

**Town of Nahant, MA
Board of Selectmen**

**Meeting Agenda
February 18, 2016 7:30pm**

**Michael P. Manning, Chairman, via Skype
Richard J. Lombard, Vice Chairman
Frank Barile, Secretary
Jeff Chelgren, Town Administrator**

Also present: Mr. & Mrs. Mark & Terry Clark, 21 Furbush Rd
Mr. Joe Moccia, 73 Little Nahant Rd, submitted Coast Guard Housing RFP

1. Meeting Opened at 7:30 pm

Pledge of Allegiance was led by Mr. Lombard.

- a. Opening Comments-Mr. Barile stated a large piece of cement washed up on Curlew Beach on Willow Rd. He thanked the DPW for an outstanding job and also recognized the Angioulo Family for once again helping out the Town. He also thanked the DPW for keeping up with sanding and salting as well as the Fire and Police Departments during the recent weather activity, and authorized the Town Administrator to write a thank you letter to the family.
- b. Approve Prior Minutes of ~~None~~ however; a motion was made to approve the February 11, 2016 minutes that did not exist at that time. It was noted on the agenda that no minutes were available to approve. It was a unanimous vote in favor to approve the non-existing February 11, 2016 minutes.

2. Ongoing Business

- a. Citizen's Forum-Terry Clark, 21 Furbush Rd- Speaking on the vacant house at 25 Furbush Rd: Mrs. Clark stated her concerns for the Town selling this house and making money, rather than rethink the area as whole and address other issues as well in the neighborhood. Mr. Mark Clark stated that area has been neglected for years referring to the deteriorating drainage system and old pump station and requests a better look at the area is needed to improve all aspects not just to tear down the one vacant house.

3. Town Administrator Report

- a. Coast Guard Housing Committee – RFP recommendation-On a motion by Mr. Barile, seconded by Mr. Lombard for discussion. After Mr. Joe Moccia explained his point of view, it was a unanimous vote in favor to discontinue the Town of Nahant Military Housing RFP process.
- b. Classification Study – Review-Mr. Chelgren stated he is waiting for the final report and will reach out to the Board when it is received.
- c. Town Meeting – Warrant Article Review-Mr. Chelgren briefly reviewed the current draft of the warrant.

- d. FY2017 Budget Review and Discussion (on-going)-Mr. Chelgren reviewed the budget issues for further consideration.
- e. Authorize Section 260 of State Budget – School retiree insurance-Mr. Chelgren explained the Retiree Insurance and Section 260 of the FY15 State Budget. On a motion by Mr. Barile, seconded by Mr. Manning for discussion: Mr. Barile stated he does not want to burden the school with more spending and would not vote for this but is willing to table this for further review. Mr. Manning stated this would not affect the spending it is just documentation that the Town is doing the accounting correctly and the Town is paying for this insurance. Mr. Lombard agreed with Mr. Barile to table this topic until further review. Mr. Lombard called the question. On a motion by Mr. Barile, seconded by Mr. Lombard it was a unanimous vote in favor to table this topic for future meetings.
- f. Affordable Care – Adopt the “look-back” method (variable hour employees)-On a motion by Mr. Lombard, seconded by Mr. Barile for discussion: Mr. Barile stated he was unaware of this and would like it tabled for future meetings to have time to research this topic. Mr. Lombard and Mr. Manning agreed.
- g. Grant Updates-Mr. Chelgren stated the Town has submitted three grants to the Community Compact and briefly reviewed each application. On a motion by Mr. Barile, seconded by Mr. Manning it was a unanimous vote in favor to accept the Town Administrator’s recommendation for the Community Compact Grant applications. Mr. Manning questioned whether the Town is financially ready to go forward with these applications. Mr. Chelgren reassured the Board the Town is prepared for these applications.
- h. March 3rd Meeting – Review of presentations-Mr. Chelgren stated a formal swearing in ceremony will take place for the new fire chief with some dignitaries in attendance.
- i. Follow-up items: Fee Schedule-tabled until written request are submitted by Inspectional Services.
Personnel / Compensation Committee-Mr. Lombard tabled this until next meeting.

4. Old Business

5. New Business

- a. **Executive Session**-Mr. Lombard stated after adjournment of regular session, the Board will enter into executive session not to return to regular session.

6. Closing Announcements-were read by Mr. Lombard as presented.

Police Department – Drug Drop-off Box at Police Station

7. Adjourn-On a motion by Mr. Lombard, seconded by Mr. Barile, it was a unanimous vote in favor to adjourn at 8:45.

Meeting minutes prepared by: Mary Lowe, Administrative Assistant

Minutes approved by vote of the Board of Selectmen on the 3rd day of March, 2016.

NAHANT BOARD OF SELECTMEN – EXECUTIVE SESSION MEETING MINUTES

Date: February 18, 2016

Attendees: Michael Manning, Richie Lombard, Frank (Enzo) Barile, and Jeff Chelgren
Meeting came to Order at 9:00 P.M.

The Nahant Board of Selectmen met in executive session to discuss real estate negotiations strategies as it was determined that to do so in a public forum would compromise the position of the Town, and that the Selectmen would not be returning to public session to adjourn the meeting.

The Town Administrator alerted the Selectmen to the fact that Nahant has recently been notified that we have become the owner of the property at 25 Furbush Street. The property has been in Tax Title for the past 8 months and the process has recently been concluded with the Town being awarded the deed to the property. Special Counsel to the Town has recommended that the Town now must take action on the following:

1. Place the property on our insurance schedule. (Note: that had been done immediately);
2. The Selectmen need to appoint the Treasurer/Collector as Tax Title Custodian for the process;
3. The Selectmen need to authorize an eviction process to be undertaken in order to address the release of liability associated with any personal property which may still exist within the house. This process will put anyone of interest on notice that they have a limited period of time to claim and remove any personal property that is of value to them.
4. The Selectmen need to provide policy direction on the following: 1. how to proceed with the disposition of the property, 2) does the town want to retain the property, sell it, or any other action 3) if sale is desired, under what terms.

The Selectmen discussed the matter and took the following action:

Motion made by Enzo: I move that the Board of Selectmen appoint the Treasurer/Collector, pursuant to M.G.L. c60, sec. 77B, as the Town of Nahant's Tax Title Custodian regarding the tax title processes related to the property at 25 Furbush Street. Seconded by Richie. Vote: 2 in favor (Richie and Enzo) and one opposed (Mike). Mike stated that he was in opposition because he believes that any such action requires a Town Meeting vote to be valid.

Disposition of the Property - It was the sense of the board that the Town Administrator and the Tax Title Custodian should proceed with the eviction process and then wait for further direction from the Selectmen before taking further action.

Legal Counsel - The Selectmen asked that the Town Administrator work with Town Counsel to outline the details associated with a potential auction of the property as an "open space" property with the understanding that the minimum bid would be set at the amount of the outstanding taxes (approximately \$27,000) and that the successful bid would require the new owner(s) to demolish the existing structure and stabilize the site at their own expense.

The Board adjourned from executive session at 9:15 P.M.

Minutes prepared by Jeff Chelgren, Town Administrator

The Minutes approved this 17th day March 2016