

CONFIDENTIAL

**August 8, 2011
6:00 p.m., Room 126
Executive Session**

Present: Mr. Gowing, Ms. Adachi, Mr. Clough, Mr. Sonner; Town Manager Steven Ledoux and Recording Secretary Christine Joyce. The meeting was not televised

1) Discussion of Collective Bargaining Strategy, AFSME, Highway Union

Motion to go into Executive Session. Mr. Sonner – second. Clerk roll call, all Ayes.

The Town Manager reported that the Town has a mediated settlement with AFSME, covering 3 years, 2008-2011, and 1 year, 2011-2012. The mediator was the same person, Heather Bevilacqua, who mediated with the Schools' union.

The agreement provides for an 8% increase over four years. FY09 0 %, FY10 1.5 %, FY11 1.5 % FY12 a \$1.00 per hour or about 5%.

Sanders have overtime, by seniority list, per storm. The Town agreed to rent 13 sets of pants and shirts for mechanics, and safety shoes. The employee will pay \$20.00 over the first \$100 that the Town pays.

The union agreed to wait until 2012 Town Meeting, or a Special Town Meeting before then, for ratification.

2) Discussion of Real Property

81 Wood Lane Land – One acre cut off of a 2.3 acre lot, \$25,000. Abuts the Arboretum. The Acton Conservation Trust wanted to act before the owner changed his mind. The Arboretum Friends provided the \$25,000 and would like the Planning Board to waive fees.

Milldam Trust - 6.92 acres (4.7 + 0.94 + another), \$25,000. Milldam Trust has asked whether the Town would be willing to buy the small parcels left over when Patriot and Minuteman Roads were subdivided. The larger piece abuts conservation land. Mr. Ledoux met with the owners. The owners are current on property taxes and presumably would continue to be so. Town Counsel said we could use the assessed valuations for the value. Mr. Clough asked about the outcome if we did not do this now.

Madden Property, 12 Summer Street – 12 acres, appraised at \$255K full-developed. Worth about \$50K because full development probably is not plausible. Large wetlands beyond existing house lot that would have to be crossed. The owners have been before the Town before and the Cemetery Department now is interested in the land for future expansion. The Maddens no longer are interested in selling it. The Cemetery Commissioners have \$75,000 for development. The first step is to get the owners to talk to the Cemetery Department.

Final

Kennedy Land – 40 acres adjacent to NARA, \$10 million. Natural Resources Director Tom Tidman and Mr. Ledoux spoke with Ed Kennedy, who co-owns with his aunt; he and his aunt do not agree. Ed is willing to sell but family not friendly to Town. The Kennedys would like to move the easement. Mr. Ledoux noted that if the Rex Lumber property ever became available, it would be a great opportunity for the Town for a senior center or trails. The first step with the Kennedy property is to get an appraisal.

Mr. Gowing – Moved to enter into Regular Session, Mr. Sonner – second. Roll call by the Clerk, all Ayes

Christine M. Joyce
Christine Joyce, Recording Secretary

Janet K. Adachi
Janet K. Adachi, Clerk

26 September 2011
Date