



**TOWN COUNCIL
ASSET MANAGEMENT ADVISORY COMMITTEE
Selectmen's Conference Room
Thursday January 17, 2019 – 6:00pm**

MEETING MINUTES

PRESENT: Vice President of the Town Council John G. Flores; Councilor Paula Schnepf; Councilor Britt Beedenbender; Councilor Jennifer Cullum; Councilor Paul Hebert; Assistant Town Manager, Andrew Clyburn; Director of Property and Risk Management, David Anthony

The Vice President of the Town Council opened the meeting at 6:00. The Committee as it was opened had two Councilors that were going to arrive late; therefore the election of officers was put to the next meeting when a full membership is at the start of the meeting. Vice President Flores read into the record the charge that was handed to each Committee member and asked if any of the Committee members had any questions:

CHARGE:

Town Council Asset Management Advisory Committee

Charge: Advise and assist the Town Manager in fulfilling an important duty under the Charter Chapter 4-3 (i) in decisions about purchasing, operating and disposing of Town owned assets.

Perform comprehensive review that develops an understanding of the nature, extent and use of all the assets and classifies them into essential and nonessential.

Assistant Town Manager, Andy Clyburn and Director of Property and Risk Management, David Anthony have attended this Committee meeting since the beginning in 2016 and have been the sole providers of the information to this Committee and its members and he wanted to thank them for all their efforts up to this point. Vice President Flores explained to the members of the Committee that the Committee typically alternates the night of the Council meetings with the Zoning and Regulatory Committee and is always scheduled for 6pm before the Council meeting.

Vice President Flores asked Mr. Anthony for the next meeting if he could prepare a book for the new members of the Committee with the remaining property that was being considered for the second round. Mr. Anthony had already prepared said document and handed them to each member. Vice President Flores asked if a list of the first round of properties could be put together so the new members of the Committee could see where the property was who had acquired it and for how much, this is to get an idea of what we looked at how the process was started and what went into the sale of the first round. This will give the new members a sense of direction and a sense of how we put properties into the categories of 1, 2, and 3; and why and how we broke them into those categories. Vice President Flores also asked for all the assets of the town as well so that this Committee can look at those as well.

Mr. Anthony explained the books that he has put together for tonight, there is an overview of what this Committee has done since 2016, it will give the new members an idea of what the members worked on and how we all go to the sale of those properties. There is also the explanation of the RFP proposals, there is also a document that explains the summary of the properties sold, and the notes on the side was for the no bid parcels we had.

	Map	Par	Ext	Street Address	Village	Size	Assessors 2017	Final Sale price	Notes	
1	148	130		39 North Precinct	Centerville	0.34	\$ 43,100.00	\$ 12,500.00		
1	169	096		0 Bridgets Path	Centerville	0.37	\$ 108,400.00	\$ 17,500.00		
1	172	079		139 Guilford Road	Centerville	.2	\$ 101,500.00	\$ 779.00		
1	172	080		0 Guilford Road	Centerville	.52	\$ 112,600.00	\$ 5,500.00		
1	193	230	002	0 Patriot Way	Centerville	.23	\$ 41,600.00	\$ 7,679.00		
1	193	261	002	0 Shootflying Hill Road	Centerville	.02	\$ 4,600.00	\$ -	Withdrawn bids - Flaw in Listing	
1	018	015		96 Pine Ridge Road	Cotuit	.18	\$ 124,700.00	\$ 75,000.00		
1	018	024		39 Cherry Tree Road	Cotuit	.18	\$ 124,700.00	\$ 75,000.00		
1	018	049		125 Oakwood St.	cotuit	.09	\$ 7,500.00		Withdrawn bids	
1	018	050		117 Oakwood Street	Cotuit	.09	\$ 7,500.00		Withdrawn bids	
1	018	052		63 PINE RIDGE ROAD	Cotuit	.09	\$ 65,400.00		Withdrawn bids	
1	018	055	002	121 Oakwood St.	cotuit	.09	\$ 7,500.00		Withdrawn bids	
1	026	004		0 Brittany Drive	Cotuit	6.4	\$ 4,900.00	\$ 30,109.00		
1	026	017		131 Brittany Drive	Cotuit	.11	\$ 1,900.00	\$ 10,109.00		
1	269	018		59 Teyyaw Road	Hyannis	.08	\$ 50,500.00	\$ -	No bids	
1	274	038		1411 Phinney's Lane	Hyannis	.53	\$ 7,900.00	\$ 12,700.00		
1	291	032		38 St. Francis Circle	Hyannis	.33	\$ 43,000.00	\$ 500.00		
1	307	047	002	15 Woodbury Ave	Hyannis	.08	\$ 5,400.00	\$ 22,000.00		
1	344	043		227 Old Yarmouth Road	Hyannis	0.21	\$ 154,100.00	\$ 131,000.00		
1	046	120		10 Bosuns Way	Marstons Mills	.54	\$ 113,700.00	\$ 1,879.00		
1	093	072		4 Windrush Lane	Osterville	0.06	\$ 1,300.00	\$ 3,510.00		
1	146	064		221 Ebenezer Road	Osterville	.21	\$ 102,300.00	\$ -	Withdrawn bids - Old Utility easement and site plan issue	
1	128	017	004	0 Pioneer Path	West Barnstable	0.16	\$ 6,900.00	\$ 4,348.00	Still Open	
								Total Received	\$ 405,765.00	
								Total Expected	\$ 410,113.00	

1	317	052		92 Salt Rock Road	Barnstable	1.31	\$165,900.00			B		Bids up to Railroad Tracks			
1	348	003		474 Marstons Lane	Barnstable	0.58	\$ 145,100		Unknown	Unknown	B	Abuts south edge to Midcape Highway, looks to be landlocked unless easement it exists	None		
2	348	005		71 Hamstead Lane	Barnstable	1.23	\$ 65,400		Unknown	Unknown	B	Abuts south edge to Midcape Highway	None		
2	348	008		0 midcape Highway	Barnstable	.96	\$ 155,700			Unknown	B	Abuts south edge to Midcape Highway, looks to be landlocked see Town owned parcels 354.002 (TP) and 354.003 (TP)	None		
2	349	013		105 Oakmont Road	Barnstable	AH	3.36	\$223,400.00	upland	none	no	no	A	Sell to abutter. Abutter has already approached Town for a land swap. Ray deary.	good for AH
2	354	002		0 midcape Highway	Barnstable	1.23	\$ 65,400.00				B	Abuts land owned by Municipal. Subdivision taken for Tax Possession			
2	354	003		0 midcape Highway	Barnstable	5.36	\$137,800.00				B	Abuts land owned by Municipal. Subdivision taken for Tax Possession			
3	235	012		333 Old Neck Lane	Barnstable	conservation	0.33	\$ 9,400.00	upland			R	Abuts BLT and Open Space Parcel		
3	236	011		250 Old Neck Lane	Barnstable	conservation	8.67	\$142,500.00	upland			R	Abuts BLT and Open Space Parcel		
3	256	004		0 Midcape HWY, west of E	Barnstable	conservation	5.96	\$ 20,700.00	upland	high	no	no	R	Landlocked by Conservation property.	
3	350	036		155 Country Club Drive	Barnstable	AH	0.49	\$172,300.00	Wetlands				R	No doubt unbuildable due to wetlands	
3	355	002	008	0 Shotgun Hill Road	Barnstable	sub div. open space	5.83	\$ 25,300.00	upland	none	no	10%	B	Abuts land owned by Municipal. Subdivision taken for Tax Possession	good for open space
SOLD	1	148	130	39 North Precinct	Centerville	sell to abutter	0.34	\$ 43,100.00	upland & BVW	low	SE3-0846	no	A	Sale to single abutter? small, may not be buildable. See comments on wetlands?	residential, only 65' from edge of pavement to wetland. Open space or Land Bank to protect it. Make neighbor move vehicle.
SOLD	1	169	096	0 Bridgets Path	Centerville	none	0.37	\$108,400.00	not sure	none	no	no	A	Possible build? Sale to 4 possible abutters.	residential, has a low spot, would need a field visit, land bank maybe
SOLD	1	172	079	139 Guilford Road	Centerville	AH	.2	\$101,500.00		high	no		B	Two Abutters might be interested? Long strip of land all road frontage	
SOLD	1	172	080	0 Guilford Road	Centerville	AH	.52	\$112,600.00		high	no		B	Three Abutters might be interested? Long strip of land all road frontage	
SOLD	1	193	230	0 Patriot Way	Centerville	AH	.23	\$ 41,600.00		high	no		B	Abutter might be interested.	

Vice President Flores asked about the property on Shoot Flying Hill Road, that did not happen because there was a flaw in the listing, Mr. Anthony said yes that was correct, Vice President asked about Teyyaw Road and why there were no bids on that, Mr. Anthony said he had no reason why, there was notices sent to abutters and still no takers. Vice President Flores asked if there were any issues with the piece of property. Mr. Anthony said he is unaware of any issues if anyone might have been interested in it, it would have been the abutters. The price was only at \$500.00 to start, and still no one bid. Councilor Cullum asked if the resident knew it was only \$500.00; Mr. Anthony stated yes, it was a very public bid. Councilor Schnepf asked if the assessed value that the Town has assessed it at kept the bidders away, the assessed value was \$50,000 and if we could not get \$500.00 for it, does the assessed value of that parcel get added onto the assessed value of the buyers land, or does the town re-assess the value of the whole piece in its entirety, because if you're going to add \$50,000 onto my already high assessed property, I would not buy it either. Mr. Anthony said you could go through the abatement process and have that re-looked at. Councilor Cullum asked if that part was also explained to the bidders that came to bid. Mr. Anthony said they had a lot of residents show up and ask some very good questions. Vice President Flores asked that any of the properties that did not sell in the first round be put back into the process with these on the second round. Councilor Cullum asked that when the second

round going forward that we have someone there from the Assessor's office as well as the Tax office so that questions such as these can be answered. Mr. Anthony explained that the process in the first round was transparent and the public was notified by mailings, we did a public service announcement, we advertised in the local papers and we had information on the Town's website, so there was a very public approach to this bid process.

Councilor Cullum mentioned that she has been getting some phone calls regarding some parcels that were purchased by someone on the Council and she wanted to make sure that the process was followed completely so that she can address her constituents that are asking. Mr. Anthony stated it is an Ethics question for the State Ethics Commission, and explained the individual that has interest in putting in a bid should be the one contacting the Ethics Commission to ask those questions and explain the process in which they are going through. At that point the State then makes the decision on that. Mr. Anthony also explained it was a sealed bid process for all the parcels that were listed, and anyone interested in the parcel submitted a bid within the time frame allowed. He is aware that the Councilor in question did in fact contact them (the State Ethics Commission). There were a number of bids that were placed and that Councilor was outbid as well, so it appears to have been completely proper and transparent. Vice President Flores echoed the same. Councilor Cullum stated she was compelled to ask as her constituents were asking her, and feels better now that the State Ethics Commission was contacted.

Mr. Anthony explained the next round of properties we will be dividing into A, B and C again. A are the properties that may not have many issues and would be quicker to list, B being those that will need a more work to get a clear title, and the properties that we put into the C category are those that are difficult and need a lot more work than just title searching. Mr. Anthony explained that we will determine the disposing of these properties individually because it is important to find out how the Town acquired these parcels, and however the town acquired them affects how you have to address the disposal method.

Councilor Hebert asked how many of these parcels have buildings on them. Mr. Anthony answered he does not believe any of them have a building on them. Councilor Hebert asked if any of the parcels could be joined together for affordable housing, Mr. Anthony said there are some parcels that have some size to them and might be able to accommodate that need; the problem would be finding a buyer to buy them for just that purpose, there very few interested developers in the first round. However if this Committee identifies parcels that could be developed that way, we could take a different approach and bundle them to make it more appealing for a builder. We will still notify the abutters and anyone in the surrounding area of the sale of the parcel, we will follow the same procedure as before. Councilor Hebert asked Mr. Anthony that we identify those parcels and keep them separate for discussion purposes only. Vice President Flores asked if we can do this as a town, Mr. Anthony stated he did not know but he would get the answer. Councilor Hebert also asked if any of these parcels have gone through the department heads to make sure the town does not need any of these parcels for a pump station or water infrastructure. Assistant Town Manager Clyburn said yes all these parcels get passed through the departments to make sure that the town does not have a use for it first. The next list below are the properties in the second round that this Committee will look at and move forward on disposal as needed.

1	193	261	002	0 Shooting Hill Road	Centerville	none	.02	\$ 4,600.00	upland	none	no	no	B		Sell to single abutter?	residential, looks under-sized for building.	
1	214	039		355 Pleasant Pines	Centerville	sub div. open space	.87	\$123,500.00		none	no	no			Possible AH?		
1	247	145		71 Ginger Lane	Centerville	none	0.05	\$ 5,100.00	upland	none	no	no	A		Sell to abutters 3 abutters. Check for Drainage?	residential, looks under-sized for building.	
2	147	006		0 Nye Road	Centerville	none	10.25	\$ 22,400.00	BVW & upland	high	dumping violation	no	R		To conservation for shooting range swap	abuts TOBI/Cons parcel which is 25 acres map 147 / 005	
2	172	121		110 Ashley Drive	Centerville	AH	.35	\$107,900.00		high	no	no	B		Abutters might be interested? It looks like building to north is close to property line		
2	172	154		0 Ashley Drive	Centerville	AH	.53	\$113,100.00		high	no	no	B		Nine Abutters might be interested? Long strip of land - very small footage		
2	189	155		0 Birchill Road	Centerville	housing	.78	\$122,500.00		high			C		May be a challenge due to being near wetlands abutter is BLT. Landlocked, three abutters		
2	190	059		0 Highland Drive	Centerville	sbdiv. Open space	.021	\$ 40,900.00	upland	none	no	no	B	LOLV	Difficult shape for development, small may be required for open space of sub division	residential use for subdivision open space maybe	
2	190	257		116 Fox Hill Road	Centerville	none	.53	\$ 7,900.00	upland & BVW	low	no	no	B		Difficult shape for development, small may be required for open space of sub division. Could it be cut up and offered to abutters?	long thin slice that runs behind houses and then to an edge of a bog between two houses. Much falls within 50' buffer. Good for BLT or open space.	
2	193	027		567 Shoot Flying Hill Road	Centerville	none	.018	\$ 8,700.00	upland & BVW	low	no	no	B		Sell to single abutter, next to phantom road layout. Can it be resolved before sale?		
2	228	090	002	421 Pine Street	Centerville	none	.017	\$ 65,400.00	upland	none	no	75%	B		Could be an encroachment by abutter to west. Possible sale to abutter?	residential, one side cemetery, no conservation interest or jurisdiction per Rob	
2	233	068		22 Nyes Point Way	Centerville	none	.46	\$ 55,200.00	upland & BVW	low	no	no	yes	B		Possible development but small parcel	BLT or protect under open space
2	249	063		721 Strawberry Hill Road	Centerville	sell to abutter	0.08	\$ 5,400.00	upland	none	no	no	A		Sell to abutters 2 abutters. Check for Drainage?	residential, looks under-sized for building.	
2	252	044		133 GOOSE POINT ROAD	Centerville	marsh	.67	\$ 2,200.00	BVW & upland	medium	DA-86007, DA-94045	yes	C		Way To Water? Owner rights on private road. No parking if sale to abutter, only 1.	would require significant waiver of 50 ft. setback to build; abuts 5.6 acres belonging to LAKE ISLE WOODS OPEN SPACE TR. fronts Shallow Pond; possible way-to-water?	

