



TOWN OF EAST LONGMEADOW
60 CENTER SQUARE
EAST LONGMEADOW, MA 01028

TOWN COUNCIL

(413) 525-5400 ext. 1001

Ralph E. Page, President,
Marilyn M. Richards, Vice President
Matthew Boucher, Kathleen G. Hill, Anna T. Jones
Michael J. Kane and Connor J. O’Shea

Approved 4-11-2023

MINUTES
Town Council Meeting
Council on Aging Media Room, 328 North Main Street
East Longmeadow MA 01028
And Via –Zoom
March 28, 2023 6:00 pm

Present: President Page, Vice President Richards, Councilor Hill, Councilor Jones, Councilor Kane (attending via Zoom), Councilor Boucher and Councilor O’Shea.

Council President Page opened the meeting at 6:00 p.m. with the Pledge of Allegiance, followed by a Moment of Silence. Announcements were made in accordance with Mass General Law, and it was noted that ELCAT was taping the meeting.

Public Comments: None

Council Comments: President Page commented that he had the pleasure this week of attending a Legislative breakfast with Deputy Town Manager Tom Christensen and Fire Chief Paul Morrissette. They did a phenomenal job, there are bills in front of them that if passed will be set up, like the MSBA. They are doing many different things. President Page appreciates Chief Morrissette inviting him.

*Councilor Page made a motion to move into Executive Session to consider the purchase, exchange, taking, lease, or value of real property, 382 North Main Street, if such discussion may have a detrimental effect on the negotiating position of the governmental body, then return to Open Session. Councilor Richards seconded the motion. **Roll Call Vote- Councilor Jones-Yes, Councilor Boucher-Yes, President Page-Yes, Councilor Richards-Yes, Councilor O’Shea-Yes, Councilor Kane – Yes and Councilor Hill – Yes.***

Open Session reconvened at 9:18 pm.

Councilor Hill was not present for the rest of Open Session.

Communications, Correspondence and Announcements

A. Assessors Certification of Value for DIF District

Councilor Boucher read the Certification of Value for DIF District into the record, as shown in Attachment A.

Orders of the Day:

Old Business

1. Town Manager Search Update

President Page sent the Councilors a copy of the Collins Center' Town Manager Recruitment Profile, the Town's Town Manager job description and Section 3-1 of the Charter for Town Manager Appointment and Qualifications. President Page would like to know how the Council wishes to proceed; do we want to go through MMA or advertise internally first?

President Page stated we have a Deputy Town Manager, and we have asked for succession plans in each department. President Page believes that our Deputy Town Manager is more than qualified and is suggesting that we enter into negotiations with him.

Councilor Kane commented that we talked about succession planning throughout our departments. Succession planning offers continuity and provides opportunity to hire from within a department. Councilor Kane suggests that they have an executive session to talk to Mr. Christensen's direct supervisor and maybe discuss goals, strengths, weaknesses, overall performance and specific items pertaining to what the contract would entail.

Councilor O'Shea commented that he disagrees and that is by no means a reflection of Mr. Christensen's work or him as a person. Councilor O'Shea thinks it would be a misstep of the town to only look at one internal candidate instead of evaluating many people who could apply both internally and externally. Councilor O'Shea believes the position should be advertised both internally and externally at the same time.

Councilor Richards commented that we have been through this process twice and learned a lot from the second process. Councilor Richards would not like to make this decision right this moment and have that executive session that Councilor Kane suggested. Not so much to negotiate a contract but to hear from Town Manager Mary McNally about what experiences have been taking place.

Councilor Boucher thinks that Mr. Christensen is probably the best person for the job but questions if it is fair not to have a competitive search process. Councilor Boucher feels that it is a legitimacy issue more than the issue of concerns about qualifications.

Councilor Jones thinks we should start with an in-house application process and go from there.

After further discussion, the Council decided to advertise the position for 30 days.

*Councilor O'Shea made a motion that the Town Council direct the Town Manager to request the Human Resources Director post a Town Manager position to the MMA and seek applicants for four weeks, using the existing recruitment profile. Councilor Richards seconded the motion. **The vote was 6 in favor and 0 opposed.***

New Business

1. Approve the Town Council President to enter into a purchase and sale agreement for 70 Maple Street for an amount equal to the property's outstanding taxes.

President Page explained that they had entered into a purchase and sale for \$50,000.00. Ms. McNally informed them that that offer was off the table because it has been multiple months and we are no longer going to give them \$50,000.00 but we would take the property for just the back taxes. President Page would like to enter into a purchase and sale for only the back taxes that are owed.

Councilor Richards made a motion to approve the Town Council President to enter into a purchase and sale agreement for 70 Maple Street for an amount equal to the property's outstanding taxes. Councilor O'Shea seconded the motion.

Councilor O'Shea explained that he would still not be in favor of this for the same reasons he was not in favor of it previously when we discussed it.

Councilor Kane commented that he agrees with Councilor O'Shea and one of the main reasons we want to purchase this building is to take control of it so we can control its destiny and having something there that does not work with our Master Plan. Should we put a time frame on the taxes that are owed? Councilor Kane would like to know the expiration date on this offer because the amount can change over time.

Ms. McNally explained that the original deal was dismissed by the bankruptcy court. The trustee objected to the petition because they did not have insurance on the building. The bankruptcy petition was dismissed therefore our old purchase and sale, while it is still in effect is essentially invalid because the condition precedent has not occurred. Therefore, we are left with this other option.

The vote was 5 in favor and 1 opposed.

2. Action Items for Next Meeting:
President Page will speak to Human Resources Director Joan Iwanicki and Ms. McNally regarding advertising the Town Manager position.

*Councilor Jones made a motion to adjourn the Open Session meeting. Councilor Boucher seconded the motion. **The vote was 6 in favor and 0 opposed.***

Open Session was adjourned at 9:46 pm. The next Town Council Meeting will be April 11, 2023.

Respectfully submitted,

Jackie Sullivan
Assistant Town Clerk

Documents: Agenda, Town Manager Recruitment Profile, Certification of Value for DIF District and Town Manager job qualifications.



Jeanne Quaglietti <jeanne.quaglietti@eastlongmeadowma.gov>

Certification of Value for DIF District

1 message

Diane Bishop <diane.bishop@eastlongmeadowma.gov>

Wed, Mar 22, 2023 at 12:33 PM

To: Mary McNally <mary.mcnally@eastlongmeadowma.gov>, Tom Christensen <tom.christensen@eastlongmeadowma.gov>, Kimberly Collins <kimberly.collins@eastlongmeadowma.gov>

Cc: Jeanne Quaglietti <jeanne.quaglietti@eastlongmeadowma.gov>

Good afternoon,

On an annual basis, the Assessors shall provide to the Town Council its certification of Assessed Values associated with the Dwight Road / Maple Street Dif District no later than May 9th each year.

Attached is the Certification of Value for the Dif District for Town Council review as requested.

In conversation with Kimberly Collins, for future budgeting purposes, this letter will be submitted at the time of the Town's Annual Budget submission deadline in order to include the needed funding for our Intermunicipal DIF agreement with the Town of Longmeadow.

If you have any questions, please let me know.

Regards,

Diane L. Bishop, MAA
Director of Assessing
[60 Center Square](#)
[East Longmeadow MA 01028](#)
413-525-5400 Ext 1600
diane.bishop@eastlongmeadowma.gov

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 **FY24 Budget letter for DIF.docx**
126K



TOWN OF EAST LONGMEADOW
60 CENTER SQUARE
EAST LONGMEADOW, MA 01028

Diane L. Bishop, MAA, Director of Assessing

(413) 525-5400 ext. 1600
Diane.Bishop@eastlongmeadowma.gov

March 22, 2023

Assessment Certification

I hereby certify that the information contained herein is a true statement of the assessment records of the Town of East Longmeadow. The information was taken from the Fiscal Year 2023 real estate records.

Fiscal Year: 2023
Assessment Date: 1/1/2022
Land Location: 305C Maple St
Parcel ID: 6-9-A
Land Area: 5.37 Ac
Land Value: \$ 984,300
Building Value: \$2,388,600
Total Value: \$3,372,900
Number of Parcels: 1 parcel
Note: 305 Maple Street (6-9-0) is included in the DIF District but is tax exempt.

I attest that I am the officer having legal custody of the records referenced above, which are official records kept within the Commonwealth of Massachusetts.

Diane L. Bishop

NAME- Diane L. Bishop
TITLE-Director of Assessing