

**MINUTES FOR SPECIAL TOWN MEETING
MONDAY, DECEMBER 11, 2023**

To either of the Constables of the Town of Stoneham in County of Middlesex, GREETINGS:

In the name of the Commonwealth of Massachusetts, you are directed to notify and warn the inhabitants of the Town of Stoneham qualified to vote in elections and Town affairs to meet in the Town Hall, 35 Central Street, on December 11, 2023, at seven o'clock in the forenoon to act on the following articles of the warrant:

Tellers were appointed to check the names of voters entering the Town Hall and the checklist showed 224 voters were inside the meeting.

The meeting was called to order by Moderator Jeanne Craigie at 7:06 PM in the Auditorium of Town Hall. Mrs. Craigie wished everyone a Happy Holiday and made introductions of the town officials in attendance. She lead the Pledge of Allegiance. Mrs. Craigie then asked for a procedural motion to be made and seconded to allow nonresident Town employees to speak. The motion was made and seconded. The motion was passed.

Mrs. Craigie invited Town Counsel, Attorney Robert Galvin, to read the motion for article 1. After reading the motion, Mr. Galvin also made a statement with the consent of the Moderator. Mr. Galvin informed the Town Meeting body that earlier in the day, the seller's attorney indicated that if they could close by February 29, 2024, the purchase price would be reduced by \$150,000.00.

Article 1. To see if the Town will vote to authorize the Select Board to acquire, for general municipal purposes, by gift, purchase or eminent domain a certain parcel of land and the buildings and improvements thereon known as and numbered 490 William Street, Stoneham, Middlesex County, Massachusetts also known as the Arnold House which said land is shown on Stoneham Assessor's Maps as Parcel 22-0-80 and is more particularly described in a deed recorded in the Middlesex County Registry of Deeds in Book 15422 Page 94; and further, to raise and appropriate, transfer from available funds, or borrow a sum of money for land and building purchase and other acquisition expenses, including all incidental and related costs; and further that the Select Board be authorized to submit on behalf of the Town any and all applications deemed necessary for grants or reimbursements from the Commonwealth of Massachusetts or the United States and/or any state or federal agency or programs in any way connected with the scope of this article; and further, that the Select Board be authorized to enter into any agreements and execute any and all documents and instruments as may be necessary to effect said purchase; and further, that the Select Board be authorized to submit to the General Court special act legislation in accordance with applicable law including Mass. Gen. L. c. 40 sec. 14 to purchase the foregoing property for a price that is more than twenty-five per cent in excess of its average assessed valuation during the previous three years, or do anything in relation thereto.

Select Board

Article 1 **Voted** that the Town authorize the Select Board to acquire, in accordance with the Table set forth below, for general municipal purposes, by gift, purchase or eminent domain a certain parcel of land and the buildings and improvements thereon known as and numbered 490 William Street, Stoneham, Middlesex County, Massachusetts also known as the Arnold House which said land is shown on Stoneham Assessor's Maps as Parcel 22-0-80 and is more particularly described in a deed recorded in the Middlesex County Registry of Deeds in Book 15422 Page 94; and further, to appropriate the sum of \$960,123 (nine hundred sixty thousand, one hundred twenty three) for the land and building purchase and other acquisition expenses, including all incidental and related costs; and to meet said appropriation that the Treasurer with the approval of the Select Board, be authorized to

borrow all or a portion of said sum under the applicable provisions of M.G.L. c. 44 or any other enabling authority, and further, any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, and further that the Select Board be authorized to submit on behalf of the Town any and all applications deemed necessary for grants or reimbursements from the Commonwealth of Massachusetts or the United States and/or any state or federal agency or programs in any way connected with the scope of this article; and further, that the Select Board be authorized to enter into any agreements and execute any and all documents and instruments as may be necessary to effectuate said purchase; and further, that the Select Board be authorized to submit to the General Court special act legislation in accordance with applicable law including Mass. Gen. L. c. 40 sec. 14 to purchase the foregoing property for a price that is more than twenty-five per cent in excess of its average assessed valuation during the previous three years:

Deposit (1% already put down as deposit)	\$29,000
State District Office Earmark	\$500,000
ARPA	\$2,200,000
Borrowing	\$960,123
Total	\$3,689,123

Purchase and Architect Estimate	
Purchase Price:	\$2,900,000
Renovation Estimate From Architect:	\$789,123
Total:	\$3,689,123

After some questions and discussion a motion to move the question was made by Michelle Perry of 35 Gould Street. Finance & Advisory Board members Jonathan Lane and Joseph Joffe tried to object as they wanted to speak. Mrs. Craigie took a hand count to move the question. Yes 142 No 171. The question was moved. Stephen Sylvester, 28 Citation Ave asked for a secret ballot. Twenty five voters needed to stand. There was no interest. Mrs. Craigie would take a hand count on the main motion.

$\frac{2}{3}$ Vote Required
 $\frac{2}{3}$ Vote Fails per Moderator

Motion to adjourn was made
 Passes Per Moderator

The meeting adjourned at 8:01 PM.

Respectfully submitted:

Maria Sagarino
 Town Clerk