



Finance Committee
Meeting Minutes
February 15, 2019
7:30 PM
Town Hall Room 204

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

Absent: Roland Bourdon, Tom Farley, Dave Wellinghoff

1. Opening

Chair Jason Cole opened the meeting at 7:33 p.m.

The meeting was recorded by Acton TV.

2. Public Participation

None

3. Delegation of Warrant Article Investigation

Historically, the committee does not give opinion on articles that don't have finalized language. The town does not expect many articles to be finalized by the next committee meeting on February 26th. Brian McMullen says the warrant will go to press March 12th.

Steve Noone stated that it is unacceptable that we don't have this information by now. The two weeks left before the warrant is posted is not enough time for the committee to do a sufficient job.

Article assignments - The assigned committee members are to research and report back to the committee on their warrant articles. This article list is based on the referenced spreadsheet draft article list.

1. Choose Town Officers - no committee opinion required
2. Hear and Accept Reports - no committee opinion required
3. Budget Transfer - no committee opinion required
4. Town Operating Budget - Jason Cole



5. Kelley's Corner Supplemental Engineering and Appraisal Services - Christi Andersen and Sahana Purohit
6. Sidewalks and Traffic Calming for areas other than Kelley's Corner - Christine Russell
7. Acton-Boxborough Regional School District Assessment- Christine Russell
8. Acton-Boxborough Regional School District Capital (bonding) - Jason Cole
9. Acton-Boxborough Regional School District Stabilization Fund - Christi Andersen
10. Minuteman Regional School District Assessment- Mike Majors
11. Community Preservation Program: Direct Appropriations from Fund Balances- Roland Bourdon
12. Disposition of Real Property: 348-364 Main Street - Mike Majors
13. Land Acquisition or Lease: 19 & 21 Maple Street - Jeff Bergart
14. Land Acquisition: 257 Central Street - Jeff Bergart
15. Fund Collective Bargaining Agreements: Police Patrol, Police Superior Officers, Dispatch, AFSCME, Fire - Steve Noone
16. Demand Fees for Late Payments (MGL c.60 s.15) - Steve Noone
17. Commuter Lot & Station Maintenance - Dave Wellinghoff
18. Septage Disposal Enterprise Budget - Dave Wellinghoff
19. Transfer Station and Recycling Enterprise Budget - Tom Farley
20. Sewer Enterprise Budget - Dave Wellinghoff
21. Ambulance Enterprise Budget - Christine Russell
22. Transportation Enterprise Budget - Christi Andersen
23. Revolving Fund Budgets - Tom Farley
24. Accept Legislation: Agricultural Commission (MGL c.40 s.8L) - Sahana Purohit
25. Amend General Bylaws: Right to Farm - Sahana Purohit
26. Remove Deed Restriction: 670 Massachusetts Avenue - Roland Bourdon
27. Amend General Bylaws: Chapter N, Demolition Delay - Mike Majors
28. Amend General Bylaws: Public Way Permits - Jeff Bergart
29. Amend Town Charter: Planning Board Membership - Roland Bourdon
30. Amend Zoning Bylaw: Detached Accessory Apartments - Dave Wellinghoff
31. Amend Zoning Bylaw: Accessory Apartments - Dave Wellinghoff
32. Amend General Bylaws: Plastic Bag Reduction - Christine Russell
33. Non-Binding Resolution: Building Moratorium - Mike Majors
34. Non-Binding Resolution: Development Rate Limitation Bylaw - Jason Cole
35. Non-Binding Resolution: Land Clearing Limits - Jason Cole
36. Non-Binding Resolution: Limit Size of New Single Family Houses - Jason Cole



37. Non-Binding Resolution: Do Not Add Turning Lanes at Route 111 and Route 27 - Jason Cole
38. Non-Binding Resolution: Register Intent to Purchase the Kmart Parcels - Jason Cole
39. Amend General Bylaws: Storm Water - Dave Wellinghoff
40. Amend Zoning Bylaw: Storm Water - Dave Wellinghoff
41. Amend Zoning Map: 16 Knox Trail and 585 Main Street - Steve Noone
42. Amend Zoning Bylaw: Housekeeping - Jeff Bergart
43. Accept Street: Brabrook Road - Tom Farley
44. Accept Land Gift: 49 Piper Road - Christine Russell
45. Relocate Trail Easement: Guggins Brook - Roland Bourdon
46. Authorize Selectmen to Accept Easements - Al Vlajinac
47. Highway Reimbursement Program (Chapter 90) - Steve Noone
48. Insurance Proceeds - Steve Noone
49. Gifts or Grants - Christi Andersen
50. Federal and State Reimbursement Aid - Christi Andersen
51. Performance Bonds - Al Vlajinac
52. Sale of Foreclosed Properties - Jeff Bergart

Anticipated controversies - The articles relating to the following topics are anticipated to have some degree of controversy.

Right to farm
Plastic bag production
All of the citizen's petitions
Kelley's Corner

Citizen petitions language has been finalized and will be given to us.

Steve Noone recommended having an extra meeting March 5th to give more time for review and presentations by interested parties. Mike Majors pointed out that we cannot have good deliberations in time to give recommendations for the warrant articles based on the current schedule and timing.

Jeff Bergart wondered if we should have a separate meeting to consider citizen petitions. Jason Cole pointed out that we have two meetings in which to make our decisions and hear from people. Steve Noone reminded the chair that one of those two will have to be a budget meeting.



Non-binding resolutions are put on the warrant when they have enough signatures and are filed by January 28th. The Board of Selectmen have no say on whether they are in the warrant but they do give recommendations.

4. Discuss Open Meeting Law Complaint

1. Complaint : The January 5th meeting agenda was insufficient.

This format of the agenda is what we have used for the last 13 years.

A motion was made for Jason Cole to address this complaint.

The motion passed unanimously.

2. Complaint: The January 5th meeting minutes were insufficient.

Minutes were never approved by the committee, so their posting to the public website was a mistake made by the town. The Finance Committee has not done anything actionable.

A motion was made for Jason Cole to address this complaint.

The motion passed unanimously.

The current estimate of the cost of responding to OML complaints is \$30k council fees plus not-quantified cost of staff time.

Steve Noone would like to discuss in the future what to present to our representatives to deter filing frivolous complaints. There is no cost to the complainant for filing complaints in which the committees are not culpable.

Delegation of Responsibility for Response

Jason Cole will respond to both complaints.

5. Regular Business

A. Welcome of new Associate Member - Al Vlajinac

Al has a background in the financial industry and grew up in town. His experience and strong town commitment will be an asset to the committee.

B. Approval of Meeting Minutes –

a. The meeting minutes from the Finance Committee's January 5th, 2019 meeting were reviewed and approved unanimously.

Jeff Bergart abstained.



- b. The meeting minutes from the Finance Committee's January 8th, 2019 meeting were reviewed and approved unanimously.
Jeff Bergart and Christi Andersen abstained.
- c. The meeting minutes from the Finance Committee's January 22nd, 2019 meeting were reviewed and approved unanimously.
Jeff Bergart abstained.

C. Committee Reports

- a. School Committee - Christine Russell

The school district is predicting a budget surplus of \$1.4M. This is from a mix of higher than expected revenue and lower than projected spending.

- b. School Building Committee - Jason Cole

The committee voted unanimously to go with a single construction phase project. This means there will only be one construction cycle. It will cost \$6m less and be 9 months faster than the two phase option. There will also be less impact on the students at Gates.

It will be a three story building. They do not expect to need a height variance. The Pre-K classrooms will stay in the project and be in the building.

By July 10th, there will be firmer budget numbers closer to what will be presented to the towns for the special town meeting to approve the building. Skanska says to expect 10% lower than the expected reimbursement rate.

- c. Minuteman High School Building Project- Mike Majors

The building construction continues to be on time and under budget.

More students than there is space for took freshman tours. They are no longer concerned about filling the school.

- d. 348-364 Main St (Walker Property) Development Committee - Mike Majors

The plan was presented to the Board of Selectmen. The board liked the plan.

The committee will meet one more time to dissolve.

- e. Health Insurance Trust- Steve Noone



The Health Insurance Trust has not met since the last Finance Committee meeting. It will meet again on March 1st.

f. Board of Selectmen - Jeff Bergart

Piper Lane residents continue to express concern about the proposed development there.

Terra Friedrichs has expressed that she would like the taser and sewer sections of the budget to be moved separately from the rest of the town budget. She might make a motion regarding this at town meeting.

On March 5th there will be a 25% design public forum for the Kelley's Corner project.

The Citizen's warrant is closed. No new articles can be brought for the spring town meeting.

Avalon is going to amend their agreement to remove condos that will no longer be built. They still will have the senior units and the units required to count towards 40B requirements.

The Farmer's market needs to be relocated.

Veteran's district - Towns can join together to provide veterans' services.

Boxborough would like to join a district with us. Jeff Bergart recommends that the percent of shared costs should need to be full cost including retirement, other staff time, utilities, retirement contributions and all other non-salary expenses, not simply salary for related employees.

The Town Manager has instituted a social media policy bringing all town-related websites under the town's site.

g. Kelley's Corner Steering Committee - Christi Andersen and Sahana Purohit

Outreach coffees continue to be presented around town. General response is that people want to see a change there.

The current plan was also presented to the School Committee. They were in favor of the project.



The Acton League of Women Voters has arranged a presentation for the public on February 28th.

D. Point of View Outreach Update

Steve and Mike presented at the Senior Center. It was not well attended. It was recommended that the meeting be after lunch when the community is most likely to be available.

We need another person to attend the March 20th presentation to the Rotary Club. Mike Majors volunteered.

4. Adjournment

At 8:48 p.m. it was moved and seconded to adjourn the meeting.

At 8:49 p.m. the motion to adjourn was withdrawn by Al Vlajinac and Steve Noone as the movers of the motion. The motion was withdrawn in order to address the Point of View Outreach Update which had been skipped.

At 8:50 p.m. a new motion was moved and seconded to adjourn the meeting.

The motion was approved unanimously.

Documents and Exhibits Used During this Meeting

Spring 2019 Warrant Draft Article List