



TOWN OF HOPEDALE

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Board of Selectmen

Thomas A. Wesley
Louis J. Arcudi, II
Brian R. Keyes

Town Administrator

Steven A. Sette

BOARD OF SELECTMEN

Regular Minutes

Monday, October 16, 2017

Call to order 7:00 pm – Draper Room

Chairman Wesley called the meeting of the Board of Selectmen to order at 7:00 p.m. in the Draper Room at Town Hall.

Present: Selectman Thomas Wesley, Selectman Louis Arcudi, Selectman Brian Keyes, Town Administrator Steven Sette, Executive Assistant Susan Brouwer, members of the public and Videographer Jeff Ellis were present.

Chairman Wesley began the meeting with the Pledge of Allegiance.

A. Public Comment on Agenda Items

None

B. Consent Items

1. Approval of October 2, 2017 Regular Minutes

MSDV to approve the October 2, 2017 Regular Minutes as presented

Selectman Wesley– Aye; Selectman Arcudi–Aye; Selectman Keyes– Aye

2. Approval of September 18, 2017 Executive Minutes

MSDV to approve the September 18, 2017 Executive Minutes as presented. Minutes not to be released.

Selectman Wesley– Aye; Selectman Arcudi–Aye; Selectman Keyes– Aye

3. Authorization of Warrants FY18-13 & FY18-13P as approved by Selectmen Wesley and Keyes FY18-14 as approved by Selectman Keyes

MSDV to approve the above warrants as approved by Selectmen Keyes and Wesley

Selectman Wesley– Aye; Selectman Arcudi–Aye; Selectman Keyes– Aye

C. Appointments and Resignations

None

D. New Business

1. Discussion of Exemption Status of Food Operations at Hopedale Country Club as requested by Board of Assessors

HCC Attorney Joe Antonellis was present for the discussion along with Teri Gonsalves, Principal Assessor and BOA members Edward Holland, Jr. and Don Howes. The discussion focused on whether the Hopedale Country Club, which is a tax-exempt entity should be paying taxes for the two for profit businesses that are ran out of the Club. Principal Assessor

Teri Gonsalves advised that earlier in the day, she spoke with an Attorney from the DOR who advised that the HCC should be paying both taxes and rent on the entire building as it is not possible to determine what portion of the property should be taxed. Attorney Antonellis responded to this statement advising that it is quite easy to determine what portion of the building should be taxed. There is a small portion of the Pro Shop that is for profit noting the Pro only gets the profits for sales of supplies and clothing so the portion of the Pro Shop where supplies are sold and clothing is placed is quite easy to measure. The kitchen where the chef is running a catering business is a for profit business; this area too can easily be measured. Attorney Antonellis said the club is not opposed to having certain areas of the building taxed but does not agree that the entire building should be taxed.

Member of the BOS stressed that they would like the process to be fair and equitable. The Selectmen recommended the Town's Attorney come out to the Club to meet with a member of the HCC Board, Principal Assessor Teri Gonsalves, a member of the BOA, Steve Sette and a member of the BOS. Administrator Sette was asked to contact Town Counsel and request they come out soon, so the matter can be addressed and an appropriate agreement made. The BOS will place this matter on future agenda to follow-up on the matter.

E. Old Business

None

F. Public and Board Member Comments

None

G. Correspondence and Selectmen Informational Items

1. BVT Invoice regarding town quarterly payment of \$101,774.50
2. Comcast Notice dated September 22, 2017 program changes

H. Requests for Future Agenda Items

1. Downtown Revitalization Study Update (November)
2. Highway & Road Commissioner's Presentation (November)

I. Administrator News

1. Administrator Sette noted that Cumberland Farms has opened, the residents are very happy and his office has not received any complaints. Steve said he will continue to monitor this over the next several months. Administrator Sette also advised that the Adin Street Parking seems to be working very well allowing for safety students and allowing emergency vehicles to pass through the area safely.


J. Adjournment

Chair Wesley– I am requesting a motion to allow this board to now enter Executive Session and not to reconvene in regular session, under M.G.L. c.30A, § 21(a) Reason (6): to consider the purchase, exchange, lease or value of real property, because I as chair declare that an open meeting may have a detrimental effect on the negotiating position of the Town.

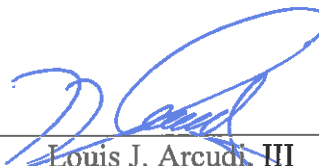
MSDV to enter Executive Session

RCV Selectman Wesley–Aye; Selectman Arcudi–Aye; Selectman Keyes–Aye

With no further regular business before them, the Board of Selectmen adjourned their regular meeting at 7:48 p.m.



Thomas A. Wesley



Louis J. Arcudi, III



Brian R. Keyes

Hopedale Board of Selectmen

*MSDV – Moved, Seconded, Discussed and Voted

*RCV – Roll Call Vote