

AYER BOARD OF SELECTMEN'S MEETING
MONDAY, SEPTEMBER 20, 1993
2ND FLOOR MEETING ROOM
TOWN HALL, MAIN ST., AYER, MA.

7:30P.M. OPEN SESSION

The Board met with Selectman Jones and Selectman Hamel. Chairman Slarsky delayed due to earlier engagement.

The Weekly Warrant was examined and approved in the following amount: P/R \$49,693.51

The Minutes of 8-10-93 and 8-31-93 were read and accepted. The Minutes of September 7, 1993 were set back for later review.

Selectman Jones called for a motion to accept the Agenda stating he had a couple of late items the Board should address. A document submitted by the Treasurer and a Mass. Small Cities document requiring the Board's attention. Selectman Hamel also stated she had a item to address regarding the Joint Boards of Selectmen.

Selectman Jones called for a motion to accept the Agenda. Selectman Hamel moved the Board accept the Agenda of 9-20-93 with amendments so stated, 2nd by Selectman Jones, VOTE: unanimous, so moved.

Selectman Jones reviewed the Treasurer's submission of a document requiring the Board's signature. Selectman Jones requested the Board invite the Treasurer to come before the Board when documents are presented for clarification purposes. Mr. Jones read through the document and advised the Board that the Treasurer had submitted a Certificate and Covenant as to Tax-Exempt status of Notes for qualified tax-exempt obligations re: the bonds issued earlier in anticipation of taxes. Selectman Hamel moved the Board endorse the Tax-Exempt certificate, 2nd by Selectman Jones, Vote: unanimous, so moved.

The Board reviewed a sub-ordination agreement from the Mass. Small Cities Rehabilitation Program re: Case #10 seeking to take advantage of the falling interest rates and refinance their mortgage. Permission from the Board is mandated. Selectman Hamel moved to approve the Sub-Ordination Agreement for Case #10 in the Town's Mass. Small Cities Rehabilitation Program, 2nd by Selectman Jones, vote: unanimous, so moved.

Selectman Hamel stated she also had an item she wished to discuss this evening concerning Bret Doney's role re: Fort Devens. Selectman Hamel stated problem Bret was encountering re: his role as Re-Use CoOrdinator is impacted by duties responsibilities dumped on him as services down size on the post. Mr. Doney was hired to direct re-use efforts for the Joint Boards not Take

on individual Town problem/impact, i.e recent ambulance situation. The Town of Ayer should review Mr. Doney's mandate and take under advisement his duties and responsibilities towards re-use.

Chairman Jones requested if there was any present who wished to be heard by the Board. No one stepped forward.

The Board met with Fire Chief, Paul Fillebrown re: Boiler Award.

7:50P.M. Chairman Slarsky entered the meeting.

Chief Fillebrown stated he conducted a bid opening on September 9, 1993, at 4:00 at the Fire Station for the Boiler replacement. Only one (1) bid was received. The bid came in from Paul McGuane which excludes asbestos removal for the bid amount of \$11,500.00. The bid was advertised in the Nashoba Publications newspaper. Chief Fillebrown stated he was prepared to recommend the award be given to Paul McGuane for the bid price of \$11,500.00. Chief Fillebrown stated he was ready to award due to the old boiler having a crack inside the tank, and this award was for a gas boiler the chief had switched to gas due to present economic climate and the elimination of oil tank from the building. Selectman Jones moved to accept the recommendation of the Chief and award Paul McGuane the contract for the boiler replacement for the bid price of \$11,500.00, seconded by Selectman Hamel, Vote: unanimous, so moved.

The Board entered into a discussion with the Chief concerning the asbestos being found in two locations at the Fire Station:

Boiler Room: all piping in the main apparatus room-To be removed when new boiler is installed-this will add an additional \$1,350.00 to the cost.

Truck Room: in the piping-presents a health risk due to heavy flaking. The Chief stated this removal will come out of his fy-94 budget but felt there was not enough money in the Station repair Acct. but will keep the Selectmen and Advisory Board informed of a possible Reserve Fund Transfer being needed.

The Chief on another matter advised the Board to Col. Nuttal realizing the need to have the Fort Devens Fire Department take over the base ambulance. There are five (5) men presently assigned to the Fort Devens Fire Station. This new development is presently being investigated for immediate implementation.

The Chief advised the Board to the oil spill of 3/30/93 being addressed. Clean Harbors has been out and are investigating responsible party B&M or other. The Chief stated the effected water still has a sheen that will remain. The Board requested to be kept advised.

Mr. Higgins advised the Board to his requesting Mr. Gabriel Valente of Harvard, Ma. to come before the Board this evening re: the Building Inspector's position. Mr. Higgins advised the Board that he had conducted Building Inspector interviews on Friday, September 17, 1993 and was ready to make a recommendation to appoint Mr. Valente to this position.

Mr. Valente stated that he is a architectural designer who works primarily out of his home. Chairman Slarsky requested if Mr. Valente was familiar with the Town of Ayer and would he be available for office hours as well as inspections, etc. Mr. Higgins stated Mr. Valente is presently the Building Inspector for the Town of Harvard and he is presently working out an arrangement with Mr. Valente to address the needs of the Town. Chairman Slarsky stated Ayer is a lot different than Harvard with regard to commercial/residential area. The need to have a Building Inspector available for office hours is very important. Mr. Higgins to meet with Mr. Valente and work out an amicable arrangement. Job description to be tailored down to Part-Time (18 to 20 hours/week) and contingent upon acceptability and scheduling of revised duties and responsibilities. Selectman Jones moved the Board appoint Mr. Gabriel Valente to the position of Part-Time Building Inspector contingent upon job description being tailored to part-time position and Boards review and approval of scheduling, duties and responsibilities, 2nd by Selectman Hamel. VOTE: unanimous.

TOWN ADMINISTRATOR'S REPORT: (see report dated 9-20-93)

1. The Board was reminded to meeting being scheduled for Thursday evening at 6:00P.M. at a local restaurant for the Chairman of the Selectmen, Chairman of the School Committee, Dr. Richard Warren, Supt. of Schools and Mr. Higgins to meet and review the financial provisions of the Education Reform Act.

2. The Board endorsed three (3) new copies of the approved Superior Officer's Contract for 93-96 do to format change, requiring new signatures.

3. The Board approved Mr. Higgins being the Board's designee re: collective bargaining for school negotiations under the Education Reform Act.

4. The Board was advised to the M.S.C.P. Fy-93 application being filed by the deadline. Mr. Higgins recommended the Board approve Community Opportunities Group bill of \$3,000.00 for services rendered in support of preparation of the FY-93 application. The Board was advised if the application is accepted the Town of Ayer will be reimbursed the \$3,000.00. The Board approved the bill for \$3,000.00 for Community Opportunities Group for services rendered in preparation of the FY-93 MSCP Grant application. Funding to be from the present Small Cities Grant Program. Motion

moved by Selectman Jones 2nd by Selectman Hamel, Vote: unanimous, so moved.

Chairman Slarsky requested Mr. Higgins arrange a welcome breakfast for Robert Hubbard the new Economic Development Director in October to introduce Mr. Hubbard to the business community and Town departments/officials. A breakfast meeting was recommended.

The Board met with Robert Hubbard the new Economic Development Director. Mr. Hubbard presented to the Board a brief priorities breakout of his goals: (see attached).

The Board welcomed Mr. Hubbard to this position. Mr. Higgins stated the first priority was to find Mr. Hubbard a office, which has been explored to include: Ayer School Dept, North Middlesex Savings Bank, Reggio Building, abandoned bank building-Littleton Rd., Town Hall-temporarily in Room #7-Various Town Board's room, and also contacted the Chamber of Commerce. All options to keep Mr. Hubbards locally have been explored, but, to no avail. The Land Bank/Jim Hickey has offered Mr. Hubbard Office Space in the Land Bank Office Building, located in Depot Sq. The Land Bank Building has office space available.

Selectman Hamel suggested the building on West Main St. be explored the former site of the Nashoba Assoc. Boards of Health office. Chairman Slarsky stated the Land Bank has offered the space and would present a professional appearance at no expense to the Town. The Resource Center has access to telephone, fax, etc. The Land Bank is extremely anxious to help out and to please and does have the resources needed. The Board moved to place Mr. Hubbards office at the Resource Center.

Mr. Hubbard reviewed with the Board areas that he is presently pursuing. Mr. Hubbard stated he has contacted EOCD re: the 107 Program to find out why Ayer wasn't listed under the Stress Communities. Mr. Hubbard stated there are funds available in this program for communities such as Ayer who are going through a restructuring process due to base closure and impact to area. Other programs Mr. Hubbard is applying to are: Chapter 19, as well as the Mass. Recovery Bill, and a new Strategic Plan to encompass a Revolving loan Program for businesses in Ayer.

The Board requested Mr. Hubbard contact Mary Padula who has worked with the Town of numerous projects. Chairman Slarsky stated his concern with keeping businesses in Ayer and if Mr. Hubbard has to, to hand hold the smaller businesses through a Revolving loan Program. The need to be able to offer assistance through a tool box approach may be necessary.

The Board thanked Mr. Hubbard for coming in and again welcomed

him to the position.

SUPT. OUELLETTE'S REPORT: (see report dated 9/20/93)

1. Supt. Ouellette updated the Board to the problems he has encountered re: poor maintenance of DPW vehicles i.e. thirty five (35) vehicles in need of maintenance i.e. clutches on three (3) snow removal trucks, painting of vehicles, items put off and not followed through on. The Selectmen agreed this area has been neglected in recent years. Supt. Ouellette stating he scheduled maintenance for Winter/Spring upgrading.

2. Supt. Ouellette presented the Board a cut water pipe taken from Willard St-a five (5) family residence depicting 90% hardened manganese in pipe with only circumference of nine remaining. Poor water pressure was definitely cause for complaints.

3. The Board awarded the Contract in roadway maintenance, per the recommendation of Supt. Ouellette, to Bardon Trimount of Lunenburg, Ma. in the amount of \$131,775.00 to be taken from the \$800,000.00 roadway replacement article under Phase 1. Trimount was the low bidder of three (3) bids received. This phase to start at Willow Rd., Ayer, Ma. Selectman Jones moved to award the contract, seconded by Selectman Hamel, VOTE: unanimous, so moved.

4. Supt. Ouellette submitted a change to the hours of operation at the Transfer Station to the Selectmen, proposing to change the hours to Thursdays from 10:00a.m. to 6:00P.m. and Saturdays from 8:00a.m. to 4:00p.m. (2 days a week) FROM: Wed., Sat. & Sun. 8:00a.m. to 4:00p.m. (3 days a week) Supt. Ouellette explained his reasoning for this request being logistics, public health, budget and supervision. The Board explored other alternatives, every other Sunday, pick-up, surveying the residents etc.. Chairman Slarsky stated the facility is there to provide service to the residents, trash pick-up is too difficult a process, monetary & implementation. Supt. Ouellette stated other communities have scaled down their operations some to one day a week. Chairman Slarsky stated Ayer has a different make up-Ayer is predominantly a blue collar town and closing on Sundays would impact the residents who work on Saturdays. The Board requested to hold off on this issue.

5. Supt. Ouellette submitted Water & Sewer applications to the Board for approval: Crabtree-Westford Rd., Ayer, Ma. 4 single family homes. Selectman Hamel requested if drainage from subdivision has been investigated. Selectman Hamel stated her concern being winter months when excess water would drain onto Westford Rd. creating a dangerous situation for motorists. Supt. Ouellette stated he went out to the site and felt problem with water flow has been addressed recess basin have been constructed

on both sides of the entrance road (Westford Rd.) and at first sign of trouble with overflow to Westford Rd. Supt. Ouellette will instruct developer to build culverts. Selectman Jones moved to approve Crabtrees Water & Sewer Permits, 2nd by Selectman Hamel. Chairman Slarsky sustain from voting due to conflict of interest being a trustee of bank who owns project.

Supt. Ouellette presented to the Board a Water & Sewer Application for Old Sandy Pond Rd., Ayer, Ma. on behalf of Robert Donell. Chairman Slarsky advised the Board that Robert Eldredge, Chairman of the Conservation Commission had contacted him re: this project who had concern re: possible violation. The Board held off on this application until Conservation Commission has reviewed matter.

6. The Board entered into a Contract with CONCEWM for FY-94 for \$920.10/yr. membership fee for Recycling sales and transportation

Motion moved by Selectman Jones, 2nd by Selectman Hamel, VOTE: unanimous, so moved.

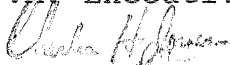
7. On another matter Chairman Slarsky requested Supt. Ouellette investigate the impact of multicommunity incinerator to be built in Shirley on town of Ayer air quality. Also, to check out time frame for an environmental impact statement for Town of Ayer residents to provide their input.

8. Selectman Hamel on another matter requested Supt. Ouellette investigate the repair of the bridge leading from the game farm to Groton. Chairman Slarsky stating this project dos not serve Ayer residents and should not have priority for funding. Selectman Hamel stated Groton residents are impacted by this bridge, Chairman Slarsky stated Groton should then pay for the repair.

On another matter Mr. Higgins advised the Board to police officer out on injured leave and of possible surgery being performed. The Board requested the Police Chief be contacted re: status update and recommended action.

Selectman Jones moved the Board adjourn from Open Session to enter into Executive Session pursuant to Chapter 39 Section 23B re: Building Dept. to adjourn and re-enter Open Session for the sole purpose to adjourn the meeting, 2nd by Selectman Hamel, VOTE: unanimous, so moved.

9:25P.M. Executive Session.



Charles H. Jones, Clerk
AYER BOARD OF SELECTMEN

Date:

10-4-93