

**Town Of Needham Board of Selectman
Minutes for March 25, 2008
Needham Town Hall**

6:45 p.m. Informal Session:

7:00 p.m. Call To Order

A meeting of the Board of Selectmen was convened by Chairman Gerald Wasserman at 7:00 p.m. Those present were: John Bulian, John H. Cogswell, Daniel P. Matthews, Gerald Wasserman, James Healy, Town Manager Kate Fitzpatrick and Recording Secretary Greg Cooper.

7:00 p.m. Proclamation - Relay for Life Paint the Town Purple:

Nick Simmons, representative for Relay for Life, appeared before the Board to highlight the upcoming Paint the Town Purple Day and Relay for Life Event. He stated that the Paint the Town Purple Day is designed to spread awareness and garner support for the Relay for Life event. The Relay for Life event is an American Cancer Society fundraiser that is in its 8th year in Needham. The goal is to raise \$230,000 this year. The Board recognized Mr. Simmons for his efforts.

Motion by Mr. Cogswell that the Board of Selectmen vote to proclaim May 3, 2008 as Paint the Town Purple Day and May 17th and 18th as Relay For Life Days in the Town of Needham; and further urge residents to recognize and participate in this anticancer campaign.

Second: Mr. Bulian. Unanimously approved 5-0.

7:10 p.m. Certificate of Achievement - Needham High School Boys Hockey Team:

Coach Bill Guisti and the Needham High School Boys Hockey team appeared before the Board to receive a certificate of achievement for their successful efforts at winning the Town's first State Hockey title in 38 years. The players introduced themselves. The Board congratulated the team on its achievement.

Motion by Mr. Healy that the Board of Selectmen vote to sign a Certificate of Achievement for

the Needham High School 2007-09 Boys Hockey Team for winning the State title.

Second: Mr. Bulian. Unanimously approved 5-0.

7:15 p.m. Town Management Award:

Mr. Wasserman announced that the Town received an E-government Award as part of the Massachusetts Campaign for Open Government Awards Ceremony held by Common Cause. The award recognized the Town's efforts to post important documents and information on its web site.

7:20 p.m. Appoint Tercentennial Committee

Bill Tilburg and Valerie Herman, Co-Chairs of the Tercentennial Committee, appeared before the Board to recommend the appointment of a number of community members to serve on the Tercentennial Committee.

Motion by Mr. Cogswell that the Board of Selectmen vote to appoint Julia Baker, Louise Condon, Rev. Jennifer Hitt, Phil Robey, Bill Paulson, Gloria Greis, Bill Dermondy, Judy Lambert, Penny Gordon, Dave Cox, Brian Nadler, Joey Quinan, and Karen Price to serve on the Tercentennial Steering Committee.

Second: Mr. Bulian. Unanimously approved 5-0.

7:20 p.m. Consent Agenda:

Motion by Mr. Bulian that the Board of Selectmen vote to approve the Consent Agenda, as presented.

CONSENT AGENDA

- 1.* Accept the donation of an electric stove for the Carleton Pavilion (at DeFazio Field), of \$600 approximate value, to the Needham Park and Recreation Commission from the Needham Soccer Club. This was donated in May 2007 without the knowledge or permission of the Needham Park and Recreation Commission, but the Soccer Club is now in full understanding of the need to discuss and coordinate such donations.
2. Accept the following donations made to the Park and Recreation Commission to be used for the 2008 Arts in the Parks:
 - \$700 donation from Needham Exchange Club

- \$25 donation from Needham Business Association
3. Accept the following donations made to the Needham Health Department to be used for the Gift of Warmth Program:
 - \$150 donation from Thomas & Shahin Sagafi
 - \$500 donation from Community Concerns Committee: Christ Episcopal Church
 - \$3000 donation from Carter Memorial United Methodist Church: Mission & Social Justice Team
 - 4.* Approve one day special all-alcoholic liquor license application from Patricia Hadge for the St. Sebastian's School to hold an Alumni Dinner on April 10, 2008 from 6:00 pm until 10:00 pm at the St. Sebastian's School, Ward Hall, 1176 Greendale Avenue, Needham.
 - 5.* Approve one day special all-alcoholic liquor license application from Lisa Sacchetti for the Ellen M. Gifford Sheltering Home to hold a Wine Tasting and Silent Auction Fund Raiser on May 10, 2008 from 4:00 pm until 10:00 pm at the Highlandville Hall in the Village Club, 83 Morton Street, Needham.
 - 6.* Approve one day special wine and malt liquor license application from Kathleen DeMayo for the Needham Education Foundation to hold a Pre-Spelling Bee Cocktail Party on April 3, 2008 from 5:30 pm until 6:45 pm at the Needham Historical Society, 1147 Central Avenue, Needham.
 - 7.* Approve one day special all-alcoholic liquor license application from Kathryn Lozano for the Charles River YMCA to hold a Salsa Reach Out event on April 4, 2008 from 7:00 pm until 11:30 pm at the Highlandville Hall in the Village Club, 83 Morton Street, Needham.
 - 8.* In accordance with Section 20B(5) of the Town Charter, and upon the recommendation of the Town Manager and the Personnel Board, adopt a revised classification and compensation plan for fiscal year 2008.

Second: Mr. Cogswell. Unanimously approved 5-0.

7:25 p.m. Golf Course Public Hearing:
 Mr. Wasserman opened a public hearing to receive comment on the final pro forma lease

and request for proposals for lease of land currently leased by the Needham Golf Club. He asked Ms. Fitzpatrick to highlight the changes to the documents since the Board's last review. Ms. Fitzpatrick reviewed the changes. Mr. Wasserman stated he received some questions as to whether the Golf Course Advisory Committee was consulted on the RFP and Lease. He stated that the Board met with the Advisory Committee to receive input.

Steve Theall - 117 Paul Revere Road - stated that he has been a member of the club for over 27 years. He believes the Needham Golf Club has been good stewards of the land and supportive of youth golf in Town.

Rhonda Spector - 79 Sunnyside Road - stated that the RFP is drafted in a way that it appears that the ultimate end use of the property is a done deal and does not encourage creativity on the part of bidders. She highlighted a number of constraints in the RFP and lease that restrict the potential uses. Mr. Wasserman stated that the RFP sets a minimum that will be accepted but that more could be proposed.

Eric Hopper - 301 Warren Street - stated that the use of CPI for adjusting the lease payment potentially limits the Town should property values rise significantly. He stated that if renovations are done to buildings on the adjacent property it may increase the Town's land value. He recommended that the lease have some provisions to reassess the property and lease payments should renovations be done to adjacent properties.

Daniel Schwartz - 33 Virginia Road - asked the Board to be sure that the Town is following the Article 97 process and preserving land under those provisions. Mr. Healy stated that Town Counsel has reviewed the lease and written an opinion that affirmed compliance with Article 97.

Matt Borrelli - Great Plain Avenue - stated that the termination section of the lease should be enhanced to address the parties' responsibilities upon termination.

Alan Fanger - 46 Horace Street - stated that recent reports have shown that interest in golf has declined. He provided a number of comments that he submitted in writing to the Board. He commented on the appraisal reports, lease escalation clauses, the decline in Club membership waiting time, and concern about future viability of a golf course.

Bruce Herman - 15 Laurel Circle - as the Secretary of the Needham Golf Club, clarified that the Club says on its web site that the membership wait may be 3-5 years but it has been as little as a few months lately. He stated that more public play would negatively impact membership. He also stated that the Golf Course has hosted a number of charities.

Mr. Wasserman closed the hearing.

Mr. Cogswell stated that leasing the land offers a great benefit to the Town by not having to maintain the property in addition to the lease revenue.

Mr. Matthews stated that the proposed RFP and lease were built from the last lease, but with the new Town Manager form of government the Town Manager takes the primary role of issuing and negotiating a contract. He stated that the concept of the lease provides for a Golf Club that is accessible to all that are willing. He will think over many of the comments made tonight.

Mr. Wasserman stated that the Board voted to use the property as a golf course and the RFP and lease allows access by residents. The arrangement also maintains the land at no cost to the town. The Board will vote the final RFP and lease at its April 1, 2008 meeting. The

goal is to come to the Annual Town Meeting with a lease.

Mr. Healy expressed an interest in reviewing and considering some of the comments made tonight. He stated that the Town had a set of prescribed requirements when developing the RFP and lease including a desire for a non-profit to run it. He stated that if the course were privately run it would be more aggressively used, which may have a negative impact on surrounding properties. He feels the Town is asking for a lot in the lease.

Mr. Bulian stated that the lease arrangement help preserve and maintain the property at no cost to the Town. He highlighted the Town's inability to maintain the building at Ridge Hill as an example of why the lease may be the best option for maintaining the golf course property.

Mr. Wasserman closed by saying that throughout the process the Board has been in consensus on the issue.

8:15 p.m. Ms. Fitzpatrick appeared before the Board with two items for the Board's consideration:

1. Call for Special Town Meeting:
Ms. Fitzpatrick requested the Board call for a Special Town Meeting to be held on May 12, 2008. She stated that requests for articles and line item transfers are due from departments by April 3rd, and the warrant will be closed on April 9th.
Motion by Mr. Matthews that the Board of Selectmen vote to call for a Special Town Meeting and open the warrant for the meeting to be held on May 12, 2008 at the Newman School. Second: Mr. Bulian. Unanimously approved 5-0.
2. Approve Pilot Agreement:
Ms. Fitzpatrick requested the Board consider approval of a PILOT agreement with Beth Israel Hospital/Needham. Ms. Fitzpatrick stated that the agreement includes a \$47,000 annual payment in addition to other services for the Town.

Motion by Mr. Bulian that the Board of Selectmen vote to endorse the Agreement for Payment in Lieu of Taxes between Beth Israel Hospital/Needham and the Town of Needham.
Second: Mr. Matthews. Approved 4-0-1. Mr. Cogswell abstained.

8:25 p.m. Adjourn:

Motion by Mr. Cogswell that the Board of Selectmen vote to adjourn the March 25, 2008 Board of Selectmen Meeting.
Second: Mr. Healy. Unanimously approved 5-0.