

**Town Of West Boylston
Finance and CIB Committees
Meeting of September 9, 2013**

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

The minutes of September 9, 2013 were accepted and approved 5-0 with one abstention.

Two transfer requests were considered. \$ 2500 was requested to be transferred from the unemployment line item to the unemployment purchased services line item to pay for consulting services. This reallocation of budget line items was approved 6-0. \$5,000 needs to be transferred from police salary to police training line items. Training was incorrectly entirely included in salaries. Training must be shown separately to pay for training costs. This transfer was approved 6-0.

A joint meeting with the Board of Selectmen to consider the town meeting warrant is next Wednesday, September 25. Three members will not attend, leaving the possibility of no quorum.

Fincom considered the proposed warrant articles for the town meeting on October 21.

The proposed warrant article to demolish the Mixter building and swimming pool was discussed. Should Fincom endorse the article? There was discussion about the cost of demolition for the town versus an expected lower cost for private owners. The Mixter demolition proposal is based on a cost of \$218,000. The selling price of the Mixter property, based on the written appraisal, would increase \$200k after demolition, making the cost a wash if the property is sold. The pool demolition cost is an additional \$76,000. No funding source has been proposed yet. The discussion focused on the need for a plan for the Mixter property so that the work can beneficially lead to the right outcome. Most agreed that a better plan for the future use of the property is needed. This will be the message conveyed from Fincom to the Town Manager and the Board of Selectmen.

There is a proposed warrant article from the School committee. The project to repair the high/middle school roof and windows is more expensive than the technical report estimated. \$114,000 has already been spent to repair the media center roof (\$56,000) and windows. The extra money (beyond the \$88,000 approved at town meeting) came from extra revenue from school choice. \$29,000 is needed to finish the media window repairs. The window warranty claim to Johns Manville is unlikely to be successful. Therefore, the money is requested in the warrant article, with the CIB as the source of funds. There are also additional roof and water deficiencies that will need to be repaired in the future. There is now a written maintenance plan for the building, which will provide proactive inspection and a work list. The Fincom school subcommittee will request a complete roof and window repair plan.

The school gas conversion project will potentially be part of a larger town energy conservation program with a consultant who will guarantee total savings to the town.

There is a proposed warrant article from the Library. The Library heating/cooling system requires valve and packing replacement. There was discussion about the need for and the details of the work. Dave Eckhardt and Pete Murphy will go to the Library to review the project and determine the need, and report back to the Fincom.

There is a proposed warrant article from the CPC with 3 items. \$11,000 for a community housing specialist and \$10,000 for an affordable housing feasibility study that should improve the ability of the town to influence and plan for 40B projects. \$50,000 for Parks and Recreation master plan. The master plan is needed because too many individual park repair projects are now required and the work for each needs to fit together to meet the long term needs. Expiring bond debt payments allow \$5.6 - \$7.6 million in new spending, presuming bonding over 30 years. Parks and Recreation expects to seek a debt override for Goodale park improvements.

The remaining list of possible warrant articles was reviewed. There was no additional discussion. At the joint meeting with the Board of Selectmen, Fincom will offer comments only on the Mixter demolition article.

Discussion continued on the following topics:

The Masons have not repaired the stained glass window in their possession, but owned by the town. The money to repair the stained glass window was approved at town meeting. The preservation agreement, needed to proceed, is with the Masons and has not been signed.

The need for a full time grant writer was discussed. The Town Manager feels it is unnecessary. The town is aware of opportunities and the applications are made. Can a grant writer improve success rate? The Fincom will meet with a professional grant writer to get a better idea of the potential benefits.

The meeting adjourned at 8:58.

Pete Murphy
Secretary