

MEETING MINUTES
Town of Heath
SELECT BOARD
Jacobs Road Municipal Center
Wednesday, August 21, 2024

Called to Order at 3:00 p.m. With Robyn Provost-Carlson, Elissa Viarengo, Will Emmet and Hilma Sumner, Town Coordinator.

Others in Attendance: Ned Wolf

Highway Department: The Board agreed that cooperation between towns would benefit all parties and approved of the Department allowing the Shelburne Highway Department to borrow the hot box.

Town Owned Buildings, Rental Discussions:

The Board met to further review the differences between a lease and a license. According to town counsel, a lease gives a tenant an exclusive right to use the rented space while a license gives permission to use a portion of the property while reserving the right to retract the permission at any time. A license may be given for any length of time but must state that it can be terminated at will.

The decision of whether the Town wishes to move forward with leasing rests with the Select Board (G.L. c. 40, sec. 3). Leasing of Town property must comply with the requirements of G.L. c. 30B, sec. 16. Based upon the statute, it would be necessary for the Town to obtain an appraisal of the value of the area proposed to be leased. This value would be based upon the term of the lease. Meaning that a long-term lease would have an increased value. If the value is appraised in excess of \$35,000, a Request for Proposals process would need to be undertaken in accordance with the requirements of the statute. It was recently understood that the same holds true for the repeated renewal of a one-year lease.

Hilltown Youth Performing Arts: Because of the recent understanding regarding long term leases, the Select Board will discuss the possibility of a month by month license with HYP A for the remainder of the 2024 year. During this time, the Board will move forward with the steps required for the Request for Proposal process.

4:00 p.m. *On a motion by Elissa Viarengo and a second by Will Emmet the Select Board voted unanimously to adjourn the meeting until after the Executive Session and then to reconvene.*

4:22 p.m. *On a motion by Elissa Viarengo and a second by Will Emmet the Select Board voted unanimously to reconvene the meeting.*

Town Owned Buildings, Rental Discussions, Continued:

Massachusetts G.L. c. 30B, sec. 16 (b) states that a “governmental body shall determine the value of the property through procedures customarily accepted by the appraising profession as valid”. The most cost-effective way to get market information will be to seek statements from three realtors. Based on those professional opinions the Board can issue an RFP for the spaces at

Jacobs Road Municipal Center and issue licenses for each of the rooms in Sawyer Hall. Robyn and Hilma will speak with realtors in the area and ask for assistance.

Vermont Museum of Natural History: Hilma will talk with the Museum personnel and explain the process that the Town must take to rent space to see if they continue to have interest in space rental.

Heath Historical Society: The Board suggested that the curator and Ned look at the former police station and the second-floor office to compare the two spaces. Robyn commented that a room on the first floor may not need additional means for climate control plus would have slightly more space as well as shelving in place for storage.

5:00 p.m. On a motion by Will Emmet and seconded by Elissa Viarengo, the Select Board unanimously voted to adjourn the meeting.

Respectfully submitted,

Hilma A. Sumner
Town Coordinator