



Shaun A. Suhoski, *Town Manager*
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MEMORANDUM

TO: Athol Board of Selectmen
FR: Shaun A. Suhoski, Town Manager
RE: Town Manager's Report
DT: May 2, 2017

Dear Board: Please see the following report for tonight's meeting:

Pole Petition – Mobilite LLC: Tonight you will hear information from Mobilite LLC relative to their pole location hearing before your Board. This petition is from a Certified Local Exchange Carrier in the Commonwealth (CLEC) to install a 55-foot pole with attachments that will boost WiFi coverage (densification) in the downtown area on behalf of Sprint.

Because project could be the first of similar petitions from other carriers, the public works superintendent, planning director and I met with the proponent to discuss potential benefits and conditions to be part of a right-of-way and pole attachment agreement that would accompany your approval. Following, for the Board's consideration, are some tentative conditions that could be included in the agreement:

- Limitation on height (eg. 45-feet)
- Decorative LED lighting over parking deck entrance
- Type of pole material and color (eg. steel, black)
- Ability to house security camera
- Accommodations for public safety communication (if requested)
- Annual license fee (eg. \$1,000 per year with escalator)
- Requirement for underground power versus overhead (if feasible)
- Surety bond for future removal costs
- Separate Board hearing and approval required for future locations

Note that the fixtures will be subject to the same taxation on book value as other utilities.

Tonight I ask the Board to become informed from the applicant about the project and request that a formal vote be deferred until your next meeting so that the right-of-way agreement can be developed with appropriate mitigation and conditions. This will ensure we cover all the bases and set a precedent for any future applications.

I have discussed the continuation with the applicant as the approval will need to contain the engineered plan.

Templeton Road Property Closings: On September 15, 2015, the Board of Selectmen approved a proposal from the Town Manager to convey town-owned land off Templeton Road (at Exit 18) to the Athol Economic Development Industrial Corp. which would then be able to further convey the land to a private developer. The plan was to “swap” a gas station / convenience store proposal from the bottom of Orchard Street to the land on the easterly side of Exit 18. The Board’s action was subject to the following:

- That the sale price not be less than the assessed value of \$19,000
- That the proceeds shall be made available to the Town (ideally the capital improvement plan)
- That title will revert back to the town if a sale is not made within 180 days, and
- Any other term or legal requirement of Town Counsel.

The revised deed and “Certificate of Vote” before you tonight would meet the above-stated conditions. The EDIC will vote tomorrow night to make a conveyance to Athol Templeton LLC for the price of \$27,500 (inclusive of \$2,500 survey costs reimbursed to EDIC). It is my understanding that the closings will occur this week. After the survey cost reimbursement the general fund will receive the \$25,000. Of course the intent of this proposal is to facilitate future development, tax base, jobs and an additional amenity to attract a future hotel development.

Appointments: Heather Brissette and Nancy Burnham have initiated the yearly updates and mailings associated with committee appointments. Your Board has several on the agenda tonight and I will soon be making my annual appointments, but, tonight I would like to announce two new appointments:

Board of Assessors – As the Board is aware, on April 24 I appointed Edward F. “Ted” Ledgard to fill the vacancy on the Board of Assessors. Ted brings a significant amount of real estate experience and an even temperament to this position. I’m sure he will be a great addition to the team.

The Town was fortunate to receive letters-of-interest from six candidates. The finance officers (accountant, treasurer/collector and principal assessor) graciously agreed to screen the candidates, conduct interviews and make a recommendation for appointment and I thank them for their efforts.

Fiscal Manager (CDBG) – Alyssa Haley of Phillipston has been appointed fiscal manager of grants for the Community Development Block Grant program. Alyssa was recommended by Planning Director Eric Smith and CDBG consultant Linda Overing. She has prior bookkeeping experience in both public and private sectors and we welcome her aboard.

Miscellaneous

- Attended Finance and Warrant Advisory Committee meeting regarding FY18 budget proposal
- Met with stakeholders of North Quabbin Loan Fund to discuss policies and program re-launch
- Attended groundbreaking ceremony for the Athol Hospital expansion along with selectmen and many from the community
- Held Finance Team meeting
- Met with member of Agricultural Committee and farmer’s market coordinator