

**SPECIAL SELECT
BOARD MINUTES
WELLS TOWN OFFICE
February 23, 2017**

PRESENT: Select Board: Tim Makepeace, Paul Woodruff Jr., Tammy Holcomb
Also: Cherry Hopson, Todd Fenton, Sue Burke, Carole Duquette, Shane Reed, Kevin Moffit, Richard Holcomb, Alex Brewster, Joan Paustian, Tracee Oakman Rupe, Sharon Undal, Joe Capron, Lisa Mattison, Courtney Bishop, Andrea Rathbun, Dan Boone, Lisa Wade, Jim Schubert

- 1 Meeting was called to order by Chairman, Tim Makepeace. at 7:00PM. It was a special meeting to discuss ownership of the Modern Woodman of American Chapter 10244 and Wells Village School properties.
- 2 Tammy made a motion to go into executive sessions at 7:00 PM to discuss a legal issue with the board's attorney. 2nd by Paul, passed unanimously.
- 3 Board came out of executive session at 7:18 PM.
- 4 Tracee Oakman Rupe explained her research into the property issues and showed maps. She said the land now known as the MWA lot was purchased by the Modern Woodmen and deeded to the town on March 8th, 1954. The land was leased back to the MWA. A 33-foot strip was leased to the school district in 1954. A correction deed was issue in 1983. There was an easement for septic purposes on June 23, 1987. The lease was renewed in 1992. The basketball court is on the school property and Tracee said the tennis court is partly on school land and partly on MWA property. Rich asked about selling the school property to the town. Joan Paustian said the school has commissioned a title search which should be finished before the vote on March 7th. She said a vote to sell the property could be held in the next 16 months because nothing transfers until July 1, 2018. Tracee said this was not clear in the Articles of Agreement. Joan said Middletown has similar issues regarding land ownership. Joe Capron asked if there were any restrictions about transferring the property. Joan Paustian said if a school was ever closed the property, the town would have first option to purchase for \$1.00. Tammy said it was \$1.00 plus debt. Joan said only if the town sold the property in five years or it wasn't used by the town. Tammy expressed concern about the MWA parking lot. Joan said if the school owned it they could lease it to the MWA. Dan Boone said the MWA put the courts on school property so the school could use them. Joe Capron suggested that maps inaccurately representing ownership be destroyed. Joan said they are not official documents. Joan said the study committee made thoughtful agreements to protect both towns. She spoke in favor of the merger and said she believes the state will take action if the town doesn't. Joe Capron said the committee did good work but one size doesn't fit at all. Sue Burke said the school has no desire to change things.
- 5 Tammy made a motion to adjourn at 7:49 PM. 2nd by Paul, passed unanimously.

Paul Woodruff Jr.

Tammy Holcomb

