

**Town Of West Boylston
Finance Committee
Meeting of August 5, 2013**

A special joint meeting of West Boylston Finance Committee (Fincom) and Capital Investment Board (CIB) convened at 7:05 pm in room 1 at the town hall. Those attending were: Ray Bricault, Pat Crowley, Dave Eckhardt, Bill Fay, Jim Marinelli, and Pete Murphy. Chris Berlund was absent.

Minutes of meeting for May 20, 2013 and June 26, 2013 were approved unanimously.

The Middle/High School roof repair was discussed. The bid result was \$125,000, exceeding the budget of \$88,000 approved at town meeting. The \$37,000 additional cost will be taken from School Choice moneys. The project will hopefully be finished this summer/fall.

The FISP has requested a Fincom endorsement of the plan to purchase the Three Rivers building (3R) as a town hall. The primary problem is the Senior Center will have to be located elsewhere as there is not enough room at the 3R building. The current plan is for the Senior Center to remain where it is, in the current leased space, for up to two years. This cost is estimated to be \$35,000 annually, based on a discussion and offer from the building landlord. This would make the total operating cost for the town hall \$92,000 (\$57,000 for 3R plus \$35,000 for the Senior Center). This is less than the current leased operating cost.

The 3R building improvement budget is \$425,000 and should be adequate since the only major refitting is the work to drain and cover the swimming pool. Moving is included and is estimated at less than \$100,000.

Out of pocket or total cost to the town with the purchase of the building will increase by approximately \$100,000, based on the total of the debt cost and the operating cost. The debt cost will be covered by the override debt exclusion.

The problems of ownership by the town were discussed. In general, the Fincom was accepting of the town as the owner of a town hall. The improved building maintenance planning by the Town Manager is cited as the reason for improved confidence in building ownership.

In summary, the town hall operating cost is a wash, slightly less than the current operating cost, including the Senior Center rental. The building improvement budget should be adequate, including moving and refitting costs.

A motion was made by Pat Crowley to fully endorse the plan to buy the 3R building, and seconded by Dave Eckhardt. The vote for Fincom was 6-0 and for CIB 7-0.

The Banner has requested information on concerns the Fincom has about the town hall financial plan. The Senior Center cost and the budget for moving and refitting were discussed and the Fincom was satisfied. Also, what do the voters need to know? The answer was that the plan was reviewed and approved by the Fincom and CIB. Ray Bricault will summarize the meeting and vote for the Banner.

Fincom/CIB representatives should be at the town hall project information meetings planned for August. Ray Bricault will attend on August 8 at Town Hall. Dave Eckhardt will attend on August 13 at the library. Pat Crowley will attend on August 20 at Our Lady of Good Counsel church. Bill Fay will attend on August 22 at the First Congregational church. Pete Murphy will attend on August 27 at Christ Lutheran church. No one was assigned to attend on Saturday, August 17 at town hall.

Mixer property was discussed. FISP obtained an appraisal of the property. The property is two separate properties with a right of way. The appraisal was \$300,000 valuation without remediation and \$500,000 after remediation. The cost of remediation is about \$200,000. There is no plan for using or disposing of the property. There is no plan to revisit the issue at town meeting.

The street sweeper was purchased, received and put into operation by the DPW. There are no issues.

The meeting was adjourned at 8:10 pm.