OCTOBER 19, 2015
SEMI-ANNUAL TOWN MEETING

Town Clerk Meeting Minutes

Article 1 Section 3 of the Town of West Boylston's General Bylaws states that "One Hundred (100) legal voters, including the presiding officer and the clerk, shall constitute a quorum, provided that a number less than a quorum may vote an adjournment; and that not more than Seventy-five (75) shall be required to maintain a quorum once the meeting has been called to order by the Moderator and that a quorum of Seventy-five (75) be required to reconvene any adjourned session of any such meeting."

Kim D. Hopewell, Town Clerk, informed Moderator Jonathan Meindersma that 250 registered voters were in attendance and that the quorum requirement as set out in the General Bylaws has been met. At 7:02 p.m. the meeting was called to order.

The following people were chosen as tellers by the Town Clerk;

Barbara Deschenes	Gary Peterson
Elaine Novia	Carol Peterson
Gary Erickson	Dianne Erickson
Louise Howland	Mark Brodeur

M.G.L. Ch. 39 § 15 was accepted at the Oct. 20, 2008 Semi-Annual Town Meeting and placed in the General Bylaws Article I § 7. This bylaw section states: "If a two-thirds vote of Town Meeting is required by statute, the Moderator may, at his or her discretion, decline to verify a voice vote by polling the voters or by dividing the meeting, and ma y record the vote as a two thirds vote without taking such a count."

After the Pledge of Allegiance a moment of silence was conducted for all citizens whom have passed since our last meeting and to all those who serve in the military service, here and around the world, who have paid the ultimate sacrifice. Moderator recognized Aaron Goodale, III for his many contributions to the Town.

Upon a motion by Christopher Rucho and second by Kevin McCormick it was unanimously voted to waive the reading of the Warrant and refer it as subject matter only.

Article 1 - *Authorization to Hear the Reports of Officers and Committees of the Town*

Motion- Christopher Rucho
Second- Kevin McCormick

It was unanimously voted to hear special reports of the officers and standing committees of the town. The following reports were given:

Julianne De Rivera, Solid Waste Advisory Team-

Good evening, our trash and recycling numbers FY 15 so far, are on par with our past year's since single stream recycling was instituted five years ago. Our recycling rate continues to hover around 31%. Our bag fees continue to be lower than most when compared to surrounding towns. Their rates for 15 gallon bags range from seventy-five cents to $3 while ours are only $1.

One easy way to decrease trash tonnage and increase recycling is by recycling textiles. Textiles include any cloth, shoes, belts, handbags, and even plush toys so long as they are not mildewed or wet. See the flyer at the table in the hall for specifics. And remember, plastic bags can be recycled at your friendly supermarket. But they may NOT be put in your curbside recycling bin as they fouled up the machinery that processes our recyclables.

Lastly the Town received two gifts this past month. The first one is Barur Rajeskumar who joined SWAT. The second one is a Recycling grant from the Governor's Office for a total of $4,750 to be used in any manner which supports recycling and trash reduction in our town.

For example;

- More Collection Events
- Purchasing Composting Bins
- Acquiring tripartite collection bins for public space
- Funds to increase recycling in the Schools.

Thank you for your attention tonight and for your continued recycling.

Patrick Crowley. Board of Selectmen-
Patrick stated that you can vote for one, both or none of the debt exclusion articles. Each of the Proposition 2 ½ Debt Exclusion articles will require a 2/3rds vote to pass. In addition, it also needs to pass at the Election Box.

If the articles pass, the Election will be set for Nov. 17th from 12:00 p.m. to 8 p.m. at Our Lady of Good Counsel Church.

Note that these are two separate articles, they are not together. Please limit your questions for that article.

Article 2 - *Police Station Project*

Motion- Patrick Crowley
Second- Christopher Rucho

Recommendation- Finance Committee, Police Chief, Facilities Implementation and Strategic Planning Committee

Jay Dugan- Facilities Implementation and Strategic Planning Committee-

PowerPoint Presentation

West Boylston Police Department

Building Conditions and Needs

The Need for a new Police Station

- Officer Safety
- Safety of the public
- Cure noncompliance with existing state regulations
- Save Prisoner booking, and handling, and prisoner control (male, female, juvenile)
- Protection of Department Equipment
- Prisoner retention expense
- Facility related deficiencies
    - Evidence Storage
    - Interrogation
    - Interviews
    - Files
    - Equipment
    - Training
- Inadequate require day-to-day operations

Booking Room

- Former closet
- Lacks Size
- Exposing Officers to unnecessary dangers

Liability to the Town of West Boylston

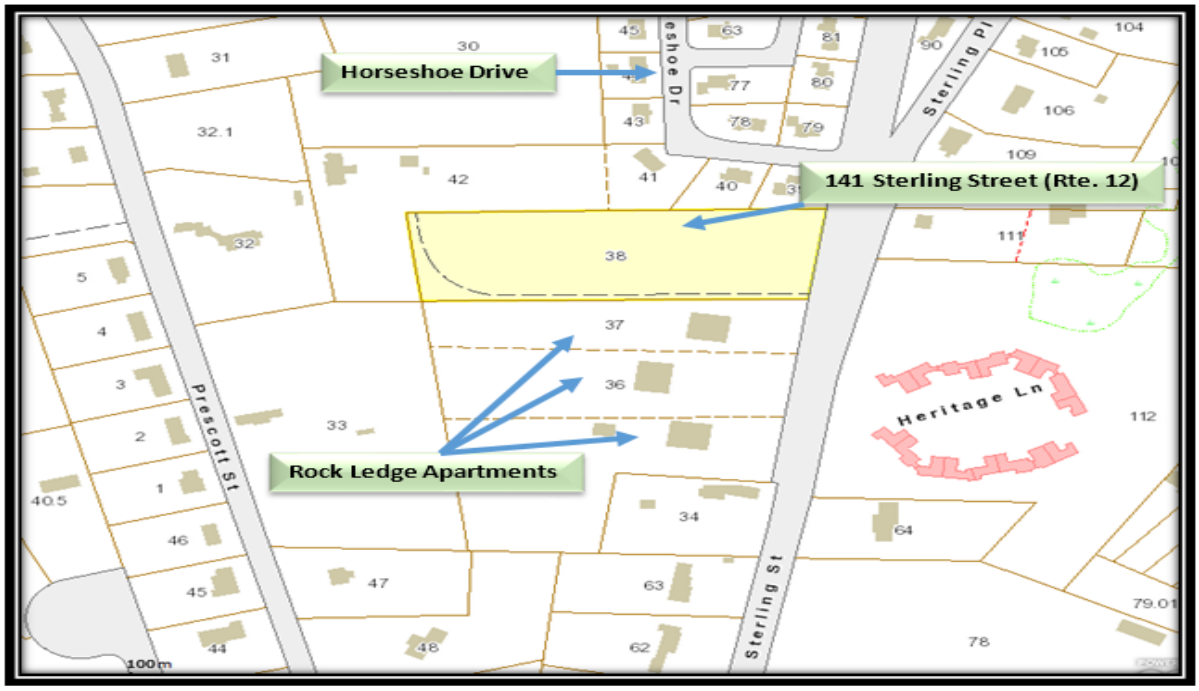
- With current working conditions
    - Increased danger of preventable injury to Officers

- Costly for the town
- Pay the officer
- Decrease in staffing levels
- $407.00/average per shift for overtime
- Citizens are exposed to defendants during movements
- Unable to properly secure defendants

New Building vs. renovating existing space

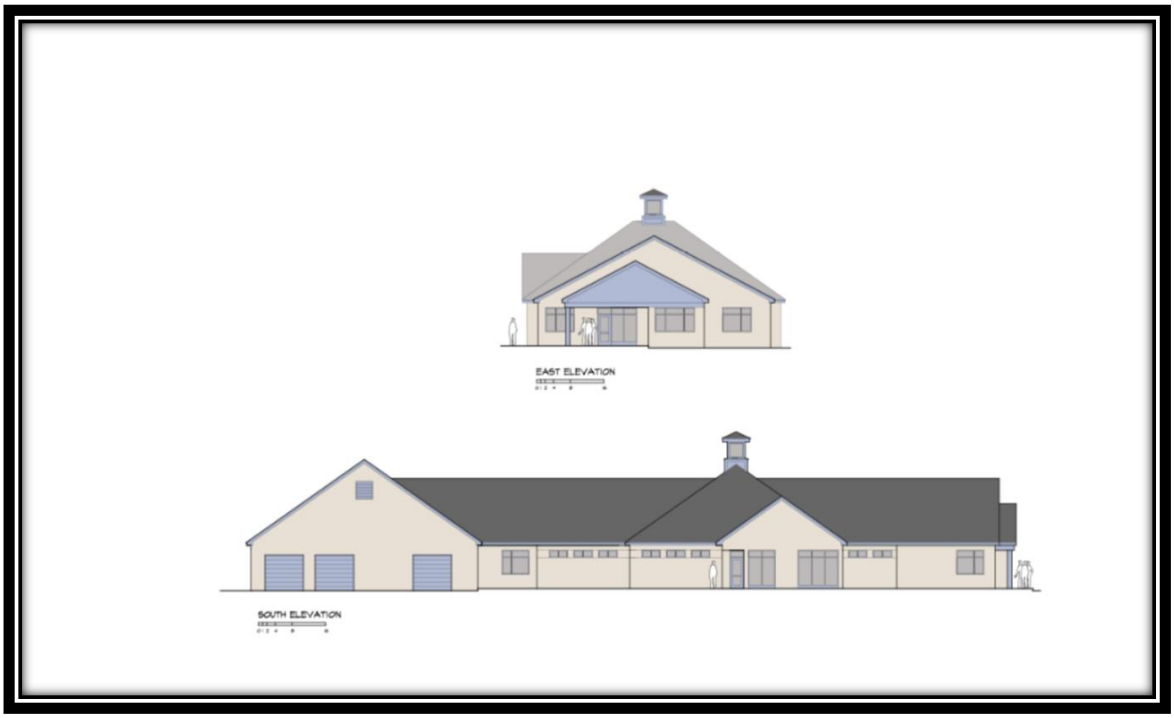
- Compliance with existing laws requires MAJOR structural modifications should a renovation be considered
- Proposed location is already owned by the town, and has no other plans for it
- Building plans have been scaled back and optimized to accommodate the absolute needs several times (no excessive bells and whistles)
- Considerations for future expansion and storage
- ADA compliance (elevator)

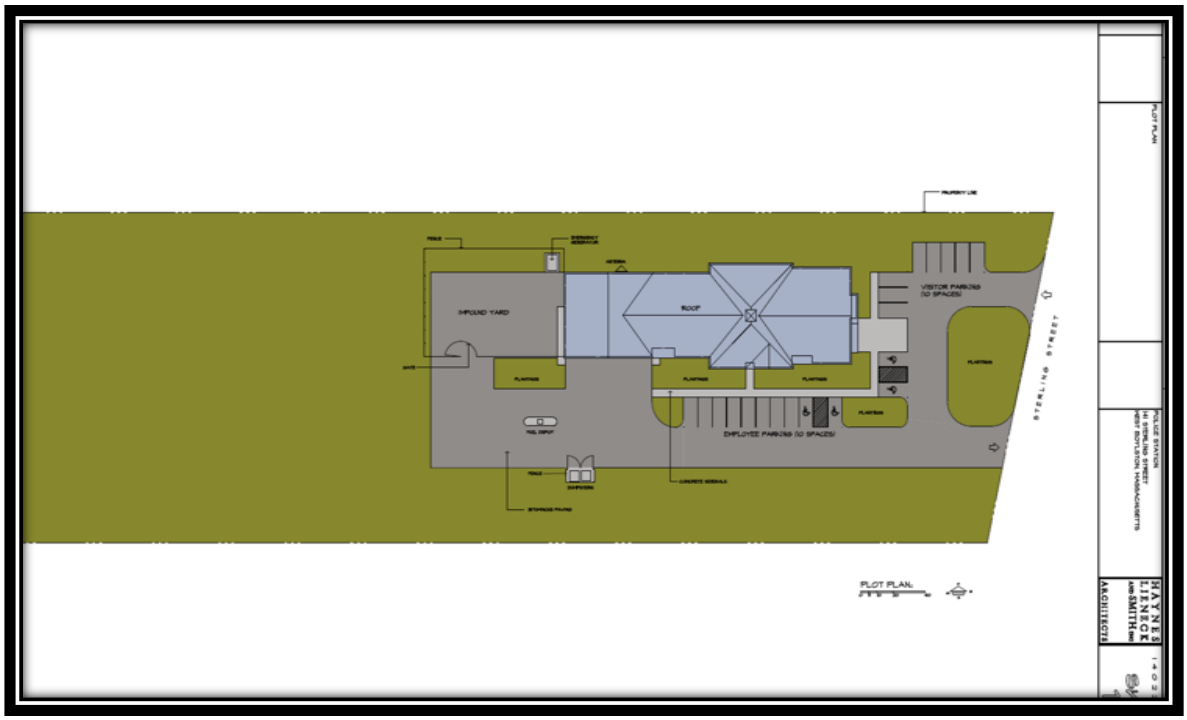
Proposed Building Location

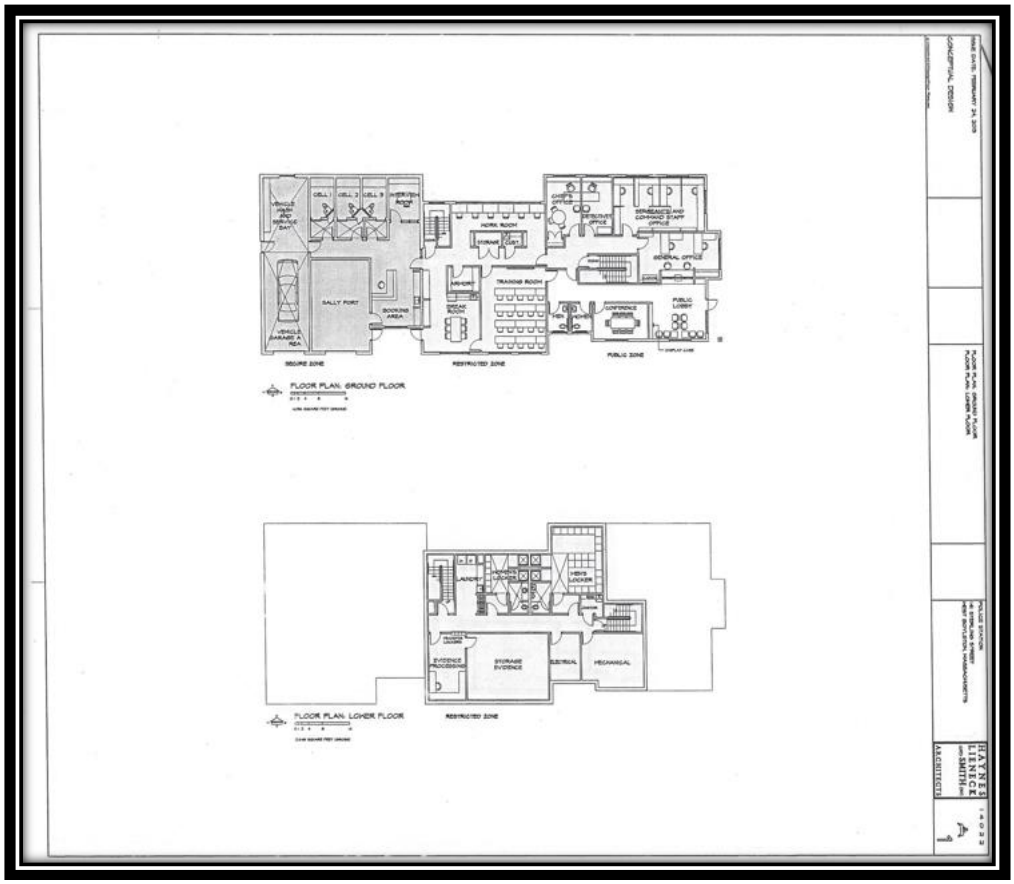


141 Sterling Street next to Rock Ledge Apartments

Proposed Conceptual Design of New Building







Police Station Summary

- The need is URGENT, the liability is REAL
- It's not a matter of IF but WHEN
- No buildings in town are suitable at present, and NONE can be easily refit to meet the needs in a cost-effective manner
- Legal compliance may force our hands in the very near future
- Safety of the public and of the officers are at risk with the present facilities

Patrick Crowley- FISP/BOS

PowerPoint

Financial Impact Police Station and Senior Center Projects

September 2015

Senior Center

Financial Impact

- Current Rent is $36,570 per year including utilities
- Cost to build a 10,000 SF building is at least $3.0M ($300 SF) vs. cost to purchase and renovate an existing 12,000 SF building renovate $1.3M ($108 SF)

- No impact on tax rate as it is a purchase from a non-profit which is not currently taxed
- **A debt exclusion for 20 years would cost the average taxpayer ($250,000 home) about $28 a year**

Police Station

Financial Impact

- Original estimates of the cost for a new police station were $3.4M
- After design revisions and optimization, price reduced to $2.9M
- No impact on tax revenues, currently it is town-owned land
- **A debt exclusion for 20 years would cost the average taxpayer ($250,000 home) about $62 a year.**

Impact of Borrowing
Effect of New Borrowing and Old Debt expiring

ADD New debt (FY17 costs)	
Police Station	$261K
Senior Center	$117K
Total	**$378K**
SUBTRACT Expiring debt	
FY 2016 debt	$55K
FY 2017 debt	$235K
Total	**$290K**
Net change in debt costs, FY 16/17	**+$88K**

Impact of Borrowing
Cost of new debt compared to FY 16/17

The year one borrowing costs for both building net of expiring debt for the average taxpayer ($250,000 home) would be $26

Impact on Operation Costs

Senior Center	
Elimination of Rent	-$36,600
Added Operating expense	$31,600
NET CHANGE	**-$5,000**
Police Station	
Added Operating expense	**$49,500**
TOTAL of combined projects	**$44,500**

Recommendation

Patricia Bryant of the Finance Committee, stated that the Committee reviewed this article and found that the project was logical and the methodology was well founded and sound.

Discussion

Mark Hopewell- I found an article in the Past Speaks Section of the Banner last year that I had been saving. This article stated that 20 years ago a Building Committee recommended a complete renovation of the Police Station, and possible expansion of the Sheppard Public Safety Building. The committee cited a police dept. that had no booking room, no interview space, no cells, and little space for day-to-day operations. This was 20 years ago people, let's not be standing here in 20 years discussing the same issues. Let's get this done.

Anthony Meola- The price you are asking is 2.9 million. Is this just for the building or other things? Pat Crowley stated that there is a built in 18% contingency for unknown.

How many people are brought to the jail for booking? Police Officer Jay Dugan stated that 3 to 4 people at a time. Although 100-200 per year can & should be arrested, and they just get tickets. We don't have the facilities to hold everyone. This puts people back on the streets.

Meola questioned whether the Finance Committee would put something in writing on what the financial impact would be. Crowley stated that they did put this in writing. The figures in the Financial Impact Slides were based on numbers given to them by the Town Accountant. These numbers were reviewed by the Finance Director Michael Daley, Finance Committee Chair Raymond Bricault and BOS/FISP John Hadley. The numbers are correct.

Winthrop Handy- Did we approach the state for use of the building at John Augusta Hall? We used this in the past. Jay Dugan stated that they did do that and found it was non-compliant. The Department of Conservation and Recreation were not willing to give up space.

Handy stated that the proposed property is the current leech field for the Mixter Property. Will that be an issue in the construction of this building? Dugan stated that this is a non-functioning system.

The Light Company is going to be installing a Fiber Optic cable from Holden that will be funded by the State. I am not sure if this can loop to the new facility. Dugan stated that this issue was addressed and the answer was yes.

Monica April- Will this free up more area for the Fire Department and Ambulance? Dugan replied yes.

Brenda Bowman- Will building on this lot make the Mixter property useless? John Hadley stated that this will have no effect on the Mixter property, as the parcel is connected to the sewer line from Horseshoe Drive up the school path.

Bernard Dow- I find the police station deplorable, it's a dungeon. I have been a probation officer for 35 years. When you are fingerprinted for a gun license it is disgusting and revolting.

William D. Smith- Are we sure this is the property that the police station will be built? Dugan stated that the committee found it to be the best area for this project. Smith asked what the ballpark figure is that this project would be completed. Dugan stated that it would be two years or less.

VOTE

Unanimously voted that the Town appropriate the sum of Two Million Nine Hundred Thousand Dollars ($2,900,000) to pay costs of designing and constructing a new Police Department Facility and purchase any related equipment, and for the payment of all other costs incidental or related thereto, and, to meet this appropriation, the Treasurer, with approval of the Selectmen, is authorized to borrow said amount under G.L. Chapter 44, Section 7(3) and/or any other enabling authority and to issue bonds or notes of the Town therefore provided, however, that the appropriation authorized hereunder shall be contingent upon approval by the voters of a ballot question to exclude the amounts required to pay for the bond or notes issued for such project from the provisions of Proposition 2 ½, so called.

Article 3- *Senior Center Project*

Motion- John Hadley
Second- Kevin McCormick
Recommendation- Finance Committee, Council on Aging, Facilities Implementation and Strategic Planning Committee

Dr. Thomas Mullins, Council on Aging
PowerPoint Presentation

Town of West Boylston
Purchase of Bethlehem Bible Church for Senior Community Center

West Boylston Statistics

	Population	60+	%	50+	%
2000	5326	1308	24%		
2010	6691	1769	26%	1320	20%

- The number of people living to the age 90 and beyond has tripled in the past three decades.

Resource: Federal Census 2000/2010, Massachusetts Executive Office of Elder Affairs, www.mass.gov – community data

Why a Senior Center?

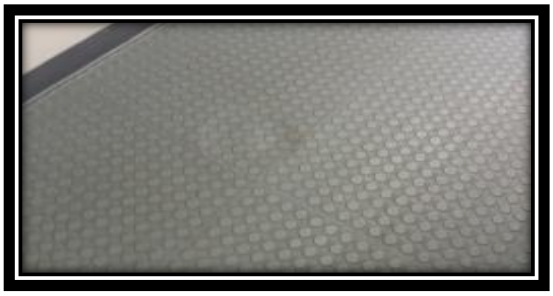
- Originally senior centers serve primarily as a nutrition site. However, it wasn't long before these sites came to play multiple roles. They evolved into local hubs that connect seniors to social, economic and educational resources that enhance the quality of their lives.

- Our goal is to create a place for "opportunities". By promoting health, wellness and engagement. Age friendly communities can support their older adults in avoiding ill health, disability and limitations associated with aging. This in turn supports older adults in remaining more independent and engaged, with needs that are less costly for themselves, for their families and for society.

Current Senior Center Space- 127 Hartwell Street

- **Renting 3500 ft.² space in an industrial warehouse**
- **No windows in the main spaces**
- **Inadequate fire egress according to code**
- **Unsafe floor-**
- **raised bumps,**
- **depressed floor drains**
- **No working Kitchen**
- **No access to outdoor amenities**
- **Senior Center does not have control over the building they work in**

Kitchen – nonfunctioning stove, unable to cook



Unsafe floor conditions

Directors Office is also storage room

Current Senior Center

- Limited space- cannot have large groups of people for functions. We have had to turn away people
- Limited space means that we have to schedule classes and activities separately versus having dedicated spaces for specific functions
- Lack of storage space requires storage in the Directors Office

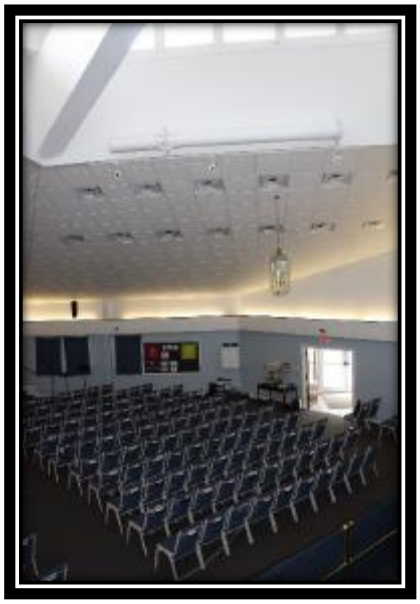
Bethlehem Bible Church (BBC)

307 Lancaster Street – Route 110
West Boylston, Mass 01583

Distance from Town Common:

- To 307 Lancaster Street= 2.4 miles

- To 127 Hartwell Street = 1.8 miles
- To 120 Prescott Street= 1.7 miles



Building Description

- 12,000+/– square feet – with existing office/classroom space, large space for assembly
- Number of floors – 2
- Elevator Lift –1
- Handicap assessable

- Restrooms – 1 each Men and Woman – all handicap Assessable
- Approximately 5 acres +/– of land can be utilized for outdoor activity
- Parking – Equivalent 100 +/– spaces

Building improvements/Renovation/Site issues will need to be addressed

Needs that BBC could offer

- Warm, welcoming environment – Drop in Center
- Working Kitchen for – pancake breakfasts, cooking classes (after school, men's, healthy eating) guest chefs
- Space for large events/more accommodations
- Multiple programs at one time – "dedicated spaces"
- Visiting Nurse Office
- A "friendlier" building for intergenerational programs
- Garden/Patio area
- Art room with sink and storage

.

Communities currently building senior centers (or approved):

Westminster Senior Center – 2015, 7400 ft.² – $3 million **($405 SF)**

Sterling Senior Center– 6450 ft.²/$2.71 million **($418 SF)**

Entry Hall

Kitchen

Hubbardston Senior Center – 6000 ft.²/$2.1 million **($350 SF)** does not include grant

Workshop/Art Room

Conclusion

- Seniors in the community have spent a lifetime of working, raising families, paying taxes and investing in West Boylston
- Seniors deserve strong support from their communities. They need to space for "opportunities to share, be active and engaged".
- We cannot meet their expectations with our current limited space and the growing number of consumers.
- In Massachusetts, life expectancy is 80.7 years, more than two years longer than the national average
- As more people live longer- well into their 80s and 90s – senior centers will need to expand the scope of their programs to meet varying needs
- While the oldest consumer may require adult day supports, younger consumers will be looking for programs that sharpen network and cognitive skills and improve their physical well-being.

Recommendation

Patricia Bryant of the Finance Committee, stated that the Committee reviewed this article and found that the project was logical and the methodology was well founded and sound.

Discussion

John Riley- I am opposed to the location, not against the seniors. How many members of the church are residents of the town, and are here to vote tonight?

Fred Thibault- I am a current member of the Bethlehem Bible Church, and have been for 30 years. We service about 350 people and have a complex membership in which West Boylston is a minority. We are a regional church have other people from townships around the state come to worship. We are cramped for space and are going to build a bigger church in Boylston.

Rick Shaw- I am not opposed to the seniors, but I do not like the location. Why can't we get something in the middle of the town? This location is not safe for our seniors to pull out of.

Thomas Mullins-We had discussed relocating the driveway. Mullins further stated that most senior centers are not located in the center of Towns. This location is on a state highway which is plowed and maintained.

Dick Johnson- We have a need for seniors, the location is terrible. Years ago we looked at that location for a possible Town Hall and was found to be unsuitable. Why, all of a sudden, is it okay for the seniors? There was a 54 pg. report of concerns with the building and the property this spring. The site is abutting DCR property, there are many restrictions from the wetlands, and there are power lines in the middle of the parking lot as well as a septic under the parking lot. What about the people who have heart monitors? We don't need an albatross. This site is unsafe, unsuitable, and non-functional. Go back to the drawing board!

Kevin McCormick- Studies have shown that power lines do not appear to interfere with cardiac monitors. As for the check list, all repairs to the property would be fixed before we take possession of the property. The septic system will be done before we take ownership of the property under Title V. All needs will need to be addressed and up to code. As for the prior attempt to buy the property for Town Hall purposes, the building would not be big enough and would require more renovations to accommodate the offices. We feel that this is the best location for a Senior Center, and to get the seniors out of the warehousing district. It is ADA compliant and has a lift to the second floor if needed.

Robert Chisholm- Thank you Mr. Moderator. My name is Robert Chisholm, and I live at 91Hillside Village Drive, a community for seniors 55 and over. I apologize that I have to read my comments, but I'll be brief.
I fully support the Town purchasing the Bethlehem Bible Church. I've heard two of the informational presentations on the proposal to buy the church using it for a senior center as its primary use. I have come away convinced that it is the right thing to do.

For years now, the town has recognized that there is a pressing need for a senior center. I'm a senior, and I think my sentiments are shared by many of the residents in Hillside Village and Angell Brook when I say, we seniors place a very modest demand on Town services. The police department is rarely called to quell boisterous parties. When the fire department comes by it is usually part of their smoke detector safety program, but I will admit, we probably use the ambulance more frequently than many other neighborhoods, but in those instances we, like everyone else readily pay the usual fee. One thing we do NOT do, is ask the town to educate our children even though 49% of our taxes go to supporting that service. Between Hillside Village and Angell Brook there are 244 residences. The total valuation of those properties is approximately

$60 million, which means that just those two neighborhoods generate about $1,117,000 in taxes of which $548,000 is allocated to funding education. We seniors place absolutely NO burden on our school system.

As seniors, our needs for town services are modest, but they are very real. We NEED a senior center that can provide these services that are so vital to so many of our elderly citizens.

The guidelines from the Mass Council on Aging, when speaking to the sizing of a senior center states that each center should afford five to six square feet of floor space for each senior in the community over 60 years of age. We have about 1,700 of those folks in our town, and that senior population is growing. It is projected to surpass the under 20 population within the next twelve months.

According the Mass Council's guideline a realistic estimate of our current needs are for a senior center building to be no less than 8,500 square feet. With today's construction costs ranging from $300 to $400 per square foot, it would cost between $2.5 and $3.4 million to build such a center, and that would NOT include the cost of any land that might have to be purchased. I happen to think that sort of an expenditure would be an absolute budget-buster for West Boylston.

The church, with square footage in excess of 10,000 square feet, is eminently suitable for us. At a cost of $1.3 million, our cost would run about one third of what it would cost to build, and that $1.3 million price includes the parcel of land, which by itself is currently assessed at $324,000!!!!

It is fair to ask, "How does this proposal compare with how some of our neighboring communities are addressing their Senior Center issue?" Westminster has a senior population very similar to ours, and they recently spent $3.0 million to build a center that is about 7,500 square feet. Northborough built a center somewhat larger than the Bethlehem Bible Church at a cost of $5.9 million. Hubbardston is now embarking on building a 6,500 foot center at a cost of $2.1million, and Sterling is midway through the construction process of building a 6,500 sq. ft. senior center at a cost of $2.7 million. In Comparison, the Bethlehem Bible Church is a real bargain!

As with any bargain, you rarely get exactly what you want.

Admittedly, the building isn't immediately adjacent to the town common, but it is less than two miles from the centrally located fire station. I live less than 1/4 mile from our current senior center, but I choose to pay an annual fee and travel to Holden and Worcester, both centers more than five miles away, to enjoy programs we presently cannot offer here.

A good friend of mine said, that he thought the church is too big and has too many rooms. To that I say, I have never, ever, had a home, an office, a closet, a garage, a shed or anything else that it too big. Expanding needs require a place to grow, and this building has that growth capability. The church is wood frame construction, so to enlarge a room by removing a partition wall would be far less expensive than enlarging with any kind of an addition. The existing seven-zone heating system is flexible enough to accommodate such a modification, if some future need arises.

I am told that there are some improvements the church must complete prior to our taking ownership, repaving of the parking lot being the most notable. Otherwise this is a building we can move into within a few months after purchase, and well ahead of the expiration of the lease on Hartwell Street.

This particular property may not be perfect in every respect, but the Town's Facilities sub-committee, the Board of Selectmen, the Finance Committee and the Board of Directors of the Council on Aging, all endorse buying it because it is probably the perfect solution for us at this time. I fully agree, and I urge each of you to support it.

Thank you, Mr. Moderator.

Jill Wildt- I downloaded information regarding Living and Working Safely around high-voltage power lines. This informational hand out is from Bonville Power out of Portland Oregon.

The septic system is under the driveway, this study showed that underground pipes and cable should not be installed closer than 50 feet to a tower. Proper positioning of the underground utilities is essential to prevent an accident that may cause an arc of electricity and start a fire.

Wildt's went on to say that this study states that the voltage can interfere with heart monitors. It is dangerous for kids to play near or around high tension wires. If a child is flying a kite near the power lines and comes in contact with power line, the electricity could travel through the string or hand line and electrocute the person on the other end. Any vehicular activities or use with a reach capacity greater than 14 feet long (e.g. cranes, dump trucks…etc.) may cause concerns.

This is a road that has many bad curves and accidents. I worry about the seniors' safety.

What happens to the property when it is no longer functional to the town? What would the resale value be for a substandard property that has so many restrictions on it?

John Curran- Lisa has done a wonderful job of sprucing up an industrial warehouse. Let's face it, you can't put a shine on a sneaker. This space is unbecoming for seniors to come to. When we voted for the Town Hall, the seniors were assured that we were the next priority. No other properties replied to the request for proposals for this building project. The Council on Aging would love to have a new facility, but this is a property that can be fixed up.

The COA offers a multitude of programs that the seniors can take part in. These include the lunch programs, meals on wheels, lawyers, Shine Program, Exercise Classes, Art Classes, Blood Pressure Clinics, Dancing, and Cards among others.

The Church is too big for our needs but much more can be done. We could rent it out for functions, conduct town meetings or elections, or even use it as a Community Center.

Lisa Carlson- Being next to wetlands and DCR property how would you have outdoor activities. There is no outdoor space to be gained, what about all those mosquitoes from the wetlands?

Susan Meola- What is the resale value of the property? This has a 25 year old septic system under the driveway and high tension wires next to wetlands. Yes we need a senior center. You are proposing going from 3,500 to 12,000 sq. ft. If we are building the Police Station, why can't we build another 8,000 sq. ft. on that to use as a senior center? Dugan stated that that would not work.

Jody Luksha- How many people use the senior center on a daily basis? Regarding the sale of the BBC, how did you come up with this? Is this tied to the sale of land on Prospect Street? Did the town sell Mr. Goddard that property in exchange for us buying the Church?

Kevin McCormick- The project you are referring to off of Davidson Rd. has nothing to do with this. And there was no collusion of the Board of Selectmen. I take offense with this, there is no tie whatsoever.

Lisa Clark Vicklund- We have a computer system that logs everyone in that uses the Council on Aging. On a monthly basis we average around 500 people using the facilities.

Franklin Daigneault- My wife and I are active in the Senior Center we volunteer to deliver Meals on Wheels. You are nit picking and trying to kill this project. How many accidents have there been at this corner where the senior center is currently located? How many members of the BBC have a pace maker failure and have been carried off due to the power lines?

Elizabeth Minger- I agree the location is bad. If this article was tabled, what is plan "B"? I heard the VFW was on sale, what are we doing about that? I understand that the kitchen in the BBC is inadequate.

Lisa Clark Vicklund- the Facilities Implementation and Strategic Planning Committee is aware of the kitchen issues. The appliances and counter tops will be replaced. It will be a working kitchen, not a commercial kitchen.

John Hadley- There is NO Plan "B", this was the best option.

Jeff Cloutier- I am for the Senior Center. I have an issue with the information cost and comparisons that have been made. The information does not make sense, you compared our town with incompatible towns like Northborough and Westminster. You need to do a better job, this information is not accurate. Did you look at the VFW?

John Hadley-We did do our homework.

Mark Trudeau- What do the seniors want? If we can afford only 1.3 million that is only $5 a month to have a good central location.
Loretta Kittredge- I agree we need it badly, I don't like the property. This is a white elephant. There is nothing good that can come from this.

John Hadley- We had looked at the VFW three years ago. There was a lot of work and was found to be inadequate. It would have been torn down. The church had an inspection does have a list of the problems, all would need to be completed and up to code before the town would take possession.

Cynthia Cloutier- What was the asking price for the church? Hadley stated that the original asking price was 1.6 million, the town negotiated down to $990,000. We are asking for 1.3 million, the difference was for updates.

Cloutier wanted to know how much frontage there was and if it could be subdivided and sold. John said the frontage was all on Rte. 110, and no the land is not able to be subdivided. Cloutier replied that we were buying a building with 5 acres of land, 2 acres that are unusable wetlands.

VOTE- Senior Center Debt Exclusion

The Moderator called for a voice vote. Unable to determine if a 2/3rds vote was attained, he called for a hand count. The counters were called and sworn in.

DEFEATED

This Article **Failed** to carry the necessary 2/3rds vote by a hand count of 99 in the affirmative and 134 votes in the negative.

This Article would have allowed the Town appropriates the sum of One Million Three Hundred Thousand Dollars ($1,300,000) to pay costs of acquiring the parcel of land with the improvements thereon located at 307 Lancaster Street, West Boylston, to rehabilitate and/or improve the building thereon for use as a Senior Center, and to purchase any related equipment, including all costs incidental and related thereto, and, to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under G.L. Chapter 44, Sections 7(3), 7(3A) and/or any other enabling authority and to issue bonds or notes of the Town therefor; provided, however, that the appropriation authorized hereunder shall be contingent upon approval by the voters of a ballot question to exclude the amounts required to pay for the bond or notes issued for such project from the provisions of Proposition 2 ½, so called, and, further, to authorize the Board of Selectmen to acquire, by gift, purchase, and/or eminent domain, the foregoing property, which contains 4.97 acres of land and is a portion of the premises described in a deed recorded with the Worcester County Registry of Deeds in Book 9097, Page 354, on such terms as the Selectmen deem appropriate.

Article 4 – *Vote to Appropriate Funds for Community Preservation Fund Projects as Recommended by the Community Preservation Committee*

Motion- Community Preservation Committee- George Bernardin
Second- John Hadley
Recommendation- Finance Committee

Motioned and seconded that the following amounts (items A and B) shall be appropriated from Community Preservation Fund Revenues, or transferred from prior year reserves for Community Preservation purposes with each appropriation being treated as a separate item:

Project	Total Appropriation	Source of Appropriation
Appropriations:		
To Fund for Affordable Housing Purposes: A grant to pay for community housing services to assist with affordable, senior and veteran housing needs. Submitted by the West Boylston Affordable Housing Trust be expended under the direction of the Town Administrator.	$ 20,000	$20,000 from the fund balance designated for affordable housing.
To Fund for Recreation Purposes: A grant for the purchase of fencing at the high school baseball field and the little league "A" field. Submitted by and to be expended under the direction of the West Boylston Parks Commission.	$ 29,654	$29,654 from the undesignated fund balance.

Project A- Affordable Housing Purposes

Discussion

Patricia Halpin- Affordable Housing Trust- Ms. Halpin stated that she has lived in the town for 42 years and has served on various boards and committees. She is currently the Chair of the Affordable Housing Trust. Housing projects like Hillside Village and Angell Brook are not affordable for most seniors and are not universal access housing. The Affordable Housing Committee, under the provisions of balances designated for affordable housing through the Community Preservation Committee has requested $20,000 to hire a consultant to help assist the town with affordable, senior and veteran housing needs.

Jill Wildt- questioned whether the projects include Section 8 housing. Ms. Halpin stated no it does not.

VOTE-
4-A- Affordable Housing Purposes

It was unanimously voted to Fund for Affordable Housing Purposes $20,000 from the fund balance designated for affordable housing, a grant to pay for community housing services to assist with affordable, senior and veteran housing needs. Submitted by the West Boylston Affordable Housing Trust be expended under the direction of the Town Administrator.

Project B- Recreation Purposes

Explanation

Steven Blake- Parks Commission- Mr. Blake stated that the fencing to be replaced would be from Goodale St. to Crescent St. and the High School Baseball Field from the first baseline and up.

VOTE-
4-B- Recreation Purposes

It was voted by a simple majority to Fund for Recreation Purposes $29,654 from the undesignated fund balance a grant for the purchase of fencing at the high school baseball field and the little league "A" field. Submitted by and to be expended under the direction of the West Boylston Parks Commission.

Article 5 – *Vote to Appropriate Funds for Capital Improvement Purchases*

Motion- Capital Investment Committee- Christopher Berglund
Second- John Hadley
Recommendation- Finance Committee, Capital Investment Board

Discussion

Michael Kittredge, III -Interim Superintendent of Public Works- This is a trailer mounted pre mix heater that will pay for itself in two years. There would be no need for cold patch repairs and we can recycle all the material to reuse it.

Phillip Mallot- How about using this and the machinery bought last year to help Hillside Village Dr and Angell Brook to fix the roads and clean out the water basins.

VOTE

Unanimously voted that the town vote to purchase or enter into contract for the following capital item by June 30, 2016, and if not purchased or contract for by that date the funding will flow back to the source it came from:

	Project	Total Appropriation	Source of Appropriation
	Appropriation:		
A	**DPW- Asphalt Mix Recycle**	**$27,500**	**Capital Investment Fund**

Article 6 – *Authorization to Appropriate Funds to Update the Open Space & Recreation Plan*

Motion- Siobhan Bohnson
Second- Patrick Crowley
Recommendation- Finance Committee

Explanation

Vincent Vignaly, Chairman of the Open Space and Recreation Committee- the Open Space Advisory Committee is an advisory committee to the Board of Selectmen with the responsibility of updating the Open Space & Recreation Plan. We must do this in order to qualify for grants. Our plan expired one year ago.

The purpose of this update is to evaluate current conditions, issues and concerns, and to plan for the future. This mission of the Open Space Adv. Cmte is to conserve natural, cultural, and agricultural resources and to advise town officials about conservation and public uses of open space and recreation that reflect sound resource management and community values.

VOTE

Unanimously voted to transfer the sum of **$15,000.00** from Certified Free Cash to hire a consultant to prepare and update the Open Space & Recreation Plan for the Town of West Boylston.

Article 7 – *Authorization to Appropriate Funds to Purchase a new Voting Machine*

Motion- Kevin McCormick
Second- Christopher Rucho
Recommendation- Finance Committee

Explanation

Kim D. Hopewell, Town Clerk- A new election law has passed, M.G.L. Chapter 54 § 25B- Early Voting. This law will allow a 10 day early voting window for all State, Federal and Primaries beginning at the biennial election next year.

The reason is to decrease the amount of voters and lines at the polling place and making it easier for the voters to vote. The early voting will be done at the Clerk's Office during regular business hours.

The Sect. of States Office requires that all early voting ballots be counted at the place they are cast. Counting them at the polls would negate the purpose of the law.

It is anticipated that thousands of voters will take advantage of this early voting provision. In the past voter turnout for presidential elections is between 82-89% of all registered voters Using these numbers it is safe to presume that there may be thousands of ballots precast, including the Absentees. Given this change in the law, this makes it necessary to purchase new voting equipment to be in compliance.

Our voting machine models are no longer made, making the repairs more difficult and costly to fix. The Town Clerk's Election Division will be seeking to purchase another machine next year and use the current voting machines as backup.

VOTE

Unanimously voted to transfer from Certified Free Cash the sum of **$6,642.00** to purchase a new voting machine.

Article 8 – *Authorization to Appropriate Funds to Install Electrical Outlets at the Schools*

Motion- Christopher Rucho
Second- Patrick Crowley
Recommendation- Finance Committee

Unanimously voted to transfer from Certified Free Cash the sum of **$17,875** to wire 55 ceiling electrical outlets for projectors at the Middle/High School and the Major Edwards Elementary School.

Article 9 – *Authorization to Appropriate Funds to Purchase Two Storage Units*

Motion- Patrick Crowley
Second- John Hadley
Recommendation- Finance Committee

Explanation

Steven Blake, Parks Commission- We are currently renting two storage containers located in the pool parking lot. We use these containers year round for the storage of equipment, fertilizer, seed and lime etc. The monthly rental cost is $150. We will have a payback a little over three years.

VOTE

Unanimously voted to transfer from Certified Free Cash the sum of **$6,500.00** to purchase and site two storage units to be used at the parks.

Article 10 – *Authorization to Appropriate Funds to Purchase DPW Equipment*

Motion- John Hadley
Second- Christopher Rucho
Recommendation- Finance Committee neither endorse nor oppose, the cost savings are not compelling

Explanation

Michael Kittredge, III -Interim Superintendent of Public Works- This Hi-Way SA-9 Tailgate Spreader is designed for winter deicing and year-round road maintenance; Auger type reversible tailgate conveyor with a 2' discharge chute. This will reduce the man hours it would take because this also will fill the edge of the road for wash outs.

VOTE

Unanimously voted to transfer from Certified Free Cash the sum of **$7,400.00** to purchase a tailgate conveyor to be used by the Department of Public Works.

Article 11 – *Authorization to Appropriate Funds to Purchase DPW Equipment*

Motion- Siobhan Bohnson
Second- Christopher Rucho
Recommendation- Finance Committee neither endorses nor opposes this article

Acknowledgment

Siobhan Bohnson, Selectmen- Donald Marrone donated a used pro rake to the town. This machine is currently non-functional and requires parts. This article originally was for $18,500, the article dropped to $5,000. I wanted to bring that to the floor so they are aware and to thank Mr. Marrone for his generosity.

Explanation

Michael Kittredge, III -Interim Superintendent, Dept. of Public Works- This piece of equipment has some other applications that can't be measured in dollars. The children's safety in Pride Park, we can use this to push the mulch back under all the swings and slides etc. to reduce the impact on the children's legs and joint and other body parts. We will also rake and reposition the sand on the upper part of Pride Park. This gives a better appearance to the park and reduces the weeds that attract bees to the playing surface.

By using it in the infields of the baseball fields we will make a much safer running surface for all the people that use them. This in turn will reduce the impact on the runner's joints and lower back. I think that reducing the use of vegetation control on the infields can only help us in the long run to save money on all of the fields we maintain.

VOTE

Unanimously voted to transfer from Certified Free Cash the sum of **$5,000** to purchase and repair a Pro Rake to be used by the Department of Public Works.

Article 12 - *Authorization to Modify Fiscal Year 2016 Appropriations and Other Necessary Adjustments to the Fiscal Year 2016 Budget*

Motion- Kevin McCormick
Second- Christopher Rucho
Recommendation- Finance Committee

Unanimously voted to raise and appropriate or transfer from available funds or from any unexpended balances of Fiscal Year 2016 appropriations, hitherto made, to Fiscal Year 2016 appropriation accounts as follows;

Transfer Unexpended Balances			
Amount	**Transfer from**	**Transfer To**	**Amount**
$25,000	Raise & Appropriate	Treasurer Purchased Services	**$25,000.00**
$3,700.00	Raise & Appropriate	IT Purchased Services	**$3,700.00**
$45,000.00	Raise & Appropriate	Unemployment Compensation	**$45,000.00**
$35,000.00	Raise & Appropriate	Police Capital Outlay	**$35,000.00**
$2,000.00	Raise & Appropriate	Self-Insurance Deductible Expense	**$2,000.00**
$1,000.00	Election Other Charges	Town Clerk Salary	**$1,000.00**
$1,000.00	Town Clerk Other Charges	Town Clerk Salary	**$1,000.00**
Total Reduction $112,700		**Total Appropriation $112,700**	

Article 13 – *Authorization to Transfer Funds to the Stabilization Fund*

Motion- Christopher Rucho
Second- Kevin McCormick
Recommendation- Finance Committee

Unanimously voted to transfer from Certified Free Cash the sum of **$90,000** to the Stabilization Fund.

Article 14 – *Authorization to Transfer Funds to the Capital Investment Fund*

Motion- John Hadley
Second- Kevin McCormick
Recommendation- Finance Committee

Unanimously voted to raise and appropriate the sum of **$52,287.00** and to transfer the sum of **$100,000** from Certified Free Cash to the Capital Investment Fund.

Motioned and seconded to dismiss the meeting at 9:25 p.m.

Attest

Kim D. Hopewell
Town Clerk

Handout

The West Boylston Please Department currently shares a small portion of the Bruce Shepherd Public Safety Building with the West Boylston Fire Department. This space presents a serious safety risk as well as public health concerns to our Police Officers, and the citizens of West Boylston. There is an immediate need for a new facility so that the Town of West Boylston will be in compliance with the existing laws, regulations, and prevent potential costly lawsuits against the Town of West Boylston.

For over 22 years, the Town of West Boylston has had several Building Committees that have performed studies on the remodeling of the current building, considered remodeling of buildings in the town, as well as building the facility on town owned land. After extensive research and studies, the Facilities Implementation and Strategic Planning Committee (FISP) developed a plan to build the facility on town owned land at 141 Sterling Street.

The current Facilities Implementation in Strategic Planning Committee has met regularly for the past several years to develop this plan. After speaking with representatives of the Finance Committee and the town Finance employees, it is believed that this is the best time to commit to this project. With this plan, the town will be acting financially responsible and providing for safe working environment or Police Officers and citizens conducting business at the Police Station.

The need is ***URGENT,*** and the liability presented to the town is real. The current public safety facility has numerous deficiencies. Recently is been discovered that there is asbestos throughout the building, and the ceiling, the windows, and window frame materials. The current booking room is a former closet, and lacked sufficient size and space to properly process the prisoner, without exposing offices to unnecessary dangers. Prisoners are currently being secured to a steam pipe bolted on to a wall because there are no holding cells. When the need arises, there are also facilities available in a safe and secure location for prisoner use. Offices are required to walk prisoners up two flights of stairs, into the main lobby (Public entrance), and past any citizens that are waiting for assistance in the lobby. This creates potential contact between residents, a victim, witness, and defendant that may jeopardize the outcome of cases. In the booking area, there is electrical equipment exposed and accessible to prisoners. This equipment is required to run communications equipment with the public and dispatches. Many of the electronics and computer equipment has already had to be replaced after violent struggles with defendants that have cost the town several thousand dollars.

New Building versus Renovating Existing Space

To bring existing building into compliance with business laws would require major structural modifications that would be an extremely large cost to taxpayers. The proposed location is already owned by the town would not take away from taxable properties, and the town has no other plans for use of this property.

Building plans have been scaled back and optimized to accommodate the immediate and absolute needs to conduct day to day operations of the Police Department. Members of the Police Department scaled-down plans to ensure that there are no excess of bells and whistles to this project. During these preparations extensive consideration for potential legal compliance for required services, storage of evidence, and equipment was considered. With the proposed location and design, the building would be handicap accessible to meet ADA standards. An elevator would not be required and is a significant savings to the taxpayers.

Summary

The need for new facility is ***URGENT***, and if officers are forced to continue to operate under the current conditions, they will be unable to perform the duties to the professional standards and expectations of the

residence of West Boylston. Without a safe and adequate facility for officers and prisoners, the liability to the town is real.

It's not a matter of if the town be forced into compliance with existing laws, rules, and regulations, but ***WHEN***.

There are no buildings in this town that are suitable for Police Department at present, and none can be easily retrofit to meet the needs in it cost-effective manner.

Finally, the safety of the public and our Police Officers is at risk with the present facilities. We can no longer expect our offices to provide the level of service demanded by residents of West Boylston.

We encourage you to come to town meeting on October 19, 2015 in support of the West Boylston Police Station. You can also view a PowerPoint presentation in the Police Department's website link from the town, and our Facebook page.

Why we need a Senior Center

West Boylston, like virtually all other communities, faces a burgeoning increase in the number of individuals who qualify as senior citizens. Not only will a greater percentage of the town's population the team senior status in coming years but according to virtually all demographic studies, they will live much longer than their predecessors.

Seniors are productive, active and influential members of society, sharing essential talents, wisdom and life experience. I spent a lifetime of working, raising families, paying taxes and investing in West Boylston. They deserve strong support from the community. You need a place for “opportunities” to share, be active and engaged. Employees that is an important resource for its social value as well as for their overall mental health and well-being.

We could not meet their expectations with their grossly inadequate limited space, lack of functions, unsafe conditions, the growing number of consumers and the changing scope of needs. A senior center should have a respectable unwelcoming home base, not a warehouse environment.

The creation of an inviting and multifunctional facility for us senior citizens needs to an imperative for West Boylston, not only because it will provide a much-needed resource of the town, but also because it makes it unequivocal statement about how we regard an important segment of our community.

Financial Explanation

West Boylston has many capital needs, to ultimately replace inadequate or outdated facilities, that have to be addressed. At the same time, there are many citizens on a fixed income or of limited financial means. The scenario provided below outlines an approach to finance these projects with minimal impact to our tax rate and operating expenses. The need for the buildings is clear. By dovetailing these projects to expiring debt, the added cost to taxpayers for an average home ($250,000 assessed value) would be $26. Fiscal Year 17 and reduces over time.

The cost to purchase and renovate the Bethlehem Bible Church (BBC) for new senior center is estimated at $1,300,000. The cost to construct a new police station on the Mixter property is estimated at $2,900,000. These are both large numbers and do not really convey anything on what this means to you. For purposes of the impact taxpayers we have used a conservative estimate of a 20 year bond with a 4% interest rate for both projects. Based on these estimates it will cost an average taxpayer ($250,000 assessed home value) an average

of $28 per year to purchase and renovate the BBC and an average of $62 per year to construct a new police station.

In Fiscal Year 2016 there is approximately $55,000 in expiring debt payments and in Fiscal Year 2017 there is approximately $235,000 in expiring debt payments. The new debt payments in Fiscal Year 2017, if both buildings are approved, would be a total of $378,000. Therefore the net increase to our total debt payments would be $88,000. The net additional debt for both buildings would cost the average taxpayers ($250,000 assessed home value) approximately $26 in Fiscal Year 17. The debt payments go down each year so this figure will decrease each year.