



Finance Committee

Meeting Minutes
March 26, 2019
7:30 PM
Town Hall, Room 204

Present: Jason Cole, Roland Bourdon , Mike Majors, Steve Noone, Jeff Bergart, Dave Wellinghoff, Christine Russell, Sahana Purohit (Associate), Al Vlajinac(Associate)
Absent: Christi Andersen, Tom Farley

1. Opening

Chair Jason Cole opened the meeting at 7:30 PM
This meeting was recorded by Acton TV.

2. Public Participation

None

3. Town Meeting Preparations

Committee reviewed remaining Warrant Articles.

A. Warrant Article #14 Land Acquisition or Lease – 19 & 21 Maple St
Town Manager, John Mangiaratti, presented.

Town has reached an agreement with the owner to purchase the property for \$1,100,000.
The debt payment estimated at \$80,000 (4% over 20 years) would be paid entirely out of the commuter lot fund.

The 1.39 acre lot contains approx. 40 parking spaces and several outbuildings. A condition of the sale is that the current owner will have use of the buildings for 1 year and will insure to his use.

Concerns: Assessed value of the property of \$520,000 is significantly less than the purchase price. Jon Benson, Board of Selectman, addressed this concern. Based on the land use, the value differs greatly. 2017 Appraisal valued property at \$800,000 and the other was \$1,500,000 for a 40B project. Small relative to the initial investment and the need.

Another concern brought up by Jeff Bergart was if the buildings were in a historic district and therefore had any restrictions on them. It was unknown, but the Town Manager said he and the Board would look into it.



Future Considerations: The Town will have to decide what to do with the buildings. There is potential for rental income (ambulance company) or making more parking spaces. The use of the current spots on the property will likely be a lottery for reserved parking at \$100 a month.

Jeff Bergart moved to recommend this article. The motion was seconded. The motion passed six to one.

B. Warrant Article #13 Disposition of Real Property – 348-364 Main St

Katie Green, Board of Selectman, spoke about this article that is endorsed by the Board.

The Town had previously purchased the property for \$1,800,000. After about 2.5 years, the Committee that was formed to review the property's use has determined that the Town should dispose of it for affordable housing. The Board of Selectmen would enter into an agreement with the Housing Authority. The Town would get 1m for the property, which would go back into free cash.

The Housing Authority would construct a 31 unit 3 story building that would house seniors and adults with disabilities. The cost of \$14,800,000 would be funded from federal & state tax credits/grants and a small mortgage.

Concerns: The Main Street Master Planning Committee had wanted to see a small hotel restaurant there, but no developers came forward. The CPC showed no interest in using it for open space land. The only interest was for a dog park or housing. The senior housing option wouldn't burden the school system.

Mike Majors moved to recommend this Article. The motion was seconded. The Board took a hand count. The recommendation received 3 ayes and 4 nays. The recommendation failed.

A motion was made to not recommend the Article. The motion was seconded. The Board took a hand count. The recommendation received 4 ayes and 3 nays. The recommendation to not recommend the Article passed.

C. Warrant Article # 16 Fund Collective Bargaining Agreements

The Finance Committee had previously voted to recommend a specific portion of this Article. Town Manager, John Mangiaratti presented some new information.

4 Collective bargaining contracts have reached agreements.

<u>Department</u>	<u>Contract Period</u>	<u># Employees</u>	<u>1st Year Cost</u>
Patrol Officers	FY 20-FY22	34	\$40,837
Superior Officers	FY20-FY22	8	\$12,836
Public Safety Dispatchers	FY 19-FY21	12	\$9,425
Hwy, Mun Prop, & Cemetery	FY19-FY21	29	\$31,453



Some administrative improvements were worked into the contracts such as mandatory direct deposit and electronic Paystubs. The time sheet process was made easier.

The Firemen's contract is not settled yet.

A motion was made to recommend the article. The motion was seconded. The motion passed unanimously

D. Warrant Article # 27 Amend General Bylaws – Chapter N, Demolition Delay

Mike Majors spoke about this article which would affect historical or architecturally significant buildings.

The Article would encourage preservation by tightening up the rules over the demolition of historic buildings.

Concerns: Preservation is being considered over the rights of the home owner. Christine Russell questions if this Article has any direct financial impact to the Town. There are no figures to support an impact.

A motion was made to make no recommendation. The motion was seconded. The motion passed, with only Jason Cole abstaining as he believes the Finance Committee should always make a recommendation.

E. Warrant Article #5 Town Capital – Kelley's Corner Infrastructure Improvement Project

FinCom had already discussed this article, but Board of Selectman Jon Benson had requested another review. He felt his initial presentation did not sufficiently breakdown the need for the additional funds of \$185,000 being requested in the Warrant Article.

His new slide showed how the funds which were previously earmarked for the Project had been spent adding signalizations, realignment of roads, and environmental coordination.

The committee found no need to revote on the article given the additional information provided.

4. Regular Business

A. Discuss Open Meeting Law Complaints

Complaint: January 8th minutes did not list minutes being voted on as a document. Going forward, the Committee will list them.

A motion was made for Jason Cole to address this complaint. The motion was seconded. The motion passed unanimously.



Complaint: Feb 15th minutes do not have an accurate summary of each topic. The minutes did not specify which member said what. The Committee believes the existing minutes are detailed enough but will research exact MGL requirements.

A motion was made for Jason Cole to address this complaint. The motion was seconded. The motion passed, with only Dave Wellinghoff abstaining.

Complaint: Budget Saturday (January 5th) minutes did not list who said what and there was not an adequate list of the documents used. The use of document links was discussed.

A motion was made for Jason Cole to address this complaint. The motion was seconded. The motion passed unanimously.

B. Approval of meeting minutes

No minutes were reviewed.

C. Committee Liaison Reports

Each of the Committee Members who are liaisons to Committees that met during the interim between last FinCom meeting and this meeting gave reports as to what occurred at those meetings.

Jason Cole discussed the Pre-meeting for Town Meeting and the need for FinCom members to be prepared with responses and slideshows.

5. Adjournment

At 9:10 p.m., it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

Jason Cole immediately realized that the Point of View portion of the meeting had been skipped. Since the meeting was adjourned, it will be taken up at the next meeting.

Documents and Exhibits Used During this Meeting

- Slideshow Warrant Article 14 – Maple Street
- Slideshow Warrant Article 16 - Collective Bargaining
- Slideshow Warrant Article 5 – Additional Funding
- Open Meeting Law Complaints for January 22nd minutes
- Open Meeting Law Complaint for January 5th minutes
- Open Meeting Law Complaint for January 8th minutes
- Annual Town Meeting Warrant



Respectfully submitted,

Finance Committee