



Town of Adams Massachusetts 01220-2087

BOARD OF SELECTMEN

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Wednesday, May 19, 2021

BOARD OF SELECTMEN EXECUTIVE SESSION MEETING MINUTES

CALL TO ORDER: On the above date the Board of Selectmen held an Executive Session meeting via Zoom. Present from the Board of Selectmen via Zoom were Chairman Duval, Vice Chairman Hoyt, Members Blanchard and Rosenberg. Member Nowak attended via telephone. Also present via Zoom were Town Administrator Green, and Administrative Assistant Dunlap.

EXECUTIVE SESSION

#6: *To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body;*

- 26 Commercial Street, Adams

#3: *To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares;*

- Local # 204, State Council # 93, American Federation of State County and Municipal Employees, AFL-CJO, DPW Union

At 8:56 p.m. a Motion made by Member Blanchard to go into Executive Session for reasons #6 as read aloud and reason #3 as read aloud, second by Vice Chairman Hoyt. Roll Call Vote: Chairman Duval, Vice Chairman Hoyt, Members Blanchard, Nowak and Rosenberg. Motion passed.

A brief recess took place at 8:56 p.m and the meeting resumed at 8:57 p.m.

Executive Session for Reason #6: *To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body;*

- 26 Commercial Street, Adams

Community Development Special Projects Coordinator Cesan advised she found funding for the demolition, updated the Board on status of the project and noted she submitted the final draft of the purchase and sale agreement. She discussed using Town funds for removal of five underground storage tanks and that she hoped to use funds from an existing EPA grant for monitoring and recording. She noted that the EPA approved the use of some grant funds for demolition work. Up to \$60,000 in funds will be used for removal of tanks and up to \$70,000 for demolition monitoring and reporting, which necessitates preparation of documents for federal funds and moving and advancing site cleanup work. The next focus is on the purchase and sale agreement and how to appropriately move that forward. Town Counsel St. John III advised of concerns regarding the Estate of Charles

Ransford having claims against it in probate court and those claims have to be released before the Town can accept the Title of the property. He noted he will be connecting in June with Attorney DeSisto to hopefully release the claims to get a clear Title to the property. It was explained that the Town will work with Maxymillian contractors and if they are able to be mobilized they may be able to pave it. It was explained that it was very ambitious to have this done by the school year, but the purchase and sale is a concern. The Town is beginning to design the property once demolition and cleanup occurs to determine how to set up a drop off area for parents adjacent to school and to put in a number of parking spaces on site. This is being shared with the School District for their input, and the Town will continue to refine the design and make improvements as necessary. Brief discussion took place on the specifics of the court claims on the property. It was suggested that all drainage goes to the road, and no catch basins be put in the parking area. It was pointed out that maybe the Town could approach the court for a license to sell and the proceeds could allow the release of the property from the liens but it was not clear if that could happen. *Town Counsel St. John III* advised he may be able to separate the property from the lawsuits. It was requested that the Town have first refusal on the property as there is another interested party. It was explained that the closing date is being pushed out 60 days and the Town will move forward with the purchase and sale agreement. ***Consensus was reached by Chairman Duval, Vice Chairman Hoyt, Members Blanchard, Nowak and Rosenberg.***

Executive Session for Reason #3: To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares;

- *Local # 204, State Council # 93, American Federation of State County and Municipal Employees, AFL-CIO, DPW Union*

Town Administrator Green reviewed that there are three bargaining units; Police, Clerical and DPW and this year the DPW contract is being negotiated. He advised he has set the ground rules, had the first meeting two weeks ago and it went well. He noted insignificant language cleanup. He explained the DPW is looking for a cost of living adjustment increase, a small increase in differential and for better quality of life to have a three person on-call team which doesn't cost town anything. The Juneteenth holiday was briefly discussed and it was noted that it must be honored. The complications for demobilizing for lunch to break down a job scene, remove tools, and go back to the shop to punch out, punch back in and remobilize was noted as inefficient. A proposal was made to have a paid lunch to eliminate it. Research is being done with the union on this and whether a recommended shift of 7:00 a.m. to 3:00 p.m. with paid lunch would work to save the Town money. It was explained that the Operations Supervisor of the Wastewater Treatment Plant is looking for a pay increase to be equal to the Highway Operations Supervisor. Discussion took place about moving the Operations Supervisor position from the Highway to make it a Manager's job. Labor counsel is reviewing the agreement with the new language. It was pointed out that the DPW Union is not asking for anything significant and the negotiations will hopefully wrap up in a couple weeks. Paid and unpaid lunch were briefly considered, and it was noted that the Wastewater Treatment Plant doesn't punch out for lunch currently. The new staff union steward was identified. Concerns were expressed about the DPW staff taking breaks and lunches and different ideas were suggested for assigning one person to go for coffee and food so they aren't all leaving the job site at the same time and using vehicles and gas. An inquiry was made about whether salaries would be increased with the reduction of the DPW Director position and it was clarified that it is likely this may happen. Staff salaries were noted as being underpaid in some areas. Discussion took place regarding appropriate salaries, duties, and staff breaks.

At 9:38 p.m. Motion made by Member Nowak to come out of executive session, second by Member Blanchard. Roll Call Vote: Chairman Duval, Vice Chairman Hoyt, Members Blanchard, Nowak and Rosenberg. Motion passed.

ADJOURNMENT: Motion made by Member Blanchard to adjourn, second by Member Hoyt. Roll Call Vote: Chairman Duval, Vice Chair Hoyt, Members Blanchard, Nowak and Rosenberg. Motion passed. The Meeting adjourned at 9:39 p.m.

Respectfully Submitted,
Deborah J. Dunlap, Recording Secretary



Board Chair