

Selectmen's Meeting
Monday, November 17, 1997
Supt. of Schools Office-Ayer High School/Middle School
Washington Street, Ayer, MA

Executive Session, Ayer School Committee re: Fort Devens Elementary School
Devens, MA

6:30p.m. Chairman Nostrum called for a motion to enter into Executive Session. Selectman Hamel moved the Board enter into Executive Session pursuant to M.G.L. Chapter 39, Section 23b, Exemption #5, Real Estate, 2nd by Selectman Bresnahan, VOTE: unanimous, so moved.

The Board met with Chairman Norstrom, Selectman Hamel and Selectman Bresnahan. Present for the discussion were: Daniel Sallet, Kathleen Kidder, Ann Garber, Charles Jones, members of the Ayer School Committee and Viola Barnes, Chairman of the School Committee along with Supt. of Schools Kevin O'Malley.

Chairman Nostrum stated the purpose of tonight's meeting was to discuss recent developments concerning the Land Bank's proposal and issues relevant to Ayer re: the Devens Elementary School.

Chairman Norstrom turned the floor over to School Committee member Daniel Sallet. Mr. Sallet presented to the Board the Devens School Proposal developed around the building and the tuition base per student.

Mr. Sallet opened the discussion by stating value of land and building is approximately \$1,550,000.00. Issues around this to the Town of Ayer are: is it deeded land and who would be help accountable should there be an environmental liability issue.

Mass. Development has stated they will make all necessary capital improvements to building and grounds, i.e. snow removal, repairs, utilities etc. at a projected cost of \$300,000 to \$500,000.

Rental option to Charter School for a period of five (5) years with a additional five (5) year window on a "Net-Rent basis" based upon a gross rent based on \$675/pupil. Problems with this would be unavailability of building to the Town of Ayer for ten (10) years, esthetics/refurbishing from elementary school to middle/high school environment. Could have a "after hours clause" built in for use of the building after close of Charter School's day-for use by the Town of Ayer. No inflation option on tuition base (\$675/student) vs. adult students enrollment.

The gross rent is based upon \$675/pupil less the proposed \$170,000 earmarked for repairs, maintenance. Mr. Sallet stated he would be more comfortable knowing what the \$170,000 exactly was, and if the expected pupil count drops what happens-how will this be paid, and was there any inflation on the \$170,000 factored in. Dr.O'Malley suggested the two Boards re-examine the figures (see attached) and meet again prior to endorsement of the final Agreement. The Ayer Board of Selectmen endorsed the School Committee beginning the final contract negotiations with the Land Bank and congratulated them on all the factual data presented this evening. Selectmen Hamel stated that the Town should really fight for the school because should there be a change in the population the Town residents are going to ask why we didn't pursue this school instead of building a new one and also should the Town decide to regionalize this building would be crucial to that effort

Chairman Norstrom called for a motion to come out of Executive Session. Selectman Hamel moved the Board adjourn from Executive Session to enter into Open Session, 2nd By Selectman Bresnahan; VOTE: unanimous, so moved.

6:50p.m. Executive Session closed

6:50p.m. Open Session.

Mr. Kriedler met with the Board re: PACE making a request at their Public Hearing on 11-9-97 to increase the level of testing done on the water at the Grove Pond Wells. This centering around the level of arsenic in the water. Mr. Kriedler stated the level of arsenic in the Town's water is well within the Federal standards with 90% of arsenic filtered out of water supplies. The state recommends quarterly testing of arsenic in water. Mr. Kriedler requested the Board of Selectmen appropriate \$10,000.00 to undertake a more protective schedule of testing on the water at the Grove Pond Wells. Mr. Kriedler suggested the following schedule be implemented through a contracted out consultant: one test each day for the first seven days of operation, one test each week for the first month thereafter, and one test each month for the year thereafter to test for arsenic and organic compounds. Tests to be conducted on water before and after the filtration process in order to monitor the effectiveness of the filtration system in removal of arsenic. Selectman Bresnahan moved the Board approve \$10,000 of UDAG funds for this testing and reimburse UDAG at the Annual Town Meeting in May/98, 2nd by Selectman Hamel, VOTE: unanimous, so moved.

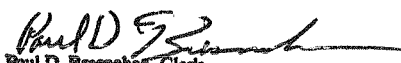
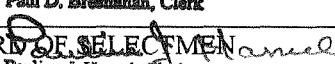
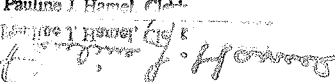
Mr. Kriedler presented to the Board the 1998 Alcohol License Renewals and advised the Board to the Town's ABCC representative advising the Board to renewal Jang Soo BBQ Restaurant's License but also to schedule a meeting with Mrs. Yi on December 1, 1997, to discuss with her-- her re-building plans and require she present to the Board within ninety (90) days a set of definitive building plans to endorse her intent to re-build on the burned out site.

The Board approved of the following 1998 Alcohol License Renewal: Jang Soo BBQ Restaurant, Jack-O-Lantern of Ayer, Inc., LaSita Inc., Tony's of Ayer, Inc., Fort Corp., B.A.P. Ram, Inc. d/b/a Roux's Liquors, C.R. Pierce, Inc. d/b/a Bookberry, Tiny's Donought Treat, Inc., Ayer Gun & Sportsmen's Club, Nashoba Restaurant Inc., Carlin's Restaurant Inc., Ayer Package Store Inc., Selectman Bresnahan moved to approve the licenses as presented, 2nd by Selectmen Hamel, VOTE: unanimous, so moved.

The Board took the water and sewer permits under advisement to the next Selectmen's meeting scheduled for 12-1-97.

Chairman Norstrom called for a motion to adjourn the meeting. Selectman Hamel moved the Board adjourn 2nd by Selectman Bresnahan, VOTE: unanimous, so moved.

6:58p.m. Open Session closed.


Paul D. Bresnahan, Clerk
-DATE: DEC 1 1997
AYER BOARD OF SELECTMEN

Pauline J. Hamel, Clerk


Devens School Proposal Impact to Town of Ayer

NOV-13-1997 12:41 FROM

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**Summary of Proposal
Issues Relevant to Ayer**

1. Ayer receives land and building (currently valued at \$1,550,000).
Issue: a. Deeded Land?
b. Environmental liability?
c.
2. Mass Development makes necessary capital improvements,
(estimated to be between \$300,000 and \$500,000).
Issue: a. If more, re-examine
b.
3. Rent to Charter School for 5 years, with an option for add'l
5 years on a "Net-Rent" basis. Gross rent based on \$675/pupil.
Issue: a. Building is not available for 10 years
b. Do have an "after-hours" clause
c. Any inflation factor on the \$675? *type of student*
d.
4. Gross rent based on \$675/pupil, less an estimated \$170,000
for maintenance, utilities, repairs, etc
Issue: a. What exactly is in the \$170,000?
b. If pupil count drops, how paid?
c. Any inflation factor on the \$170,000?
d.

*Who's Escrow acct
(oil spill) **

*depreciation - ?
cost per pupil include Bldg maint etc?
50% net rent -*