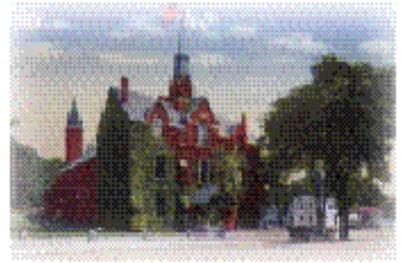


Town of Ayer

Finance Committee

Ayer Massachusetts, 01432



Location: Ayer Town Hall, Meeting Room
Finance Committee Minutes

Wednesday August 24, 2011

Present: Brian Muldoon; Chairman, Scott Houde; Clerk, John Kilcommins; member, Michael Pattendon; member
Absent: Jesse Reich; Vice Chairman
In attendance: Mary Spinner, Frank Maxant

Called to order at 7:00 pm by Brian Muldoon

- Mail
 - Massachusetts Municipal newsletter, Updates from town accountant, annual town finance committee meeting invitation (Oct 15 in Franklin, MA)
- Minutes
 - Outstanding minutes 7/27/11, 8/10/11
 - Motion to accept the minutes for 8/10/11 as presented

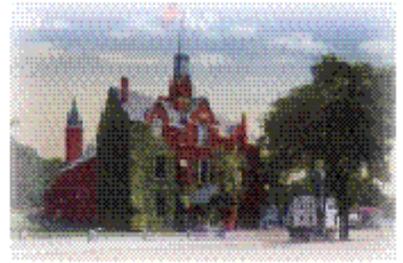
Motion	SH
Second	JK
B. Muldoon	Aye
J. Reich	Absent
S. Houde	Aye
J. Kilcommins	Aye
M. Pattenden	Aye
Vote	4 – 0

- Moratorium on building - Frank Maxant Selectman
 - Frank presented the finance committee with a memo stating that the FinCom has authority to review every committee or issue within the town.
 - The zoning shift in town from industrial to residential began in the 1970s. Now the town is roughly 75% residential and 25% industrial.
 - Trinity Financial is proposing housing project at Vicksburg Square in Devens. The project requires changing the zoning from Information/Technology to residential. Mr. Maxant believes that the housing will be detrimental to the town. Elderly housing can be beneficial by growing the population without school children and ambulance revenue.
 - Planning is proposing changes to zoning that would allow denser building within town.
 - BM – Vicksburg Square changes were attempted last year.
 - SH – 350 units were the estimate. Approximately \$400,000 in tax revenue but the services needed for additional population is much more.
 - MP – Rate of development by-law expired in June. Housing should be limited within reason. Each house costs approximately 1.9 times the taxes they pay. There are approximately 400 units authorized in mixed development.
 - FM – Taxes are assessed differently on residential houses verse apartments. Therefore, tax revenue will be much lower than is developed into full time residency.
 - MP – Based on the value of the final building, it may not be worth taking back to original boundaries of Ayer.
 - MS – The Planning Board should give their opinion to the development.
- Brian Muldoon – Meeting on 8/17 with Town Administrator
 - The Rates and Fees Committee will be rolled into action within a few weeks. There will be public meetings and hearings. The next meeting of the committee will be September 17th.
 - QuintBoard – Robert met last Thursday with the superintendent of schools and said they were on board with a meeting Board of Selectmen and FinCom from Ayer and Shirley. The regional school committee is also interested in having the meetings.
- Scott Houde – FinCom survey update

Town of Ayer

Finance Committee

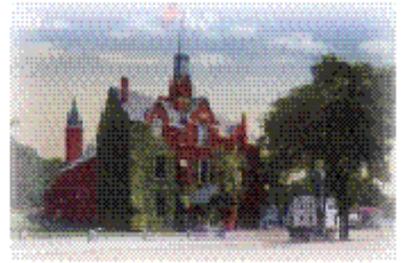
Ayer Massachusetts, 01432



- The survey is live on SurveyMonkey. The hard copies of the survey will be placed in the Police Station, Council on Aging, Town Hall and the Library. The survey will be available until September 9th.
- Updates of town business
 - Zero Based Budgeting update - John and Scott will work with Pauline from BOS, Town Administrator, and Town Accountant.
 - The BOS met with Nashoba Regional Technical High School in April to express Ayer's interest in becoming a member of the NRTHS. BOS was supposed meet again over the summer to get the buy in amount and capital costs. There are currently 53 students from Ayer.
 - The new building custodian started in Aug 18th.
 - The police contract is still being worked out.
 - The DPW contract has been agreed to but not ratified by the workers.
 - Insurance Advisory committee - Finance Committee member is not needed. The committee has not met in years.
 - Line item transfer regarding how we budget. Some lines are over budgeted which results in free cash and others are short funded.
 - Policy changes – committees requiring Finance Committee members by bylaw. FinCom, Community Preservation, Personnel, Capital Planning. Should we look to remove FinCom members from these committees due to the significant time that FinCom itself requires? General discussion is to wait.
 - The consolidation of supplies and IT equipment purchases through the new IT person should yield savings going forward.
 - Lisa Gabree has been invited to the next meeting to answer questions.
- Old Business
 - Finance Committee minutes will be posted on the town website.
 - New Finance Committee budget is needed for FY2012
 - Email for FinCom has been offered from the town. The email address for each committee member will be name at ayer.ma.us. This should help ease the burden on personal email accounts. Brian will follow up with Robert to verify we can get them
- Elections – Postponed until next meeting due to the absence of Jesse
- Mary Spinner – There is an issue with the dams and ponds regarding a funding source for maintenance. In 2001, \$140,000 Borrow Article for Long Pond remediation. Over \$100,000 was spent. Mike Madigan closed the article with Sandy Pond 3 developer.
 - PC – The remediation contracts should be with the Planning Board
- Open Floor
 - MP – The town applied for home rule petition. Any update
 - MS – State Rep Sheila Harrington was asked to follow up and move it through the state government.
- Motion to adjourn at 8:28pm

Motion	SH
Second	JK
B. Muldoon	Aye
J. Reich	Absent
S. Houde	Aye
J. Kilcommins	Aye
M. Pattenden	Aye
Vote	4 – 0

Town of Ayer
Finance Committee
Ayer Massachusetts, 01432



Brian Muldoon, Chairman _____ Date _____

Jesse Reich, Vice Chairman _____ Date _____

Scott Houde, Clerk _____ Date _____

John Kilcommins, member _____ Date _____

Michael Pattenden, member _____ Date _____