



**TOWN OF BARNSTABLE
SANDY NECK BOARD**

1189 Phinney's Lane
Centerville, MA 02632

Tel: 508-790-6272
Fax: 508-790-6275

Chairman:

Richards French

Vice Chairman:

William Carey

Board Members:

Barbara Bell
Lynn Heslinga
Nate King
George Muhlebach
Peter Sampou

Council Liaisons:

Henry Farnham
Ann Canedy

Sandy Neck Board Executive Session

February 14, 2011

A motion was made and seconded at the regular Sandy Neck Board Meeting to go into **Executive Session** to discuss strategy with respect to a purchase. Roll Call Vote: Pete Sampou–yes, Nate King–yes, Barbara Bell–yes, Rich French–yes. Please note: Bill Carey was late and not yet present for this vote. He arrived during executive session. Also present were David Houghton, First Assistant Town Attorney, Nina Coleman, Sandy Neck Park Manager, and Debbie Lavoie, Secretary Pro Tem.

The board received a letter dated January 7, 2011 which states: *“It is at this time that I, Frank Gilchrist, Jr. wish to sell my real estate located at 138 Sandy Neck – map 223 / parcel 010. The property is being sold at the appraised value of \$40,100.00 to Owen & Dorothy Needham.”* It is signed by Frank Gilchrist Jr and Owen Needham. Under the cottage leases with the Town, *Section (b) Transfer of Cottage to Other Than Permitted Transferee* states the transfer must be preceded by at least ninety day written notice of the intent to transfer. *Section (c) The Lessor’s First Refusal Rights Upon Transfer of Cottage* gives the Town the first right of refusal. This is the matter of this Executive Session.

Nina Coleman presented the information. This cottage is near the halfway house. Artist could use the cottage. This could be another educational resource available. On the shoulder seasons it could be used as a source of revenue. It is a reasonable price. The money is available in surplus and would come from the enterprise account – no town funds would be expended. The building commissioner has inspected the property and it is sound.

The order would be:

- Vote of the board and their recommendation would go to the Town Manager.
- It would then go to the Town Council for consideration.
- The Town Council would need to appropriate the money (from the Sandy Neck Enterprise Surplus Account).
- A bill of sale would be drawn up for the property.

Peter Sampou: Thinks it is a good idea. Very reasonable. Good location. Need to emphasize the money would come from enterprise account and we must stress the purpose of the purchase.

Nate King: Agreed with the idea of purchasing the cottage. Must make sure the building is sound and it will not cost the taxpayers any money.

A **motion** was made by Pete Sampou and seconded by Nate King to send the Town Manager a positive suggestion to purchase the Gilcrest Property for \$40,100. The Board would like to strongly recommend that \$10,000 additional money be appropriated for improvements and maintenance. Roll Call Vote: Pete Sampou–yes, Nate King–yes, Barbara Bell–yes, Bill Carey–yes, and Rich French–no.

Rich French: Stated he voted in the negative because (1) he feels it is an issue of public vs. private rights. (2) he is afraid the property will be neglected by the town (3) it takes the property off the tax roles. He also asked if the Town does rent it out can the Needhams have the first right to rent it.

Peter Sampou: The Board must stress – through Nina and or legal – that funds should be encumbered for maintenance.

Bill Carey: Need to state the purpose for buying the structure and make clear what we want to do with the cottage.

Nina Coleman: It fits in with the vision of Sandy Neck to include environmental studies and it would allow for a satellite of the Interpretive Center.

David Houghton reminded the Board that this is Executive Session and as such none of what has been discussed here can be repeated outside of this room.

These minutes are sealed until (1) the purpose is no longer there and (2) the Board votes to take them out of Executive Session.

A **motion** was made and seconded that the Board leave Executive Session and return to the regular meeting. Roll Call Vote: Pete Sampou–yes, Nate King–yes, Barbara Bell–yes, Rich French–yes, Bill Carey–yes.

Respectfully submitted,

Debbie Lavoie, Secretary Pro Tem