

TOWN OF WINCHENDON
BOARD OF SELECTMEN EXECUTIVE SESSION MINUTES
MONDAY, NOVEMBER 25th, 2019
4TH Floor Robinson-Broadhurst Conference Room
109 Front Street, Winchendon, Mass.

Present:

Audrey LaBrie, Chairwoman
Barbara Anderson, Vice-Chair
Michael Barbaro
Amy Salter
Rick Ward

Keith R. Hickey, Town Manager
Linda Daigle, Executive Assistant

List of Documents Presented at Meeting:

- Town Manager Memo dated 11/21/19 Re: Offer to Purchase 71 Pleasant St.
 - Assessment Field Card
 - Letter from Property Owners Loring and David Stevenson dated 11/11/19
 - Executive Session Approved Minutes of March 13, 2017
 - Town Manager Performance Evaluation Summary for period January 1, 2019 – December 31, 2019
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Executive Session was called to order at 8:40 p.m.

13.1 Exemption No. 6 – To consider the purchase, exchange, lease or value of real estate – Subject: 71 Pleasant St.

Mr. Hickey informed the Board that Mr. Loring Stevenson, the property owner at 71 Pleasant St., has approached him again on selling his property to the Town. He has dropped his asking price \$9,000 and is now seeking \$115,000. A couple things have changed in his mind since we last considered purchasing this in 2017. Back then, the thought was to remove the house and combine this property with the abutting vacant property owned by the Town acquiring additional parking. Now, we have the design for the Central St. project eliminating a number of parking spaces, and also back in 2017, we were in the midst of paying back the deficit legislation bond. Mr. Hickey's opinion is he doesn't believe the Town needs additional parking on Central St. even with the reduction of parking spaces with the project. He mentioned the DPW Director is going to be putting up some parking lines off of Central St. to make people aware of additional parking. There are times during the year with events happening that Central Street is full; but nine out of ten times, he doesn't have to park away from the store front he is trying to get to. It was mentioned that the Town purchased property across from the library a couple years ago, but nothing has been done yet because it hasn't risen to the top of the priority list. He is not sure there is a need for the additional parking area with the Stevenson property. The Town now is in a better financial condition to buy this property but it was not his place to answer Mr. Stevenson and why it is here before the Board this evening. He noted the Fire Chief could possibly use the house for fire burn training if it is allowed and did note there would be additional costs to convert the property into a parking lot. This property would provide an additional twenty-five parking places.

After some discussion and the Board feeling there are capital priorities to take care of, the following motion was made:

Barbaro moved the Board pass over buying this property at this time, Anderson seconded. By a roll call vote of all aye, the motion carried unanimously.

The Town Manager left the meeting room at 8:52PM

**13.2 Exemption No. 2 - To conduct strategy session in preparation for negotiations with non-union employee:
Town Manager**

LaBrie passed out the combined Town Manager Performance Evaluation Summary giving the Board members a few minutes to review it.

There was some discussion on evaluating him on two of the categories, "Staffing and Supervision," with the issue being the Board does not get involved in those areas; therefore, cannot comment or evaluate on them. Some of the questions within the category could remain. The Board decided they would form a sub-committee in the next couple months to review the evaluation form in anticipation for next year's review. Barbaro noted that the Board has been informed by the Town Manager of any employees that may have to be disciplined or terminated and the reason for doing so.

Anderson said the need for better communication with the community is one of her concerns. With losing the local newspaper, she is hearing a lot from the residents that they are not aware of certain things which include activities happening with other Boards as well. She feels the Town's communication is limited getting information out and would like to see Mr. Hickey figure out how to get information out. Others felt Mr. Hickey has done a good job getting the information out and that the responsibility of being informed also falls within the individual. It was noted the information is out there through the Town's website, Cable Channel 8 and Facebook.

LaBrie tallied the combined scores for an aggregate score of the ten different categories. She noted the three lowest scores were Number 3, "Relations with Elected Board Members" with a score of 4.68/5; Number 4, "Policy Execution," with a score of 4.80/5 and Number 5, "Reporting" with a score of 4.80/5. These items are things the Board needs to focus on when looking at his goals for next year.

LaBrie said the next step is to discuss additional compensation. Anderson noted last year Mr. Hickey received a substantial raise and feels they need to be more frugal. It was noted he received an increase last year with his salary going from \$131,250 to \$136,000.

After some discussion of the increase in compensation being offered to the Town Manager, and to recognize his competency and good work, the Board came to a consensus to increase his pay.

Barbaro moved to increase the Town Manager's pay 3.3% to \$140,500; Ward seconded. By roll call vote of all aye, the motion was unanimous.

14. ADJOURNMENT:

Barbaro moved to adjourn from Executive Session; Anderson seconded. By roll call vote of all aye, Executive Session adjourned at 9:24 P.M.

Barbaro moved to adjourn Open Session; Salter seconded. With a vote of all aye, the meeting adjourned at 9:24 P.M.

Respectfully submitted,



Linda Daigle
Executive Assistant