

MINUTES OF EXECUTIVE SESSION – SEPTEMBER 8, 2014

ROOM 03 – TOWN HALL

8:05 P.M.


PRESENT: Chairman Dino B. DeBartolomeis; Selectmen Brian W. Murray, Esq. and William D. Buckley; Town Administrator Richard A. Villani and Jean M. DeTore, Minutes Recorder. ROLL CALL VOTE: Chairman Dino B. DeBartolomeis; Brian W. Murray, Esq. and William D. Buckley all vote in the affirmative to go into Executive Session to discuss the Milford Water Company and Land issues, UNANIMOUS.

1. After reviewing correspondence from Town Counsel Moody regarding Water Company Legislation – Acquisition: Mr. Buckley moved, seconded by Mr. Murray: To support Town Counsel's recommendation to submit legislation to Representative Fernandes and Senator Moore seeking to amend Chapter 77 of An Act To Amend The Charter of 1881- Of The Milford Water Company, UNANIMOUS.

2. Town Counsel Moody presented a request from Scott and Roberta Lanzetta seeking to purchase a parcel of land identified as Parcel 10-0-8-North Pond Terrace owned by the Town of Milford. Mr. Murray moved, seconded by Mr. Buckley: To appoint Irene Larivee, Town Treasurer as tax title custodian to sell the property at auction for no less than the assessed value of \$22,800.00, UNANIMOUS.

3. Mr. Murray moved, seconded by Mr. Buckley: To adjourn Executive Session at 8:17PM UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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Dino B. DeBartolomeis, Chairman

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Brian W. Murray, Esq.

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William D. Buckley

MINUTES OF EXECUTIVE SESSION – FEBRUARY 12, 2015

ROOM 03 – TOWN HALL

7:54PM

PRESENT: Chairman Dino B. DeBartolomeis; Selectmen Brian W. Murray, Esq. and William D. Buckley; Town Administrator Richard A. Villani and Jean M. DeTore, Minutes Recorder. ROLL CALL VOTE: Chairman Dino B. DeBartolomeis; Brian W. Murray, Esq. and William D. Buckley all vote in the affirmative to go into Executive Session to discuss the Water Company, Personnel Contract and Police Department Collective Bargaining, UNANIMOUS.

1. Town Counsel Moody presented a proposed amendment to his current Employment Agreement which would add longevity pay consistent with that allowed under Article 2 as Town Counsel. Mr. Murray moved, seconded by Mr. Buckley: To amend Town Counsel's current contract to include longevity pay under the provisions of Article 2, UNANIMOUS.

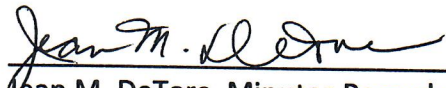
2. Town Counsel Moody updated the board on the recent negotiations with the Milford Police Association which included amendments and additional wording.

3. Town Counsel Mood updated the board on the possible acquisition of the Milford Water Company in light of the recently approved special legislation, Chapter 480 of the Acts of 2014. Mr. Murray moved, seconded by Mr. Buckley: To authorize Town Counsel and Brown Rudnick to negotiate a purchase price in good faith with the Milford Water Company, UNANIMOUS.

Mr. Murray moved, seconded by Mr. Buckley: To include an article on the Annual Town Meeting warrant requesting additional funds be added to the existing consulting account in the amount of \$60,000, UNANIMOUS.

4. Mr. Murray moved, seconded by Mr. Buckley: To adjourn executive session at 8:12PM, UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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Dino B. DeBartolomeis, Chairman

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Brian W. Murray, Esq.

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William D. Buckley

MINUTES OF EXECUTIVE SESSION – JUNE 15, 2015

ROOM 03 – TOWN HALL

9:14PM


PRESENT: Chairman Brian W. Murray, Esq.; Selectmen William D. Buckley and William E. Kingkade Jr.; Town Administrator Richard A. Villani and Jean M. DeTore, Minutes Recorder.

ROLL CALL VOTE: Chairman Brian W. Murray, Esq.; Selectmen William D. Buckley and William E. Kingkade Jr. vote in the affirmative to go into Executive Session to discuss acquisition of the Milford Water Company, UNANIMOUS.

1. Town Counsel Moody along with David Russell; Attorney Paul G. Afonso and Jed M. Nosal from Brown Rudnick were present to update the board on the recent negotiations with the Milford Water Company. After a discussion, it was the consensus of the board to continue the negotiations with the water company; authorize counsel to obtain additional appraisal services and to authorize counsel to file for an adjudicatory proceeding when deemed appropriate.

2. Mr. Buckley moved, seconded by Mr. Kingkade: To adjourn executive session at 9:47PM, UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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Atty. Brian W. Murray, Chairman

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William D. Buckley

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William E. Kingkade Jr.



MINUTES OF EXECUTIVE SESSION – May 18, 2016  
ROOM 14 – TOWN HALL  
7:00PM

PRESENT: Chairman William D. Buckley; Selectmen Brian W. Murray Esq. and William Kingkade; Town Counsel Gerald M. Moody and Town Administrator Richard Villani. ROLL CALL VOTE: Chairman William D. Buckley and members Brian W. Murray Esq. and William Kingkade voted in the affirmative to go into Executive Session to discuss strategy in relation to bargaining with the Milford Firefighters Association; a personal injury claim against the Town and the continued negotiations over acquisition of the Milford Water Company, UNANIMOUS.

1. Town Counsel Moody updated the Board on the status of the discussions looking towards acquisition of the Milford Water Company. The members were provided with information as to the proposal of Paul Levy to act as mediator to help the parties arrive at a fair price for possible acquisition. The Board members indicated their unanimous concurrence and approval of the proposal of Paul Levy to serve as mediator subject to final terms.
2. Town Counsel Moody discussed the claim of Victor Melendez for personal injury claimed as a result of a collision with a Town of Milford snow removal vehicle in February of 2016. Town Counsel Moody indicated that the medical bills and the lost wages amount to approximately \$5,000. There was a discussion about the manner in which insurance companies handle such claims. The Board authorized Town Counsel Moody to seek a settlement of the matter up to \$5,000.
3. The Board discussed the continued bargaining with the Milford Firefighters Association with the Board represented by Attorney Moody. There was discussion of the comparison Attorney Moody previously provided to the Board members as to the status of the respective proposals still in question between the Board of Selectmen and the Firefighters Association. After discussion of the items that were still in dispute, Town Counsel Moody presented the Board with a summary of those matters in dispute and "suggested concepts" for a possible settlement. After reviewing the settlement concepts it was the consensus of the Board to seek a settlement on an "off the record" basis with the Association consistent with the concepts suggested by Attorney Moody.
4. Attorney Murray moved, seconded by Mr. Kingkade to adjourn the executive session at 7:35PM, UNANIMOUS.

Respectfully submitted:

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Gerald M. Moody, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William D. Buckley, Chairman

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Brian W. Murray, Esq.

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William E. Kingkade, Jr.



MINUTES OF EXECUTIVE SESSION – SEPTEMBER 12, 2016

ROOM 03 – TOWN HALL

8:49PM

PRESENT: Chairman William D. Buckley; Selectmen Brian W. Murray, Esq.; and William E. Kingkade Jr, Town Administrator Richard A. Villani and Jean M. DeTore, Minutes Recorder.

ROLL CALL VOTE: Chairman William D. Buckley; Brian W. Murray, Esq. and William E. Kingkade Jr. vote in the affirmative to go into Executive Session to discuss Collective Bargaining-Firefighters, update on Water Company negotiations and Police Union-Civil Service, UNANIMOUS.

1. Town Counsel Moody updated the board on the September 6, 2016 meeting with David Condrey, Manager/Milford Water Company, et al relative to discussions on parameters, dates, receivables, real estate and working on a number to purchase the water company as well as producing data to drive towards that number and the steps required.

2. Town Counsel Moody provided a Tentative Agreement between the Town of Milford and the Milford Permanent Firefighters Association Local 2140. After a brief discussion: Mr. Murray moved, seconded by Mr. Kingkade: To authorize Town Counsel Moody to offer the following:

July 1, 2016 - 2 ½ %

July 1, 2017 – 2 ½ %

July 1, 2018 – 2 ½ %

as well as the changes outlined in red, UNANIMOUS.

3. Due to a possible conflict of interest, Mr. Kingkade left the meeting at 9:03PM. He will not be returning.

4. Robert Tusino/President MASS COP (218) was present to discuss the union's position on the proposed article to remove the Milford Police Department from Civil Service regulations.

5. Mr. Murray moved, seconded by Chairman Buckley: To adjourn executive session at 9:25PM, UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William D. Buckley, Chairman

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Brian W. Murray, Esq.

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William E. Kingkade Jr.

MINUTES OF EXECUTIVE SESSION – DECEMBER 19, 2016

ROOM 03 – TOWN HALL

8:34PM

PRESENT: Chairman William D. Buckley; Selectmen Brian W. Murray, Esq.; and William E. Kingkade Jr, Town Administrator Richard A. Villani and Minutes Recorder Jean M. DeTore.  
ROLL CALL VOTE: Chairman William D. Buckley; Brian W. Murray, Esq. and William E. Kingkade Jr. vote in the affirmative to go into Executive Session to discuss the possible acquisition of the Milford Water Company, UNANIMOUS. Also in attendance were David Russell, Russell Consulting Inc., Attorney Jed M. Nosal, Finance Director Zachary Taylor, Christopher Pilla, Town Treasurer and Paul Levy, Mediator joined the meeting remotely.

1. Town Counsel Moody, together with Jed Nosal of BrownRudnick and David Russell updated the board on the recent mediation sessions held under the supervision of Paul Levy with representatives from the Milford Water Company and the Law Firm representing that Company. Attorney Moody and the others represented to the Board that there was an understanding as to a purchase price for the Water Company, subject to significant issues and items to be worked out later, in the amount of \$63,000,000. Paul Levy updated the Board on the process and how that number was arrived at and Dave Russell made a presentation as to how the debt service on such a borrowing can be handled within the existing rate structure of the Water Company and thus at no additional cost to the tax payers or any requirement for an increase in rates driven by the debt service. There was considerable discussion about the issues and at the conclusion of that discussion it was moved by Chairman Buckley and seconded by Mr. Murray:

To agree in price at \$63 million to purchase the Milford Water Company

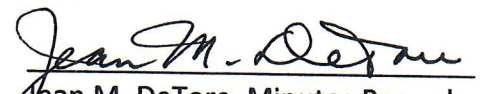
To continue to negotiate in due diligence on the proposed acquisition

To prepare to schedule a town meeting for mid-March to meet the targeted acquisition date of July 1, 2017

To release the press release as prepared by Town Counsel to the media and general public,  
UNANIMOUS.

2. Mr. Murray moved, seconded by Mr. Kingkade: To adjourn executive session at 9:45PM,  
UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William D. Buckley, Chairman

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Brian W. Murray, Esq.

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William E. Kingkade Jr.



MINUTES OF EXECUTIVE SESSION – JANUARY 9, 2017

ROOM 03 – TOWN HALL

8:23PM

PRESENT: Chairman William D. Buckley; Selectmen Brian W. Murray, Esq.; and William E. Kingkade Jr, Town Administrator Richard A. Villani and Minutes Recorder Jean M. DeTore.

ROLL CALL VOTE: Chairman William D. Buckley; Brian W. Murray, Esq. and William E. Kingkade Jr. vote in the affirmative to go into Executive Session to discuss the possible acquisition of the Milford Water Company, UNANIMOUS. Also in attendance were, Finance Director Zachary Taylor, Town Treasurer Christopher Pilla, and Finance Committee Chairman Christopher Morin.

1. Town Counsel Moody was present to discuss several issues that needed to be addressed regarding the proposed purchase price offered to the Milford Water Company in the amount of \$63,000,000. Items discussed were:

- Income Tax Considerations and-Potential Mitigation strategies
- scheduling of a town meeting for mid-March to meet the targeted acquisition date of July 1, 2017

Chairman Buckley requested a structured risk assessment regarding the potential acquisition of the Water Company. Specifically, he is seeking an understanding of the due diligence that was done and the risks associated with the town acquiring the Water Company.

Town Counsel Moody noted that he will be attending the Finance Committee meeting this week for a discussion in executive session.

2. Mr. Murray moved, seconded by Mr. Kingkade: To adjourn executive session at 9:23PM, UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William D. Buckley, Chairman

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Brian W. Murray, Esq.

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William E. Kingkade Jr.

MINUTES OF EXECUTIVE SESSION – JANUARY 23, 2017

ROOM 03 – TOWN HALL

9:54PM

**PRESENT:** Chairman William D. Buckley; Selectmen Brian W. Murray, Esq.; and William E. Kingkade Jr, Town Administrator Richard A. Villani and Minutes Recorder Jean M. DeTore.

**ROLL CALL VOTE:** Chairman William D. Buckley; Brian W. Murray, Esq. and William E. Kingkade Jr. vote in the affirmative to go into Executive Session to discuss the Fire Chief's contract and a request for reimbursement, **UNANIMOUS.**

1. Mr. Murray moved, seconded by Mr. Kingkade: To authorize Town Administrator Villani to enter into contract negotiations with the Fire Chief, **UNANIMOUS.**

2. Chairman Buckley requested scheduling contract negotiations for Town Counsel at the next meeting.

3. Chairman Buckley requested to amend the Executive Session Minutes of January 9, 2017 by inserting:

"Chairman Buckley requested a structured risk assessment regarding the potential acquisition of the Water Company. Specifically, he is seeking an understanding of the due diligence that was done and the risks associated with the town acquiring the Water Company." Mr. Murray moved, seconded by Mr. Kingkade: To amend the Executive Session Minutes of January 9, 2017 as requested, **UNANIMOUS.**



MINUTES OF EXECUTIVE SESSION – MARCH 13, 2017

ROOM 03 – TOWN HALL

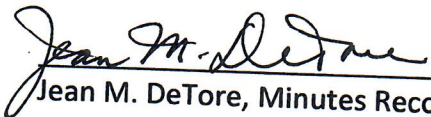
7:42PM

PRESENT: Chairman William D. Buckley; Selectmen Brian W. Murray, Esq.; and William E. Kingkade Jr, Town Administrator Richard A. Villani and Minutes Recorder Jean M. DeTore.

ROLL CALL VOTE: Chairman William D. Buckley; Brian W. Murray, Esq. and William E. Kingkade Jr. vote in the affirmative to go into Executive Session to discuss Milford Water Company, Contract negotiations for the Town Treasurer and the Police Chief regarding Civil Service, UNANIMOUS.

1. Town Counsel Moody provided correspondence from Russell Consulting, LLC which summarized the Woodard and Curran's (W&C) Report on the Milford Water Company. He also stated that a draft Letter of Intent may be completed for discussion at the next meeting.
2. After review and discussion of the Town Treasurer's request for a three year contract renewal and salary increase, it was the consensus of the board to prepare a draft contract with parameters for discussion at the next meeting.
3. At 8:03PM Mr. Kingkade recused himself from the meeting and left the room.
4. Police Chief O'Loughlin was present to discuss a possible Civil Service Article. After a brief discussion; Mr. Murray moved, seconded by Chairman Buckley: To place an article to remove Civil Service for Police Officers on the Annual Town Meeting Warrant, UNANIMOUS.
5. Mr. Murray moved, seconded by Chairman Buckley: To adjourn executive session at 8:19PM, UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William D. Buckley, Chairman

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Brian W. Murray, Esq.

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William E. Kingkade Jr.

MINUTES OF EXECUTIVE SESSION – MARCH 27 , 2017

ROOM 03 – TOWN HALL  
8:00PM

PRESENT: Chairman William D. Buckley; Selectmen Brian W. Murray, Esq.; and William E. Kingkade Jr, Town Administrator Richard A. Villani and Minutes Recorder Jean M. DeTore.

ROLL CALL VOTE: Chairman William D. Buckley; Brian W. Murray, Esq. and William E. Kingkade Jr. vote in the affirmative to go into Executive Session to discuss Milford Water Company, Contract negotiations for the Town Treasurer and Police Collective Bargaining, UNANIMOUS.

1. Town Counsel Moody provided an update on the status of a draft Letter of Intent for the Milford Water Company.

2. After review and discussion of the Town Treasurer's request for a three year contract renewal and salary increase, Mr. Murray moved, seconded by Mr. Kingkade: To approve a three year contract as submitted beginning July 1, 2017 with salary established as follows:

July 1, 2017 – June 30, 2018 \$82,000

July 1, 2018 – June 30, 2019 \$84,460

July 1, 2019 – June 30, 2010 \$86,994

UNANIMOUS.


3. At 8:15PM Mr. Kingkade recused himself from the meeting and left the room.

4. Robert Tusino, Police Union President and Alan Bacchiocchi were present to discuss the removal of the Police Department from Civil Service.

5. At 8:41PM Detective Robert Pavia joined the meeting.

6. Mr. Murray moved, seconded by Chairman Buckley: To adjourn executive session at 9:07PM, UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William D. Buckley, Chairman

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Brian W. Murray, Esq.

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William E. Kingkade Jr.



MINUTES OF EXECUTIVE SESSION – APRIL 10, 2017

ROOM 03 – TOWN HALL  
8:19PM

PRESENT: Chairman William E. Kingkade Jr.; Selectmen William D. Buckley; and Michael K. Walsh, Town Administrator Richard A. Villani and Minutes Recorder Jean M. DeTore. ROLL CALL VOTE: Chairman William E. Kingkade Jr.; William D. Buckley and Michael K. Walsh vote in the affirmative to go into Executive Session to discuss Milford Water Company, UNANIMOUS.

1. Finance Director Zachary Taylor; Town Treasurer Christopher Pilla; Chris Morin, Chairman Finance Committee; Jed M. Nosal and Samuel P. Williams, Attorneys from Brown Rudnick were present to provide an update on the status of a draft Letter of Intent for the Milford Water Company. After a lengthy discussion, it was the consensus of the board not to sign the Letter of Intent at this time but to obtain a full definitive P& S Agreement, and Due Diligence by June 30, 2017 and scheduling of a special town meeting no later than September 30, 2017.

2. Mr. Buckley moved, seconded by Mr. Walsh: To adjourn executive session at 9:58PM, UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William E. Kingkade Jr, Chairman

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William D. Buckley

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Michael K. Walsh

MINUTES OF EXECUTIVE SESSION – APRIL 24, 2017

ROOM 03 – TOWN HALL

9:23PM

PRESENT: Chairman William D. Buckley; and Selectman Michael K. Walsh, Town Administrator Richard A. Villani and Minutes Recorder Jean M. DeTore. ROLL CALL VOTE: Chairman William D. Buckley and Selectman Michael K. Walsh vote in the affirmative to go into Executive Session to discuss Milford Water Company, Sewer Department/Collective Bargaining; Dispatchers/Collective Bargaining and Town Counsel's Contract, UNANIMOUS.

1. Jed M. Nosal, Attorney from Brown Rudnick, Town Counsel Moody and Finance Director Zachary Taylor; were present to provide an update on the status of a draft Letter of Intent for the Milford Water Company. Attorney Nosal stated that the Water Company has agreed to a Town Meeting date of no later than September 30, 2017. Also, all due diligence will be completed by June 30, 2017. The Purchase and Sales Agreement is to be negotiated within sixty (60) days of an affirmative Town Meeting vote.

2. Town Counsel Moody updated the board on recent negotiations with the Sewer Department. Discussion included sick leave bank, increase in amount of reimbursement for repair or damage to glasses, double time and health insurance. It was the consensus of the board to allow Town Counsel to offer up to 2 ½ % wage increase for both the Sewer Department and Police Dispatchers.

4. Mr. Buckley moved, seconded by Mr. Walsh: To adjourn executive session at 10:22PM, UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William E. Kingkade Jr, Chairman

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William D. Buckley

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Michael K. Walsh



MINUTES OF EXECUTIVE SESSION – MAY 8, 2017

ROOM 03 – TOWN HALL

10:04PM

PRESENT: Chairman William E. Kingkade Jr.; Selectmen William D. Buckley and Michael K. Walsh; Town Administrator Richard A. Villani; and Minutes Recorder Jean M. DeTore. ROLL CALL VOTE: Chairman William E. Kingkade, Jr.; Selectmen William D. Buckley and Michael K. Walsh all vote in the affirmative to go into Executive Session to discuss, Milford Water Company; Town Counsel's Contract; Claim; Police/Civil Service; Highway/Collective Bargaining and Fire Chief's Contract.

1. Jed M. Nosal, Attorney from Brown Rudnick, Town Counsel Moody were present to seek the board's approval of the Letter of Intent for the Milford Water Company. Mr. Buckley suggested scheduling one or two public forums before September 30, 2017 and requested that Town Counsel compile a list of possible questions and answers. After a brief discussion: Mr. Buckley moved, seconded by Mr. Walsh to approve the Letter of Intent for Possible Acquisition of Milford Water Company, UNANIMOUS.

3. Town Counsel Moody provided an update on recent contract negotiations for the Sewer Department. Mr. Buckley moved, seconded by Mr. Walsh: To approve the settlement based upon the information provided by Town Counsel, UNANIMOUS.

4. Town Counsel Moody provided information regarding a claim from Joseph and Ann Marie Rocha for damage from sewer backup at 23 Hamilton Avenue. After a brief discussion: Mr. Buckley moved, seconded by Mr. Walsh: To authorize Town Counsel to settle the claim up to \$4,000.00, UNANIMOUS.

MINUTES OF EXECUTIVE SESSION – JUNE 5, 2017

ROOM 03 – TOWN HALL  
8:24PM

PRESENT: Chairman William E. Kingkade Jr.; Selectmen William D. Buckley and Michael K. Walsh; Town Administrator Richard A. Villani; and Minutes Recorder Jean M. DeTore. ROLL CALL VOTE: Chairman William E. Kingkade, Jr.; Selectmen William D. Buckley and Michael K. Walsh all vote in the affirmative to go into Executive Session to discuss, Milford Water Company; Town Counsel's Contract; Claims Policy; Public Auction; Fire Chief's Contract and Medical Bills.

1. Jed M. Nosal, Attorney from Brown Rudnick, Carole Brennan, Principal Strategic Communications and Public Affairs, David Russell from Brown Rudnick; Town Counsel Moody; Christopher Pilla, Town Treasurer and Chris Morin, Chairman/Finance Committee were present. A discussion ensued regarding press releases, mailings and advertising regarding a Public Forum to discuss the proposed acquisition of the Milford Water Company. It was the consensus of the Board to schedule a Public Forum for Wednesday, June 28, 2017. Mr. Buckley moved, seconded by Mr. Walsh: To welcome Ms. Brennan and her team and to draft a letter for mailing, press releases and advertising for the June 28, 2017 Public Forum, UNANIMOUS.

Attorney Nosal updated the board on due diligence discussions with the Water Company.

2. After reviewing correspondence from Finance Director Zachary Taylor requesting to continue to engage the services of the Lincoln Group, LLC regarding Financial Due Diligence for the Milford Water Company; Mr. Buckley moved, seconded by Mr. Walsh: To continue to engage the services of the Lincoln Group, LLC not to exceed the amount of \$80,000, 00 UNANIMOUS.

3. After reviewing correspondence from Christopher Pilla, Town Treasurer requesting to auction the foreclosed property at 23 Princeton Drive; Mr. Buckley moved, seconded by Mr. Walsh: To rescind Judgment upon payment of the \$94,959.68 plus further interest and related charges, UNANIMOUS.

4. Mr. Buckley moved, seconded by Mr. Walsh: To sign Town Counsel Moody's Contract as presented, UNANIMOUS.

5. Mr. Buckley requested that Town Counsel provide a policy for Claims against the Town including parameters for payments up to a certain amount and notification requirements as well as a benchmark of prior claims. After a discussion it was the consensus of the board that a copy be provided to the board of the claims received and recommendation from the Finance Director and Town Administrator for a dollar amount authorization for the settlement of claims.



MINUTES OF EXECUTIVE SESSION – JUNE 19, 2017

ROOM 03 – TOWN HALL

8:20PM

PRESENT: Chairman William E. Kingkade Jr.; Selectmen William D. Buckley and Michael K. Walsh; Town Administrator Richard A. Villani; and Minutes Recorder Jean M. DeTore. ROLL CALL VOTE: Chairman William E. Kingkade, Jr.; Selectmen William D. Buckley and Michael K. Walsh all vote in the affirmative to go into Executive Session to discuss, Milford Water Company; Town Counsel, re: Claim; Police Chief, re: Nuisance Properties; Atty. Ernest P. Pettinari, Collective Bargaining/Highway Department and Fire Chief, re: grievance.

2. Police Chief O'Loughlin was present to provide information regarding the number of public safety calls responding to 75 Highland Street. After a lengthy discussion: It was the consensus of the board to have the Police Chief draft a letter to the Judge and Magistrate of the Milford District Court requesting a meeting to discuss how the community can work with the Court to effectively address quality of life concerns affecting the Milford community.

3. Jed M. Nosal, Attorney from Brown Rudnick, Carole Brennan, Principal Strategic Communications and Public Affairs, Town Counsel Moody; and Chris Morin, Chairman/Finance Committee were present.

Ms. Brennan provided a draft of the press release, and mailing regarding a Public Forum scheduled for June 28, 2017 to discuss the proposed acquisition of the Milford Water Company.

Attorney Nosal updated the board on due diligence discussions with the Water Company. After a discussion the consensus of the board was to schedule a meeting with our Consultants and the Lincoln group for July 12, 2017 at 6:30PM.

4. Town Counsel Moody provided an update on the status of the claim for Personal Injuries regarding the Claim of Victor Melendez. Mr. Buckley moved, seconded by Mr. Walsh: To allow Town Counsel to settle the claim in the amount of \$6,000.00, UNANIMOUS.

MINUTES OF EXECUTIVE SESSION – JULY 12, 2017

ROOM 03 – TOWN HALL  
6:30PM

PRESENT: Selectmen William D. Buckley and Michael K. Walsh; and Town Administrator Richard A. Villani. Chairman William E. Kingkade, Jr. and Minutes Recorder Jean M. DeTore were absent.

1. Town Counsel Moody, Jed M. Nosal, Attorney, Sam Williams, Dan Riley, Sarah Wilk, Carole Brennan and Paul Afonso all from Brown Rudnick; David Russell from the Russell Consulting, LLC; Peter Monson, Nancy Parrillo and Don Wallroth of the Lincoln Group, Zachary Taylor, Finance Director and Christopher Pilla, Town Treasurer and Chris Morin, Finance Committee Chairman were present to update the board on due diligence discussions with the Water Company.
2. Attorney Jed Nosal of Brown Rudnick updated the Board on the continuing due diligence being done as well as risk mitigation.
3. Sam Williams of Brown Rudnick provided a Summary of the due diligence undertaken by Brown Rudnick as of July 10, 2017. He reviewed an Issues Matrix which included the following issues and actions taken to date as well as future actions to be done:
  - Consent of Stockholders
  - Pensions
  - Corporate Formation
  - Employees
  - Debt
  - Related Party Transactions
  - Environmental Issues
  - Assets
4. Attorney Williams stated the Water Company pensions look pretty good as he reviewed an actuarial analysis through 2015. He also stated their long term debt totals approximately \$19.8 million. Also, all DEP permits and notices are current.
5. Attorney Williams further explained that once the Purchase and Sale Agreement is negotiated and in place its terms will “carve in place” the due diligence process.
6. He further discussed indemnifications to be provided by the Water Company to include Selling all Corporate Stock and Corporate Authority to Sell. The Board also agreed to have Brown Rudnick do a Phase I Environmental Report, a Litigation Search, Lien Search and Title Search after providing cost estimates.



MINUTES OF EXECUTIVE SESSION – JULY 19, 2017

ROOM 03 – TOWN HALL

6:30PM

PRESENT: Chairman William E. Kingkade, Jr.; Selectmen William D. Buckley and Michael K. Walsh; and Town Administrator Richard A. Villani. Minutes Recorder Jean M. DeTore was absent.

1. Town Counsel Moody, Carole Brennan from Brown Rudnick; Zachary Taylor, Finance Director and Christopher Pilla, Town Treasurer and Chris Morin, Finance Committee Chairman were present to update the board on due diligence discussions with the Water Company.

2. The Board discussed the need for a rate increase for the first year if the Town purchases the Water Company. Selectman Buckley stated it is important to him that the rates remain neutral. He suggested the team look to try to negotiate a reduction in the price that would be rate neutral. If that were not successful, the Town could pursue the process to purchase through the DPU.

3. Chairman Kingkade stated the Board has to determine if we want this issue to go to Town Meeting. An important factor is do we want ownership and control of our water supply.

4. The Board then recommended the Financial Team provide a purchase price amount that will be rate neutral with only modest rate increases in the future. Once this number is determined the Board can discuss how next to proceed at their next meeting on July 24, 2017.

6. Mr. Buckley moved, seconded by Mr. Walsh: To adjourn executive session at 7:31PM, UNANIMOUS.

Respectfully submitted:

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Richard A. Villani, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William E. Kingkade, Jr.

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William D. Buckley

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Michael K. Walsh

MINUTES OF EXECUTIVE SESSION – JULY 24, 2017

ROOM 03 – TOWN HALL  
8:06PM

PRESENT: Selectmen William D. Buckley and Michael K. Walsh; Town Administrator Richard A. Villani; and Minutes Recorder Jean M. DeTore. Chairman William E. Kingkade Jr. was absent.  
ROLL CALL VOTE: Selectmen William D. Buckley and Michael K. Walsh all vote in the affirmative to go into Executive Session to discuss, Milford Water Company and potential land acquisitions.

1. Jed M. Nosal, Attorney from Brown Rudnick, Carole Brennan, Principal Strategic Communications and Public Affairs, Town Counsel Moody; Finance Director Zachary Taylor; Town Treasurer Christopher Pilla and Chris Morin, Chairman/Finance Committee were present. Finance Director Zachary Taylor informed the board that in order to stay "rate neutral," the purchase price for the Water Company would need to be \$40 Million. The board asked whether a rate increase of 18% to 20% is enough to effectively run the Water Company. They also stated the town needs to better understand the state of the existing wells. They questioned if the Capital Expenditure Plan provided is sufficient to "run" the wells. The board requested a summary of the Capex Plan, and specifically, what does it do for our ability to draw water. Attorney Nosal will be reviewing the plan prepared by Tata and Howard for the Water Company.

After a discussion, it was the consensus of the board to schedule a second informational forum for September 7, 2017 after the DPU Hearing of September 5, 2017.

2. Town Counsel Moody informed the board that an appraisal has been ordered for the potential acquisition of three properties on Central Street. The board also discussed the possible acquisition of property located at the corner of Dilla and Purchase Streets. Mr. Buckley requested that Town Engineer Dean look at this property to see if it is worth pursuing.

3. Mr. Walsh moved, seconded by Mr. Buckley: To adjourn executive session at 9:16PM, UNANIMOUS.

Respectfully submitted:

  
Jean M. DeTore, Minutes Recorder

MILFORD BOARD OF SELECTMEN

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William E. Kingkade Jr, Chairman

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William D. Buckley

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Michael K. Walsh