



TOWN OF NORTON FINANCE COMMITTEE

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NORTON TOWN CLERK

Minutes of the Meeting June 21, 1995

CALL TO ORDER: 7:35 p.m. by Chair, Jack Nicolas.

Roll Call: Jack Nicolas, Chair; Mike Fiore, Vice-Chair; Tom Deluca, Michael Thomas, Paul Helmreich, and Donna Summerfield. **Absent:** Tim Phelan, Jackie Desrochers, and Julia Sweet.

NEW BUSINESS

Fiore made a motion to reconsider Article 1 of the Special Town Meeting Warrant. Seconded by Deluca. Vote: unanimous. The chairman handed out a copy of the actual motion that will be read at the Special Town Meeting (for legal reasons) rather than the one printed in the Warrant. The committee went on to discuss that the land will be primarily used for recreation purposes - fields, center, parking-all other uses are being looked at as secondary uses. The pursuit of grant funds for land categorized as wetland was also discussed.

Review of the Terms of Agreement. According to a letter from Burns and Levinson to Jackson Nursery counsel Coogan, Smith, Bennett, McGahan, Lorincz & Jacobi, the closing date will be October 30, 1995. The board of selectmen do not have an estimate on the costs of the environmental study yet. The chairman reviewed the terms of the agreement highlighting the more important points. Some of these issues were discussed in further detail.

Appraisal - On the last page of a handout from R&H Appraisals is the Valuation Assumptions. R&H Appraisals has calculated that the parcel could be subdivided into four Form A commercial lots (@\$100,000 each) and approximately 60 residential lots (@\$25,000 each), with a total estimated value of \$1,900,000. Due to the irrigation, water sources and flat land at Jackson Farm it makes the land attractive for recreational use.

Debt Service Schedule: Between principal and interest debt we total \$1,079,310 for FY96. The \$180,000 payment will not impact FY96 but will in FY97. We are currently \$620,000 below the tax levy right now, so we are well within our budget. By the year

1999 we will be in the same position financially as we are today. The town has very low debt right now.

Questions about the status of the Rose Farm Property were asked and discussed to the satisfaction of the committee.

Community Impact and Other Costs Associated. Initial start-up of community centers, stone dust for parking areas, and seed for grass will all be costs associated with creating new fields and recreation space. Other topics discussed were the possibility of a full-time recreation director, some highway department hours--benefits, more staffing, etc..

Helmreich moved that the article read "for \$2 Million for purchase and development of the parcel of land" as stated on the "Palmer & Dodge" handout (if this is valid per town counsel). Seconded by Deluca. Vote: unanimous.

Transfer Requests

The Inspection Department has a balance of \$966.76. They are requesting \$1,500 for office supplies (\$750) and mileage (\$750) for part-time inspectors. At the October Town Meeting the town manager transferred \$7,000 to the Salaries account when it should have been \$5,500 Salaries, \$1,500 Expense. Deluca moved to transfer \$1,500 from the Reserve Account to Account 241-570 Inspection/Expense. Seconded by Fiore. Vote: unanimous.

The Animal Control/Dog Officer Account has a balance of \$489.74. They are requesting \$625 to replenish the expense account to make up for additional cost to paint the van. Van prices increased between the time of appropriation and the actual purchase. Deluca made a motion to transfer \$625 from the Reserve Account to the Dog Officer Expense Account 292-570. Seconded by Thomas. Vote: unanimous.

ANNOUNCEMENTS

Deluca will be Acting Vice-Chair for the Special Town Meeting on Monday, June 26, 1995.

MINUTES

Fiore made a motion to approve the Minutes of May 24, 1995. Seconded by Deluca. Vote: unanimous.

Fiore made a motion to approve the Minutes of June 5, 1995. Seconded by Thomas. Vote: unanimous.

ADJOURNMENT

Deluca made a motion to adjourn. Seconded by Fiore. Vote: unanimous. Meeting adjourned at 9:43 p.m.

Patricia C. Mello

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Recording Secretary