled to take place on July 13, 2005 at Town Hall. He explained that they needed thirty (30) days to advertise the auction/list of properties, which means this would have to be done by June 13<sup>th</sup>, 2005. They would need one week to submit the parcels for the Central Register and to submit the list to the state for review and approval.

Mr. Wilson said that these properties were on the list for a variety of reasons; such as:

- foreclosure on the property because of unpaid taxes
- surplus property
- the Town received the deed for the property in lieu of foreclosure (for example Grange Hall)

Councilor DiFazio asked who determined if the lot was buildable and Mr. Wilson said that this determination was made by Jim Clarke and Paul Halkiotis of the Planning Department, adding that all Tax Title committee members visited each lot on the list (members included, himself, Principal Assessor, Town Solicitor Lane and Atty. Lemke, Mr. Leary/Treasurer, Jim Clarke, Paul Halkiotis and Jeff Richards/Building Inspector).

Mr. Wilson went on to say that while visiting the sites, some members of the Tax Title Committee took pictures. He asked members to take some time to review the zoning ordinance, as it related to be buildable lots or if a 'variance' may be needed.

Councilor Leary asked if these parcels would require a minimum bid, and Mr. Wilson pointed out that was the next item on the agenda.

Councilor Kay then asked about the location of various lots including the Front Street property and the Westminster lot. She asked if the latter lot was adjacent to the other Westminster lot and Mr. Wilson told her that there was actually 'slivers' of lots between those properties.

Mr. DiFazio questioned if there were any aggrieved residents.

Mr. Wilson said there was one sliver of property between two driveways that is on the list and it is expected this lot may be split between both abutters.

(At this point Councilor Leary left the meeting).

A MOTION was made by Councilor Molisse for FAVORABLE ACTION Item 05 077-Sale of Town Owned Property and to bring the recommendation to the full Council and was seconded by Councilor Kay and UNANIMOUSLY VOTED.

At this point CFO Wilson informed members that this vote would also be required in Open Session, which Town Solicitor Lane affirmed.

### **05 078-Sale of Town Owned Property**

CFO Wilson cautioned members about keeping the information on the properties confidential, if not the sale of the town-owned land could adversely affect the billing process. He went on to say that the Tax Title Committee members, after viewing the property, debated the amount of the minimum bids. Initially they couldn't agree, so they re-looked at the properties and continued to have a lively debate and finally decided on the minimum amounts listed before them.

Re. Ford Road – Mr. Wilson said this lot was deemed buildable, adding that the parcel was located in an area was not particularly desirable, but since there are few buildable lots left in town, the price of \$175,000 was felt to be valid. He noted that this lot abuts the expressway.

Grange Hall – Mr. Wilson said that the minimum bid for this lot would be \$125,000 and the lot will have restrictions. He went on to say that the extended building must be maintained as is, adding the lot does not provide parking. He told members that another major issue was structural damage, but when they assigned the minimum bid of \$125,000 this was all taken into consideration. He felt this price was fair.

Councilor DiFazio referred to the \$300,000 amount and asked if that was a conservative number and Mr. Wilson responded 'yes'. He said that the Principal Assessor would like to see all lots go at three times the minimum bid, adding that the Planning Department felt the some numbers were inflated.

Mr. Wilson informed members that he and Jim Clarke serve as alternate Chairman of the Tax Title Committee.

Town Solicitor Lane gave members some history of Grange Hall, which he said was 40 years old and carries the proviso 'right of reversion' which expires in 30 years, adding this ruling did not apply to municipalities. He went on to explain that there is a stipulation that states if ever this property ceases to be used as the Grange Hall, it is to be returned to the Town of Weymouth. Recently he heard there was a 'song club' using the hall. He said that he contacted the state Grange Hall Chairman and obtained a copy of the by-laws for the Town of Weymouth.

Town Solicitor Lane went on to say that when they pass papers, the by-laws of the state Grange Hall will be part of the record. He confirmed that the Town has 'good title' to pass on it, adding this property instigated a lot of discussion with the committee. He felt the minimum bid was reasonable. He noted that the building was originally a firehouse located at Stetson Shoe, then it was physically moved and became the Grange Hall. He said there would be a history package that will accompany the sale, which he felt could help with the marketing of this lot.

Councilor Molisse asked if there were any issues with Quarry Avenue, which he noted was a large lot and Mr. Wilson said there was an encroachment issue. He added that the people next door went over their property line infringing on this lot when they built their garage.

At this point Jane Hackett told the members if they wanted to get an excellent view of the parcels, she recommended they go onto Ortho.

A MOTION was made by Councilor Molisse for FAVORABLE ACTION Item 05 078 - Sale of Town Owned Property and to bring the recommendation to the full Council and was seconded by Councilor Kay.

(Councilor Leary returned)

Mr. Wilson asked that Councilor Molisse amend his motion to read 'that the minimum bid be set at the number listed in the attachment' and Councilor Molisse agreed to this amendment.

UNANIMOUSLY VOTED.

Councilor DiFazio wanted to clarify with Mr. Wilson that when this committee makes their recommendation to the full Town Council they include the words 'per attachment' and he agreed to this, adding that once the sale is complete and the property sold, the Executive Session minutes must be released.

Ms. Hackett asked if the Budget/Management Committee recommendations on the sale of the town-owned property would go to the full Town Council this evening and Councilor DiFazio responded that this item will be discussed at the June 6, 2005 Town Council Meeting.

Mr. Wilson said the ad would be going into the newspaper tomorrow, May 25<sup>th</sup>.

Atty. Lane added that they require ten (10) days.

The MOTION was UNANIMOUSLY VOTED

Councilor DiFazio suggested they vote to refer the last two items to the June 6<sup>th</sup> Town Council Meeting.

A MOTION was made by Councilor Leary to return to OPEN SESSION for the purpose of Adjourning and was seconded by Councilor Kay and UNANIMOUSLY VOTED. The roll call vote was as follows:

Councilor Kenneth DiFazio - Yes  
Councilor Susan Kay - Yes  
Councilor Michael Molisse - Yes  
Councilor Paul Leary - Yes  
Councilor McPherson - Absent.

**A MOTION** was made by Councilor Kay to REFER Item 05 077 and Item 05 078 to the June 6, 2005 Town Council meeting and to bring the recommendation to the full Council and was seconded by Councilor Leary and UNANIMOUSLY VOTED

#### **ADJOURNMENT**

At 6:10 PM a MOTION was made by Councilor Leary to ADJOURN and was seconded by Councilor Kay and UNANIMOUSLY VOTED.

Respectfully Submitted: \_\_\_\_\_  
Susan DeCristoforo, Recording Secretary

Approved By \_\_\_\_\_  
Kenneth DiFazio,  
Chairperson