

TOWN COUNCIL
ASSET MANAGEMENT ADVISORY COMMITTEE
Selectmen's Conference Room
Tuesday December 1, 2020 – 5:30pm

MEETING MINUTES

PRESENT: Councilor Eric R. Steinhilber; Councilor Paul C. Neary; Councilor Tracy Shaughnessy; Councilor Kristine Clark; Councilor Matthew Levesque; David Anthony, Director of Property and Risk Management; Andrew Clyburn, Assistant Town Manager

The Chair of Committee opened the meeting up at 530pm. Roll call was taken by Town Council Administrator, all members present for quorum.

Councilor Eric R Steinhilber (CHAIR)
Councilor Matthew Levesque
Councilor Paul C Neary
Councilor Kristine Clark
Councilor Tracy Shaughnessy

Chair of Committee introduced David Anthony, Director of Property and Risk Management who presented a brief overview to the new members of the Committee at the request of Councilor Clark to explain briefly how the first round of properties were set up and eventually out to bid. Mr. Anthony presented an update on the Properties for possible disposition – discussion and process update.

164 Route 149, Marstons Mills (Map: 078 Parcel: 074)
30 Ocean Street, Hyannis (Map: 327 Parcel: 101)
292 Ocean Street, Hyannis (Map: 325 Parcel: 046)
13 Daisy Hill Road, Hyannis (Map: 326 Parcel: 143)
32 Island View Road, Hyannis (Map: 325 Parcel: 108)
118 Arrowhead Drive, Hyannis (Map: 271 Parcel: 121)
68 County Seat Road, Hyannis (Map: 291 Parcel: 111)
0 Kalweit Drive, West Barnstable (Map: 111 Parcel: 111 003)
109 Sea Street, Hyannis (Map: 307 Parcel: 080)
45 Mitchels Way, Hyannis (Map: 308 Parcel: 273 002)
35 Mitchels Way, Hyannis (Map: 308 Parcel: 273 001)
63 Pine Ridge Road, Cotuit (Map: 018 Parcel: 052)
117 Oakwood Street, Cotuit (Map: 018 Parcel: 050)
121 Oakwood Street, Cotuit (Map: 018 Parcel: 055 002)
125 Oakwood Street, Cotuit (Map: 018 Parcel: 049)
221 Ebenezer Road, Osterville (Map: 146 Parcel: 046)

Mr. Anthony presented the following information as a follow up from our previous meetings, and the next steps in the process for the next properties up for discussion. For a full description of the following slides please use the link below.

<http://streaming85.townofbarnstable.us/CablecastPublicSite/show/9243?channel=1>

Asset Management Advisory Committee

December 1, 2020
Town of Barnstable

AMAC 12/1/2020

Meeting topics Recap

- o 2-27-20 Focus on Large buildings MMills, Cotuit, Armory, 200 Main Street.
- o 6-9-20 Specific focus on options for Cotuit Elementary. Village input sought.
- o 7-23-20 Continued Village input. Ideas for subdividing parcel and demolition of building.
- o 8-26-20 DPW input – costs and challenges for demolition (Intro of CIPs for both empty schools for demo FY 22).
- o 9-29-20 Update on Cotuit Water District interest in Cotuit Elementary property. Return to disposition discussion for other Town owned parcels.
- o **12-1-20 Package for second round sale, also discuss Specific Properties for Separate RFP – Mitchel's Way and 164 Route 149.**

AMAC 12/1/2020

Properties that did not sell in Round 1

- o **221 Ebenezer Osterville (Bidder withdrew)**
- o **59 Tevyaw Road, Hyannis (Rcvd no bids)**
- o **Block of four Cotuit parcels (Bidder withdrew)**

117 Oakwood Street
121 Oakwood Street
125 Oakwood Street
63 Pine Ridge Road

Sept 2020 Discussion Points –

- o Put the 164 Route 149 property out right away solo. **(Target issue as soon as April 2021)**
- o Assemble a block of properties (6 to 10) to go through the RFP process. [Include Round 1 No sales] **(Preliminary list examined tonight)**
- o Create updated list of Properties to distribute to Committee. **(In Process)**
- o Forward this list to DPW, Planning and Conservation for new review.
- o **A block of potential Conservation properties. (On hold)**

164 Route 149, Marstons Mills M: 078 P: 074



164 Route 149, Marstons Mills M: 078 P:074

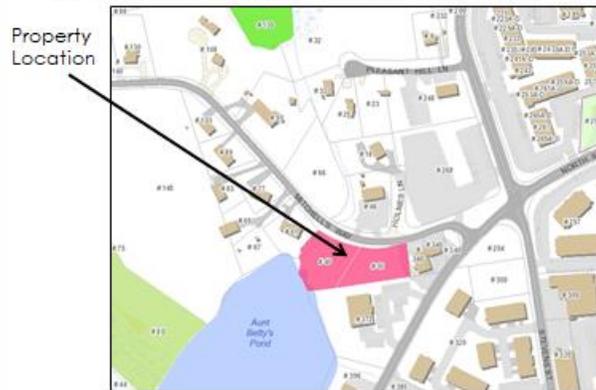
- o 164 Route 149, Marstons Mill
- o Acquired 7/11/2016
- o Paid \$265,000 (Land assessed at \$123,300)
- o 0.85 acres (Modified)
- o Contains a building that will need to be renovated.
- o Possible tear down and rebuild, depending on condition.
- o Non Sewered.

164 Route 149, Marstons Mills

12/1 NEXT STEPS

- Appraisal to be done (Based on anticipated value and current condition)
- Certified Plot plan being prepared (DPW survey working to provide)
- Issue of defining the easement for parking spaces on 149
- Possible future sidewalk easement to be pursued before we put out the final sale.
- Building Department inspection of structure to determine condition.

35/45 Mitchell's Way, Hyannis (M: 308 P: 273/001 + 273/002)



35/45 Mitchell's Way, Hyannis (M: 308 P: 273/001 + 273/002)

- Acquired 1/12/1999, 2 parcels (.43 and .45 acres)
Non Sewered (currently)
- Possible assemblage into one parcel and placement of a single unit?
- Possible encroachment issue with abutter
- Land touches waters edge of Aunt Bettys Pond
- There had been a desire to see this be used for affordable housing.

12/1 NEXT STEPS

- Appraisal to be done (Based on anticipated value)
- Locate Certified Plot plan
- Assemblage steps and wet lands flagging
- Pre development work?
- Affordable Housing use?

30 Ocean Street, Hyannis (M: 327 P: 101)

Property Location



30 Ocean Street, Hyannis (M: 327 P: 101)

- o Acquired 3/7/1967, (.41 acres) Non Sewered (currently) Used as parking lot.
- o Interest by abutter for support of Housing project
- o Access issues due to topography
- o Condition of pavement is fair (5 year life anticipation)
- o \$273,000 assessed value

12/1 NEXT STEPS

- o Commercial Appraisal in process
- o Certified Plot plan in hand
- o Internal review by Town Departments underway

292 Ocean Street, Hyannis (M: 325 P: 046)

Property Location



292 Ocean Street, Hyannis (M: 325 P: 046)

- o Acquired 3/15/1987, (.11 acres) Non Sewered (currently)
- o Possible encroachment issue with abutters and parking
- o Tax possession parcel – Final Decree in hand

12/1 NEXT STEPS

- o Determine Value and Min Bid
- o \$87,000 assessed value
- o Locate Certified Plot plan
- o Determine access issues – private road

13 Daisy Hill Road, Hyannis (M: 326 P: 143)



13 Daisy Hill Road, Hyannis (M: 326 P: 143)

- o Acquired 10/15/2003, (.25 acres) Non Sewered (currently)
- o Possible encroachment issue with abutter
- o Assessed value - \$105,600
- o Tax Possession property

12/1 NEXT STEPS

- o Determine Value and Min Bid
- o Locate Certified Plot plan
- o Housing use
- o Deed restrictions? Parking concerns

118 Arrowhead Drive, Hyannis (M: 271 P: 121)

- Acquired 8/15/1973, (.21 acres) Non Sewered (currently)
- Acquired by Purchase - \$4,000
- Assessed value - \$1,800
- Possible encroachment issue with abutter
- Topography challenges (low spot)

12/1 NEXT STEPS

- Determine Value and Min Bid
- Locate Certified Plot plan
- Why is assessed value so low?

68 County Seat Road, Hyannis (M: 291 P: 111)

Property Location



68 County Seat Road, Hyannis (M: 291 P: 111)

- Acquired XXXXXX, (.31 acres) Non Sewered (currently)
- Possible encroachment issue with abutter
- Assessed value - \$96,300
- Topography challenges
- Deed reference needs to be researched.

12/1 NEXT STEPS

- Determine Value and Min Bid
- Locate Certified Plot plan

0 Kalweit Drive, West Barnstable (M: 111 P: 111/003)

Property Location



0 Kalweit Drive, West Barnstable (M: 111 P: 011/003)

- o Acquired 8/24/2004, (.58 acres) Non Sewered
- o Appears to be land locked (to be verified)
- o 4 abutters with developed property
- o Assessed value - \$10,700
- o Tax Possession property

12/1 NEXT STEPS

- o Assess value – set minimum bid.
- o Locate Certified Plot plan
- o Final Judgement in hand
- o Likely sale to interested abutters through bid process.

109 Sea Street, Hyannis (M: 307 P: 080)

Property Location



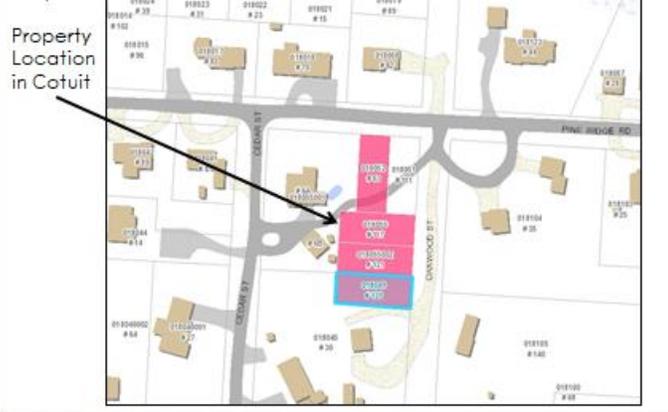
109 Sea Street, Hyannis (M: 307 P: 080)

- Acquired 6/29/2004, (.11 acres) Non Sewered (currently)
- Possible assemblage into one parcel and placement of a single unit ?
- Abutter is Housing Assistance Corps (1988 - 0.03 acres – part of larger purchase)
- This could be a location for affordable housing.
- Assessed value - \$37,200
- Tax Possession property

12/1 NEXT STEPS

- Appraisal to be done (Based on anticipated value)
- Locate Certified Plot plan in anticipation of sale/transfer
- Final Judgement in hand
- Pre development work?
- Affordable Housing use?

63 Pine Ridge Road (M: 018 P: 052) 117 Oakwood Road (M: 018 P: 050)
121 Oakwood Road (M: 018 P: 055/002) 125 Oakwood Road (M: 018 P: 049)



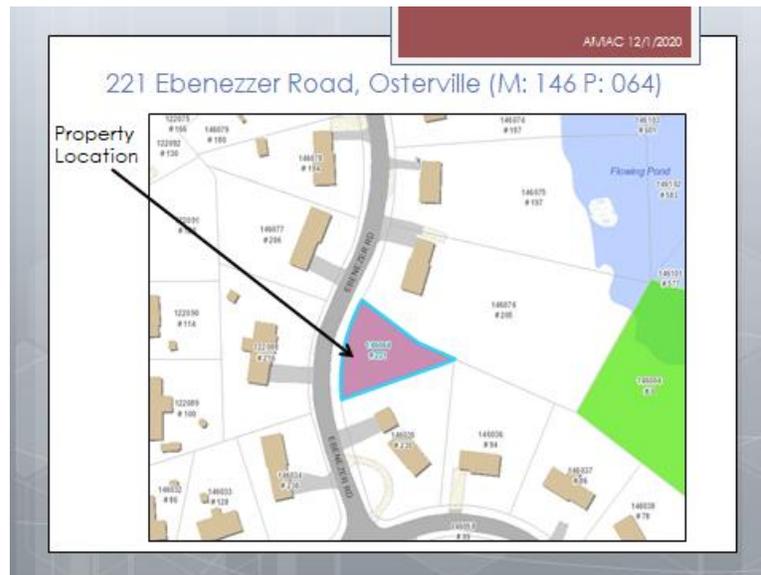
63 Pine Ridge Road (M: 018 P: 052) 117 Oakwood Road (M: 018 P: 050)

121 Oakwood Road (M: 018 P: 055/002) 125 Oakwood Road (M: 018 P: 049)

- Acquired in 2004, (.36 acres combined) Non Sewered
- Offered in Round 1 as a block – no bids

12/1 NEXT STEPS

- Possible unbundling or change to bundle
- Intensify abutter notification
- Final Judgements in hand for 2
- 2 parcels given by owner 2004
- Assess value – set minimum bid. Each parcel assessed at \$7,200.



AJMAC 12/1/2020

221 Ebenezer Road, Osterville (M: 146 P: 064)

- Acquired 4/15/1986, (.21 acres) Non Sewered
- Unused utility easement still exists on property
- Offered in Round 1, high bidder withdrew
- Second bidder not interested in purchase.
- Assessed value - \$102,300

12/1 NEXT STEPS

- Appraisal to be done (Based on damages for easement)
- Locate official information on unused utility easement
- Possible overlay into CWMP plans with DPW

Chair of the Committee asked if there are any questions from Committee members regarding the presentation.

Councilor Shaughnessy asked about the property on 149 regarding title IV septic, can the Town sell it without putting in a septic if it is no good, or is the new owner responsible, Mr. Anthony stated that the inspection of the septic would be approximately \$500 for the inspection and it would give the Town a picture of what is going on with it. Councilor Shaughnessy asked about the two lots on Mitchells Way, and asked if Cape Built was looking at those lots, or possible keeping it as green space for the apartment complex across the street from it. The other question was the lot on Ebenezer in Osterville; you stated it was an odd shaped lot, are there any abutters interested in this property. Mr. Anthony recalled that one if the abutters had approached Mr. Anthony and they did not submit a bid when it went to bid to the public. Mr. Anthony also said that letter went out to all abutters to every piece of property that went out in the first round before they all were bid to the Public.

Councilor Clark asked how the parcels were selected for the bidding round, Mr. Anthony explained that the town looked at the list that was compiled through various ways the town had acquired the parcels, once the determination was made that indeed these were acquired legally they were put out to bid. In the second round of properties, these were a little more challenging and needed more title search for them, there were some with owner unknown etc., so if you title search these and exhaust all legal avenues, the town can put these out to bid, some require a little more extensive research. Mr. Anthony had this next round of properties as a little more challenging to bid out.

Councilor Clark asked about the property on Arrowhead, according to the Town Assessors office said the property was acquired in 2019 for \$0 dollars, but the presentation stated we paid about \$4, 000, so how do we read this information. Mr. Anthony will get clarification on this and get the answer to Councilor Clark. Councilor Lévesque's wanted to thank Mr. Anthony for his

Updates on the Marstons Mills Elementary School and Cotuit Elementary School

The Department of Public works will be putting together CIP Appropriation Orders to demolish the schools; this proposal will be submitted in the December submissions for consideration. There is a review of the projects submitted and a determination is made as to which projects move forward. There is asbestos in the schools, so there will additional costs to remove that. The portable class rooms at the Marstons Mills Elementary School have been removed and the area grassed over. In the Cotuit School there was some interest from a Church, and Cape Cod Collaborative to use it for office spaces and those discussions are ongoing, so there are parties that are interested and an update for the Committee at our next meeting.

Chair of the Committee thanked Mr. Anthony for staying on top of the Cotuit School for a short occupancy.

For Public Comment please use the link below:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/show/9243?channel=1>

1. Aliana- spoke as a third generation Cape Codder in favor of affordable housing; also a member of the Democratic Socialists of America and is part of the Housing Justice Organization of Massachusetts.

2. Johnny Robinson- resident of Cotuit, and lives across from the school in Cotuit; is in favor of affordable housing. Housing is a human right and there are so many on the streets.

3. Julia Caldwell- wants to echo the same comments from the last two speakers. In favor of creative ways to use the Cotuit School as housing possibilities; Would like to see more inventive housing abilities, most young individuals still live with their parents because of low wages and high housing costs

4. Vice President Jessica Rapp Grasseti- is there a time limit to enter into a lease with the fire district if they intend to use office space at the Cotuit School

5. Samuel Bechtold did a little research regarding the Cape area and was surprised to read that the rental vacancy of 1% which means there are no houses on the Cape, and 25% of individuals commute off Cape to work for better wages, and to be able to afford to live here which means we are retaining no young individuals, they are all leaving. Would like to see the Cotuit School turned into housing, currently we do not build enough new housing units that are affordable in comparison to the wages earned.

6. Laura Shufelt- lives in West Barnstable urges affordable housing on some of these parcels. The property on Mitchell's way is a great example; it should be moved into the Housing Trust so that it can be developed into affordable housing, and believes both schools should be looked at to provide this to the Town.

7. Michelle Heap- resident of Hyannis and affordable housing is the most important for this town, works with low income families trying to find housing and there isn't anything available for a cost that is able to be met by these individuals

8. Councilor Schnepf- asked about the parcels in Hyannis that were not sewered, is there a possibility of sewerage in the future. The property on 149 she would like to see that back on the tax roll.

Chair of Committee asked for a motion to adjourn, Councilor Kristine Clark made the motion to adjourn, this was seconded by Councilor Levesque, and a Roll Call vote was taken.

Councilor Matthew Levesque	yes
Councilor Paul C Neary	yes
Councilor Kristine Clark	yes
Councilor Tracy Shaughnessy	yes
Councilor Eric R Steinhilber (CHAIR)	yes

ADJOURN: 7:13pm

NEXT MEETING: To be determined

Transcribed by Cynthia A Lovell, Administrator to the Town Council