

Selectmen's Meeting
Tuesday, September 19, 1995
2nd Floor Meeting Room
Town Hall, Main St., Ayer, MA

7:30P.M. Open Session

The Board met with Chairman Miller, Selectman Hamel and Selectman Slarsky.

The Minutes of June 5, 1995 were amended to reflect:
Vote of Board re: approving the policy re: Water Arrears Payments. Also, re: Ayer Police Dept.'s canine "Dalton" the Town's Insurance Carrier be contacted re: coverage for this service.

The Minutes of June 19, 1995 were amended to reflect:
correction of typo on page 2, 4th paragraph next to last sentence "imbecile" be changed to amicable.

The Minutes of July 11, 1995 were accepted as presented.

The Minutes of August 15, 1995 were amended to reflect: Page 3 5th paragraph insert caveat language re: Mark Richards, Paragraph 6 page 3, re: Chairman Miller requesting if all back ground checks had been conducted by the Chief re: patrolmen's positions before the Board this evening. Chief Boisseau responded yes.

The Minutes of September 5, 1995 were accepted as presented.

The Weekly Warrant was examined and approved in the following amounts: P/R: \$62,027.43 Selectman Slarsky requesting the Town Accountant hold off on one invoice pending further clarification. Exp: \$541,168.03

Chairman Miller requested if there was anyone present this evening wishing to be heard. Mr. Ravi Bhakta owner of the Ayer Motor Inn requested to speak re: the Land Bank's doing completely opposite of what was initially promised re: the Guest Housing at Fort Devens now being readied for a new hotel/motel. Mr. Bhakta stated when the new Guest Housing was originally built in the late 80's local hotel were told that the Fort Deven's Guest House would be used only for military personnel. Now the Land Bank is soliciting bids re: opening a new hotel on Fort Devens. Mr. Bhakta stated the local hotels/motels are hurting financially in the area operating at less than 30% of room occupancy. Also of concern to local hotel operators is the subsidized allowance to be given to Fort Devens to run in direct competition with them. Mr. Bhakta stated the Land Bank is privatizing a business over local hotel/motel owners and taking unfair advantage over them. Chairman Miller stated his concern regarding this matter and requested Mr. Bhakta's letter be submitted to Steven Joncas as soon as possible requesting them to respond to the Board and Mr. Bhakta re: this matter. Selectman Hamel requested if Mr. Bhatka

had spoken with anyone at the Land Bank, Mr. Bhatka stated yes

Mr. Eric Knapp who stated it was to late bids were out. Selectman Hamel requested the Land Bank also be requested to hold back awarding the bid until they respond back to the Board re: this matter. Chairman Miller again stated he is sympathetic to the problem. Selectman Slarsky stated this was the first he had heard of this matter but also would like to have the Land Banks respond in writing as soon as possible.

Selectman Slarsky also wished to address the Cable T.V. coverage of the Selectmen's Meetings. Selectman Slarsky stated he and the Selectmen's Office had been approached by citizens angry about the audio re: coverage of the Board's Meetings. Selectman Slarsky stated he wished to state that the audio is not the fault of the Selectmen it is totally the problem of the Cable Company and that residents should call the Cable Co. re: airing their complaints.

The Board approved the renewal of two (2) 1996 Sunday Entertainment Licenses for Carlin's Restaurant for -7 Depot Square, Ayer, MA for two (2) pool tables and one (1) jukebox. Motion made by Selectman Hamel, 2nd by Selectman Slarsky, VOTE: unanimous, so moved.

Chairman Miller read into the record the United Nations Proclamation creating October 24, 1995 as United Nations Day in Ayer, MA Chairman Miller urged civic and local Town departments to promote and observe this day by conducting ceremonies, lectures and seminars to celebrate the U.N.'s 50th birthday.

TOWN CRIER:

Chairman Miller announced the following announcements for the week of September 19, 1995.

1. Water Ban-Chairman Miller stated Supt. Ouellette has requested residents to observe a "Voluntary Water Ban" in light of the drought situation in the area.
2. Chairman Miller reported that work is being done in the McDowell/Birch section of Town re: replacement of waster/sewer pipes.
3. Phase I of ICTEA being completed and Phase II commencing with minor traffic inconvenience.
4. Water bills due out in the next couple of weeks with the new meter readings.
5. 4th of July Flea Market scheduled for October 14, 1995 at Pirone Park.

The Board met with Mrs. Yi regarding a "All Alcohol License for Jang Soo BBQ Restaurant, Inc. at 3-15 West Main St., Ayer, MA. Chairman Miller stated the ABCC has approved Mrs. Yi's application on 9/6/95 and the Board has before them this evening

Mrs. Yi's Town's All Alcohol License for endorsement. Selectman Hamel moved the Board endorse the license for Jang Soo BBQ Restaurant Inc. with Addendum the Agreement between the Town of Ayer, Oriana Express, Inc. and Jang Soo BBQ acknowledging the outstanding tax liability on the property at 3-15 West Main St., Ayer, MA in the amount of \$83,961.36 for three years from and after 5/19/95 2nd by Selectman Slarsky. The Board per Town Counsel's recommendation moved to simultaneously with the execution of this agreement for Judgement with the Town of Ayer to be filed with the Land Court in the matter of the Town of Ayer, Petitioner No. 102764 T.L. acknowledging that the amount of the tax described in Attachment 1 is not in dispute. See Documents attached.

On another matter the Board approved the request by Mrs. Yi to reduce the amount of the License from \$2,250.00 for a full year to \$562.50 or \$187.50 per month for the months of October, November and December 1995.

The Board met with John Columbus, MSCP Housing Rehabilitation CoOrdinator regarding the bid award for the Devenscrest infrastructure reconstruction to MPF Corporation of Wrentham for the base bid award of \$660,437.69 with Alternate B \$66,851.57. Selectman Slarsky moved to award the base bid to include Alternate B, 2nd by Selectman Hamel. The Board was advised by Town Administrator, James Kreidler that the Town was at capacity/levy limit and could not raise and appropriate the additional \$111,000.00 in funding to complete Myrick St. Mr. Columbus to report back to the Board with alternate funding sources to cover the reconstruction on Myrick St.

The Board met with Marvin McMiller, Director of the Ayer Park Dept. Mr. McMiller stated he was before the Board this evening to request permission to erect a plaque at the new Basketball Courts in Pirone Park in memory of Edward Ernst who was so committed to the youth of Ayer and the need to create adequate recreation facilities for the youth of Ayer. The Board wholeheartedly approved of this request. Motion to approve made by Selectman Hamel, 2nd by Selectman Slarsky, Vote: unanimous.

On another matter the Board refused to allow gymnastics be conducted at the Town Hall by a private group under the auspices of the Park Dept. due to a fee being required by the group. The Board stated only non profit agencies/parties could utilize the Town Hall facilities.

Chairman Miller took this opportunity to advise the Board to School Committeeman William Noeth moving to Shirley and resignation on the Ayer School Committee. Chairman Miller requested the School Committee be contacted regarding conducting a Joint Meeting with the Board of Selectmen to fill the unexpired seat of Mr. Noeth until the next election in April of 96.

Chairman Miller suggesting to meet early in October 95.

Chairman Miller requested the Board discuss and vote to take a position on the Devens education issue. After a short discussion Chairman Miller requested the Board of Selectmen issue a blank statement regarding the education of Fort Devens students by the Town of Ayer. Selectman Slarsky moved the Board approve the education of Fort Devens students to include social program students and any or all students residing on Fort Devens as long the Land Bank funds 100% of all costs associated with this education of Fort Devens students and no financial burden/Town funds be expended to educate students residing on Fort Devens, 2nd by Selectman Hamel. Chairman Miller requested the town Administrator inform Michael Hogan of the Boards position as soon as possible.

Chairman Miller advised the Board to Dennis McGillicuddy from the Army Corp of Engineers offering his services to the Town of Ayer as a GIS (Geographical Information System) Coordinator. Chairman Miller elaborated on Mr. McGillicuddy's experience in comprehensive planning being a seasoned veteran on GIS technology. Mr. McGillicuddy proposed to assist the Town in getting GIS ready by taking the VHB work which has already been done at UMASS Boston and working with the Town's public safety officials to set the groundwork for making it a GIS emergency Response System. Chairman Miller stated the work and time spent on this project by Mr. McGillicuddy will be at no cost to the Town however he will need to be granted some form of appointment to obtain the data & software on the Town's behalf suggesting perhaps "GIS Coordinator for the Town of Ayer" be appropriate. Chairman Miller also suggesting a \$1,000.00 budget be approved from UDAG to fund Mr. McGillicuddy's enrollment at UMASS Boston. Chairman Miller stating Dennis would be enrolled under Prof. Bill Hamilton at UMASS Boston who is the foremost authorities of GIS systems in Massachusetts. Selectman Hamel requested the Board contact HUD regarding authorization of expending UDAG funds for this purpose. The Board to take this under advisement pending HUD's approval. The Board requested Mr. McGillicuddy be contacted regarding attending the next Selectmen's to review his proposed project.

SELECTMEN'S FY-96 PRIORITIES:

Chairman Miller:

1. Town Hall-Architectural Review ADA Compliance, Modernization and historical restoration.
2. Ayer Fire Dept.-Architectural review for ADA compliance, modernization and historical restoration.
3. Ayer Police Dept. construction completed before his term expires 1997.
4. Ayer Comprehensive Plan Phase II Funding develop implementation plan/budget to include revitalization of housing stock, Main St. facades, plantings, facades.
5. Informational Technology upgrade, Town Hall, Police, Fire ,

Library, schools-local area networks (LANS) tying pc's to administration systems, GIS and electronic massaging etc.

Selectman Slarsky:

1. Wage & Salary Scale for all town employees
2. Echoed Chairman Millers priorities.

Selectman Hamel:

1. Personnel Policy & Procedures as it relates to personnel issues, hiring and evaluation.
2. Study of Police Department and related issues to include new police station.
3. Completion of Comprehensive Plan addressing traffic study as reported in EIS.
4. Evaluation of all town owned buildings re: preservation and restoration to be done in conjunction with Ayer Historical Commission as it relates to 125th.
5. Completion of road/sidewalk/bridge projects with special emphasis toward completion of West Main St. Bridge.
6. Search & hiring on new Economic Development Director. Emphasis on UDAG loans to attract new businesses realizing Ayer will be competing with Fort Devens.

Selectman Slarsky requesting the Town Administrator take all three lists and combine them into one list to be prioritized to become the Board goal to strive for.

TOWN ADMINISTRATOR'S REPORT: (see report dated 9-19-95)

SUPT. OUELLETTE'S REPORT: (see report dated 9-19-95)

9:30P.M. Selectman Slarsky moved the Board adjourn from Open Session to enter into Executive Session pursuant to M.G.L. Chapter 39, Section 23B re: Exemption #3 2nd by Selectman Hamel, Vote: Unanimous, so moved.

9:30P.M. Open Session ended

Pauline J. Hamel
Pauline Hamel, Clerk
AYER BOARD OF SELECTMEN

DATE: 10-3-95