

**TOWN OF AYER SELECTMEN'S MEETING MINUTES**  
**Tuesday, April, 1, 2014-7:00P.M.**  
**1st Floor Meeting Room, Town Hall, Main Street, Ayer, MA**

**Chairman Luca called the meeting to order at 7:00p.m.** Present: Chairman-Gary J. Luca, Members: Pauline Conley, Jannice Livingston, Christopher Hillman absent. Janet Lewis, Secretary. Mr. Pontbriand absent on bereavement leave.

Chairman Luca announced the Central Fire Station RFP Proposals taken off tonight's agenda to be rescheduled at later date.

Chairman-Luca requested if there were any amendments to tonight's Agenda. None.

Chairman Luca called for a motion to accept the Agenda. Ms. Livingston moved the Board vote to approve the Agenda as presented, 2nd by Ms. Conley, VOTE: unanimous, so moved.

**Announcements:** Chairman Luca made the following announcements:

4-11-14 @5:00p.m. ATM Warrant closes.

4-15-14 @7:00p.m. Water/Sewer Public Hearing at the Ayer Town Hall

4-22-14 @7:00p.m. Fy-15 Budget & ATM Warrant Public Hearing at the Ayer Town Hall

4-10-14 from 1:00p.m.-3:00p.m. Ayer Town Hall Health Benefit Fair-2nd floor Great Hall

4-28-14 7:00a.m. to 8:00p.m. Annual Town Election at the Ayer Town Hall, 2nd Floor Great Hall

5-12-14 7:00p.m. Annual Town Meeting at the Ayer Town Hall-2nd Floor Great Hall

**Public Input**-Chairman Luca requested if there was anyone present wishing to meet with the Board under Public Input-none.

**Willow Road Development**- The Board met with Mark O'Hagan

Chairman Luca requested if Mr. O'Hagan received and reviewed the amended Agreement submitted by Town Counsel. Mr. O'Hagan stating yes and having no issues with amended Agreement. Chairman Luca requested clarification to the remaining number of unsold market rate condominium units and advised by Mr. O'Hagan to there being 21. Mr. O'Hagan stating with the execution of tonight's Agreement he will forward the sum of \$48K to the Selectmen's Office this week towards the Water Tower, reducing the amount outstanding by Willow Road Dev. to \$202K. Mr. O'Hagan further stated with the sale of each market rate condominium \$12K will be paid to the Town of Ayer until the remaining balance has been paid in full on the remaining balance on the Water Tower. The Board requested a copy of each closing be submitted to the Town Administrator along with closing schedule/s. Ms. Conley advising to the minutes of 2-14-14 reflecting final payment date to Town being by the end of the year in 2015. Mr. O'Hagan concurring. Mr. O'Hagan requesting Mr. Vellante be advised to Agreement in place and all in order. Signed Agreement to be delivered to Town Hall.

**Pension Reserves Investment Trust**- The Board met with Financial Manager Lisa Gabree, Stephanie Gintner, Town Treasurer, Paul Todisco from Pension Reserves Investment Trust. Joining them later in the evening John Kilcommins, Marianne Zawacki and Scott Houde from the Fin-Com. Mr. Todisco presented copies of his presentation to the Board and conducted a brief introduction re his position serving as Senior Client Services officer for the MA Pension Reserves Investment Management (PRIM) Board who congratulated and commended the Town for investing initiative and gave a quick overview of the state OPEB funds advising to Middlesex Retirement Fund managed by PRIMB. Mr. Todisco reviewed the following with the Board:

- background
- Management & Investment in SRBTF
- composition
- legislation
- reporting requirements

- web page
- Government entities participating in the SRBTF
- outreach
- benefits investing
- rates of return
- PRIM Board & PRIT Fund
- fiduciary oversight
- PRIM Board Composition PRIM Advisory Com.
- PRIT Fund NAV (\$Billions) PRIT Core Fund asset Allocation Targets
- Total Fund Returns PRIT Ratio of Expenses
- How Fees are allocated to SRBTF participants

Ms. Gabree advising the Board she will be submitting draft article language to the Town Administrator and Bi-Board for Town Meeting. The Board thanked Mr. Todisco for coming in to meet with them.

**Water Abatement Request-**

The Board approved a Request for a Water & Sewer Abatement for Richard Gerace at 1 Jonathan Drive., Ayer, MA per the recommendation by Supt. Wetzel in the amount of \$373.70 due to excess water did not go into the sewer. This abatement represents the sewer portion of the bill or (4,970CF). Motion to approve made by Ms. Livingston, 2nd by Ms. Conley, VOTE: unanimous, so moved.

**Shaker Hills Country Club-Change of Hours Request (Continued from 3-25-14)**-The Board met with JoAnn Upton, General Manager of Shaker Hills. The Board updated Ms. Upton to Town's By-law establishing "Brunch Hour/s" pursuant to MGL 138 S33B starting at 11:00a.m. in May 2005 and Board's support to amend the By-law on the May 2014 Town Meeting Warrant to conform with State's Statute beginning at 10:00a.m. to 12:00 with that Ms. Conley moved to amend Shaker Hill's Country Club's All Alcohol License to 11:00a.m. on Sundays and Holidays beginning at 11:00a.m. effective upon ABCC approval, 2nd Ms. Livingston, VOTE: unanimous, so moved.

**Central Fire Station RFP Proposals-** rescheduled for 4-15-14 Selectmen's Meeting. Selectmen to remit evaluations to Town Administrator prior to 15th.

**JBoS Update-** Chairman Luca advised to next JBoS meeting on 4-24-14. and updated the Board to

- MDFA Financial statements/Treasurer's Report:
- Overlay District-Towns to govern in place of MASDEV
- Home Rule Petition presented by Frank Maxant, re warrant article-no consensus

**Selectmen's Questions/New Business**

**Business Certificates update**-Board requesting to put placeholder on warrant re increasing fees to \$30.00. Ms. Livingston stating her frustration being unable to find in Town's By-law where it states Town has to place increasing the fee from \$20.00 to \$30.00 before Town Meeting. Ms. Livingston to contact Town Clerk re clarification.

**Mary Spinner questioned Willows Dev. Agreement** questioning how the Selectmen will fund the new water tower only receiving \$48K from Willows will the Board fund from Water enterprise and then reimburse when the funds come in. The Board took this under advisement.

**Town Hall Windows-** Ms. Conley updating the Board to Town Administrator going before the CPC re funding the windows a year ago and CPC not funding/not qualifying. The Town Administrator went back before CPC again with new application requesting the Board keep on top of -this needs to get done-cost savings. Ms. Spinner advising to speaking with Dan Sherman who got the quote and advised to \$159K price will not hold until next year.

8:45p.m. Ms Livingston moved to adjourn, 2nd by Ms Conley VOTE: unanimous, so moved.

 Date: 5/16/14