

**TOWN OF WINCHENDON  
BOARD OF SELECTMEN MINUTES  
MONDAY, MARCH 24, 2014  
Town Hall, 109 Front Street, Winchendon  
2<sup>nd</sup> Floor Auditorium**

Present: Robert O’Keefe, Chairman  
Elizabeth R. Hunt, Chairwoman  
Fedor Berndt  
C. Jackson Blair  
Keith Barrows

James M. Kreidler, Jr., Town Manager  
Linda A. Daigle, Executive Assistant

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List of Documents Presented at Meeting:

- Special One Day Liquor License Application for April 26, 2014 - Winchendon 250th Anniversary Committee - GALA Ball, Old Murdock Senior Center (filed)
- Entertainment Permit Applications – Winchendon 250<sup>th</sup> Anniversary Committee:
  - o Anniversary Celebration Day - June 21, 2014 (filed)
  - o Anniversary Celebration Day Concert - June 21, 2014(file)
- Parade Permit, June 21, 2014 Winchendon 250<sup>th</sup> Anniversary Committee (filed)
- Fireworks Permit - June 21, 2014 Winchendon 250<sup>th</sup> Anniversary Committee (filed)
- Vasta Inc., d/b/a Kwik Stop Liquors Amendment to Written Decision of 1/28/14 – (attached)
- Town Manager’s Report (all attached)
  - FY15 General Government Budget Memorandum dated March 24, 2015
  - FY15 Revenue-Expense Forecast
  - FY15 General Government Budget Omnibus
  - FY15 General Government Budget Detail Report
  - FY15 Indirect Cost Summary Sheet
    - o FY15 Administration Cost Spreadsheet
    - o FY15 Worcester County Retirement Indirects
    - o FY15 Health Insurance Indirects
- Draft Annual Town Meeting Warrant for May 12, 2014
- Minutes for approval:
  - o Monday, March 10, 2014 Regular Meeting

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Chairman O’Keefe called the meeting to order at 7:05 p.m. with the Pledge of Allegiance to the Flag of the United States of America. The meeting aired live on local cable access channel 8.

*Disclosure of Audio/Video Recording:* No one announced they would be audio recording the meeting this evening when asked by the Chairman.

**SELECTMEN’S COMMENTS:**

O’Keefe introduced John Zlotnik, our State Representative, and Anne Gobi, Representative of 5th Worcester District, who is running for a State Senate seat with Senator Brewer’s Retirement. Zlotnik spoke of what his office hours were and wanted to remind everybody of the grant opportunity for the Civil War Preservation and that the deadline is coming up shortly. Ms. Gobi gave the Board a brief background about herself.

Berndt asked about the comments from the last meeting about Route 140. Kreidler reiterated the question from last meeting, why were the signs for construction still up on 140. Superintendent Deline contacted the DOT and there is still some items that need to be taken care of, specifically, the lines and the fact that some show and some don't show. Also there is still some loam, seed and curb work that need to be done. The signs will remain up until finished. O'Keefe asked about the enter and exit signs for Irving and how they are not very visible to traffic. Kreidler said they are being angled at 30 degrees.

#### **PUBLIC COMMENTS AND ANNOUNCEMENTS:**

M. J. Gallat from Mellen Road came before the Board to ask where they stand in relationship to the pipeline and when it will be coming through. As a landowner and homeowner in town directly affected, she looks at other towns along the route; there is no definitive map yet. It's all tentative, speculative but our community will be impacted. Other towns are taking stances, asking for more information. Kreidler stated representatives from Kinder Morgan were in his office last week. They are declining presenting a map because they do not know yet which route they will be taking. He had referenced at his last meeting an alternate route option. It's still in the permitting process, they haven't even asked for a permit. There is a belief that if they secure the contracts at the end of the line in Dracut, that justifies the expense of putting the pipe in, it's going to happen. The Federal Energy Regulatory Commission (FERC) has the authority to do this. Being mindful of the reality that they are coming through, the staff was able to put together a proposal that shows them coming in from the Baldwinville area around Stoddard Road and following the existing utility and rail easements that run parallel with the state road, up Tannery Hill on the other side of the river, coming out at Spring Crossing near the Valero Station cutting across on the rail bed following the bike path all the way into the Spring Street area of Ashburnham. There is a two hundred foot buffer zone and they have a legal obligation to notify landowners and do surveys. Kreidler stated their response was that they looked at the number of parcels involved and said they have gone too far down the road already with the route they are pursuing. The Town Manager asked them to come in and see if there was a possible alternative. They don't believe there is another possible route to choose from. One of his concerns is that one of the Town Forest is in that area. They gave the Town Manager a document to sign allowing them to come onto the Town's property to survey it and he has not signed it and doesn't intend to unless it looks like it's going to happen and everyone around has signed. He didn't think the Town at that time should be the one to be the sole obstruction. It looks like there may be a way to steer away from Town Forests. Getting them from the junction of Town Farm Road across from Mellen Road, from there onto the end of Raymond Road and run that right out to Route 140, go across Route 140 into the Redevelopment Authority and some private parcels that will get them to the back industrial land that they have already received approval on, which runs them the town line down to Spring St. to Ashburnham. There are two different tiers that are in play here; landowners opposition of the project because it impacts their land, or more globally because it affects the community. Concerns of certain areas being under water preservation were mentioned. Kreidler reported this is what has occurred for information since their last meeting. O'Keefe asked how they would get representatives from that firm hear in Winchendon and hold a hearing. Kreidler said they will once they have a more finite pathway. They didn't want to come have a discussion with fear and panic on a potential pathway and have a lot of people anxious for no reason. Ms. Galat pointed out that they have eminent domain on their side and they could take our property. Also over on 19th Hill there have been some potential significant artifacts that have been found and that needs to be taken into consideration.

Kreidler described the project saying it is Natural Gas with a thirty-six inch pipe at four thousand pounds per square inch. We are not able to access it locally. O'Keefe asked the Town Manager to keep the public aware of anything related to this topic that happens with the town and to get the word out to all Department Heads and the Chair of various committees so if they get contacted they will let him know and therefore communication happens with various Boards and Departments. Ms. Galat asked also that the homeowners be notified as well. Jim mentioned he has already met with the Conservation Agent. There is an active plan to cobble together nearly all of the parcels that are currently under protection in that watershed area from 19<sup>th</sup> Hill to the Gardner line to bring them all under one Forest Legacy Grant round to put them under protection. Kreidler informed the Board that David Plumber, a gentleman in Town, has done a lot of work identifying the stone croppings, the stone statuary that is Native American. He has folks coming from Harvard and DCR to further identify and verify that these stone works are what he believes they are. They are dotted along the Raymond Road and the Hill area. Ms. Galat questioned if

the properties falling under a Conservation Restriction that doesn't keep them protected. Kreidler replied no, we as a Town could not put a pipe in, but the FERC has the authority to do so.

It was unclear of where the pipeline would be coming in from, Kreidler said, but hearing Royalston being mentioned he is guessing it possibly be going through Dennison. He mentioned a woman that has become very active in this region; she said that you have to recognize that your permission isn't just about your land; your permission could mean tipping the scales and the project then having a domino effect to your neighbors and their neighbors and so on. This brings about thinking of those two tiers. Ms. Galat wanted people to be aware of how this could affect our community and to know you can rescind your permission to allow them on your property if you've already given it to them.

Danielle Hart, a resident and employed in the health industry, came before the Board with some questions about the Town's Health Insurance. She asked the Town Manager when was the last time the Town negotiated their health care and put it out to competitive bid with her understanding the Town was with MIIA. Kreidler replied we are all Blue Cross Blue Shield, solo, not through a group. We are self-insured, all Blue and on our own so as to have some control over the plan. Ms. Hart asked if they had a broker. Kreidler said they have had Millennium Consulting for about six years. Kreidler explained in a Municipal setting you are required to have an Insurance Advisory Committee (IAC) with a member from each collective bargaining group and one retiree. All interactions with the health plan go through this IAC. O'Keefe asked if this discussion could be held off for tomorrow in the Town Manager's office since it wasn't something that needed to be talked about in an Open Meeting. Hunt thanked her.

**APPOINTMENTS/RESIGNATIONS:** None this evening.

**PERMIT/LICENSE APPLICATIONS, HEARINGS:**

*Winchendon 250<sup>th</sup> Anniversary Committee - Special One Day Liquor License April 26, 2014 – Gala Ball at Old Murdock Senior Center* - Mark Hagemeyer and Janet Corboseiro came before the Board on this application. O'Keefe stated this application is for four one-day liquor licenses which then allows for the transportation of the alcohol to and from the event. Hunt asked Mr. Hagemeyer that even though it's for nonprofit if he is still willing to come up with the fifty dollar application fee. He said yes. O'Keefe said that the reason for that is that with the alcohol being sold, Mr. Hagemeyer is going to accept a fee. Barrows asked if they need to specify each day. The date requesting is April 26th. Blair moved approval of license allowing for the 26th and 27th for transportation of the alcohol; Barrows seconded. By a vote of all aye, the motion carried unanimously.

*Winchendon 250<sup>th</sup> Anniversary Committee - Entertainment Permits Anniversary Celebration Day June 21, 2014 at Clark Memorial/YMCA* - Don O'Neil, Dave Ladeau, Janet Corboseiro, and Susan Radar came before the Board. Blair asked if there was going to be a large tent. Ms. Corboseiro said they'd be using the same tent that has been there for each of the events that have gone on during the summer. The tent size is not large enough to require a permit. Blair moved to approve; Barrows seconded. By a vote of all aye, the motion carried unanimously.

*Winchendon 250<sup>th</sup> Anniversary Committee - Entertainment Permits Anniversary Celebration Day Concert June 21, 2014 at Clark Memorial/YMCA* - Blair mentioned how the tent issue is the same and moved to approve; Hunt seconded. By a vote of all aye, the motion carried unanimously. Barrows asked who the four local bands are. Ms. Corboseiro said they have Deacon Express, The Lead Monkeys, Franco O'Malley, The Big Random, and The Steve Forte Band.

*Winchendon 250<sup>th</sup> Anniversary Committee - Parade Permit Anniversary Celebration Day June 21, 2014 4:00 p.m. - 6:00 p.m.* - Barrows moved to approve; Hunt seconded. By a vote of all aye, the motion carried unanimously.

*Winchendon 250<sup>th</sup> Anniversary Committee - Fireworks Permit Anniversary Celebration Day June 21, 2014 off Whitney Pond* - O'Keefe made sure they have been in communication with both the Fire and Police Departments. Blair moved to approve; Barrows seconded. By a vote of all aye, the motion carried unanimously. Blair commented, from the volume of the paperwork and the amount of the material in the newspapers, the Committee is doing a tremendous job. Hunt asked about the bricks and Corboseiro said they may be able to do one more week of

bricks. Mr. Ladeau added that there is about nineteen bands booked, ten floats and thirty-three units for the parade. He encouraged people to get involved. Entry forms are on the website and a free float building seminar is going to be held on April 12th from 10 a.m. to noon at the Historical Society.

### **LIQUOR LICENSE PUBLIC HEARING**

*All Alcohol Beverage Package Store - New Officer/Director, Transfer of Stock - Vasta Inc. d/b/a Kwik Stop Liquors, 18-20 Railroad Street* - Daigle explained the application is not included in the packets this evening because they have to table the issue due to the appeal that has been filed with the Alcohol Control Beverages Commission. You can't take any action on this application until after the hearing. Blair moved to table the issue until after the hearing on April 16th; Berndt seconded. By a vote of all aye, the motion carried unanimously. O'Keefe asked that this be placed on the agenda for April 28<sup>th</sup>.

**NEW BUSINESS:** None this evening.

### **OLD BUSINESS:**

*Vasta Inc., d/b/a Kwik Stop Liquors Amendment to Written Decision of 1/28/2014 Revoking License* - There is a recommendation from Counsel to add some language to the original decision letter. Hunt moved to amend the letter as per Town Counsel; Blair seconded. Barrows pointed out that it wasn't clearly specified in the original letter what the violation was. He said it was a violation of the ABCC 204 CMR 2.05(2) and also further violates the Selectmen's Policies and Procedures No. 400-32-02 regarding Liquor License Violation Penalty Guidelines. By roll call vote of Barrows aye, Hunt aye, Blair aye, Berndt aye and O'Keefe abstain due to not being present, the motion carried.

### **TOWN MANAGER'S REPORT:**

Before the Town Manager got into his report, Hunt commented she was looking forward to the Town Manager and Dr. Khelfaoui getting together to further work on the issue after meeting with Mr. Hatch. Kreidler said they are intending to get together later in the week to talk about the Indirect Cost Agreement.

Hunt informed the Board that Scott Farra from National Grid met with the Town Manager and herself to discuss concerns of outsourcing our own energy company and contracting in. She felt the meeting went well and said it is a great move the Town is making.

Kreidler announced that we have received feedback from Standard and Poor, our bond rating agency. The bond rating is very important to us as we go out later this fall to borrow for the Police Station and the ladder truck. The better the interest rate, the more we save. He reported it has increased from A+ to AA. There are only two steps higher, an AA+ or the top AAA. When he first started with the Town it was at B-; we've had since then seven consecutive upgrades. With all the good work the Town Accountant is doing and with the policies we continue to work on, we are hoping to get the next bump at the next review. He explained the difference of interest that is being saved. O'Keefe congratulated everyone on this rating and explained how this bond rating is the only outside way to tell if the Town is doing well. With seven increases, Winchendon is doing very well.

### FY15 Draft General Government Budget:

Kreidler referenced the white binder they all received for this evening. It includes his balanced budget, revenue expense projections and budget detail. As per Charter, he presented and read his General Government Budget Memorandum for FY15 subtitled "We're On the Way Back Up." He explained processes as he read through his budget memo and concluded by saying this budget not only preserves, but for the first time in more than five years it begins to restore services to pre-recession levels. The total FY15 budget has decreased to \$9,508,984 with \$3,289,520 dedicated to paying for school related costs. Highlights of the proposed budget are listed in the memo.

Kreidler then introduced the FY15 Revenue-Expense Forecast sheets showing the FY10, 11, 12, 13 and 14 actuals along with the FY15 estimates. It was noted that FY14 actuals are what was budgeted and those figures most likely will change somewhat at the close of the year. The total estimated FY15 Revenue and Expenditures is listed at \$28,222,856.00. He went down the list of line items with a brief explanation of each.

The Cherry Sheet number is the most recent amount predicted at this time. The House and Senate have recognized how important it is to balance budgets now so they have given us firm numbers on Chap. 70 and unrestricted government aid.

The bottom of the sheets is the expenditures. If any of these numbers under expenditures change, it needs to come out of the General Government budget so it is balanced. The spreadsheet is designed that way so he knows what he is working with.

Kreidler then continued explaining the list of expenditures and pointed out the need to know what the School Transportation number is so he can balance his budget and how the numbers are tied in. He continued saying the School Transportation number wasn't received by budget closing and in the past he has put in last year's number. This year he plugged in the number of the extension of the transportation contract but he doesn't know the Special Education Transportation piece that can fluctuate. The deadline for the School to submit the number to him was January 30<sup>th</sup>; he didn't get the email until about three weeks ago. It was a suggestion from the School not knowing what the number will be but let's ask for a 10% increase. Kreidler stated he had already set the budget and included what was budgeted last year for Special Education Transportation not the increase he has now learned. This is frustrating to him because it is not new. This has occurred in the past and it is the School's responsibility if there is an overage. Up until this past year, the School has taken care of it. In October he made it known to the School that it was their responsibility and having not heard from them, he crafted an article for Special Town Meeting in December to take what had been Medicaid reimbursement money that had been for the School specifically to be spent in FY10 and FY11 that became available on the table for reauthorization and it was used to pay that bill for Special Education Transportation. The School has asked him to execute the extension to the contract, which he did. That was the number used.

Next the Town Manager explained how he put the Monty Tech Assessment budget in a standalone special article. It used to be within the General Government budget. This was done for better transparency.

Next is the School Budget listed at \$12,876,674. There is a formula behind this Kreidler explained. It takes the Net School Spending number which is \$16,166,000 and subtracts from it the Indirect Cost number.

Next listed are the warrant articles figures that are tied to standard warrant articles which he will speak to about later. He briefly ran through the rest of the expenditures items.

The next page is a breakdown of local receipts.

The Omnibus version of the budget is next. This is the version shown in the warrant. Kreidler ran down the proposed costs for the FY15 budget with it looking like a 2% reduction. In fairness though, he explained how he pulled Monty Tech out to list separately. If you were to add it back in, the total would not show a 2% decrease. Barrows asked about the debt service that retired. Kreidler replied it was the secondary borrowing inside the budget for the Murdock Middle High School.

The next tab in the binder was the Detailed General Government Budget line by line. He explained the spreadsheet lists the 2014 adopted amount, a six month expensed amount, the proposed FY15 budget including the percentage and dollar change. He asked them to take a look at it and to reach out to him anytime, day, night, and weekend. He'd rather hear concerns sooner than later.

Kreidler stated he added a new spreadsheet this year because of all the attention that has been paid to the Indirect Costs and the specific request from Chairman O'Keefe to share it with the Board of Selectmen and Finance Committee not just with the School Dept. He explained the spreadsheet numbers and the percentages used in calculations. One of the issues he expects discussion on is the Town Accountant's line which has an increase from a halftime position to full time which 51% of that is an Indirect Cost to the School. He also expects discussion around changing Administration cost to go by a per pupil expenditure allowed by the Dept. of Elementary and

Secondary Education. For illustration, this would be about a \$40,000 decrease for the school. He hasn't yet had that discussion with the School Dept. His figure is based on the agreement that we currently have.

Kreidler explained next on the Indirect Costs Summary Sheet is Worcester County Retirement which shows a \$464,354 assessment (see the breakdown on the following page). This is an increase for this year due to a large part of the OPEB costs.

Health Insurance is \$2,000,000 and the asterisk is there to note it excludes School Retirees Health Insurance. Kreidler noted \$1.2 million of that is school. It's noteworthy to say that there is probably another \$300,000 that is in the budget for retiree's health insurance, a similarly large portion of which is generated by the school that does not get charged back that we pay for it. He went on to say an employee of the school having health insurance; the school pays 60% of Indirects for their health insurance. If they retire, the school pays nothing and the town picks up 50%. Having heard the importance of having accurate real numbers as can be, without the flex and flux at the end of the year, what he has done this year is to look at it two ways. First take the number of bodies we have times the plan, take that number and add it to the Pro rata costs for the reinsurance and Blue Cross Admin, it would be about \$1.3 million for the School for next year. Alternatively, what the Town Accountant feels comfortable with and he agrees completely with is taking the most actual data that we have from FY13, taking 77% of what we spent in FY13 and then deduct the School Retirees in total and add a 4% escalator. This equals a total of \$1,204,463.52 and ties back to the first page of the Indirect Cost Summary Sheet. He'd be happy to do it as he did last year but it will be \$1.3 million for the school and less money. Both he and the Town Accountant are happy doing it the other way. The Superintendent is expecting a number between \$3.2 and \$3.3 million Kreidler said answering Blair's questions. O'Keefe noted the health insurance formula used is being generous to the school with them being a higher percentage on a family plan which costs more. O'Keefe thought it would be better to give the School a more accurate number within the Indirect Costs and show in a separate line the additional funding the Town does give the School. He added it appears you are giving them about \$100,000 or more to the school above the net minimum. Kreidler added that back in 2004, Mr. George Blaisdell, the Commissioner of Education's chosen Superintendent, communicated to the Town that we were being fair and could be charging more. This type of thing will be taken into consideration with the agreement revisions.

Kreidler explained the Cheery Sheet tuition receipts are being factored in prospectively. This is not how we've done it in the past but expects we will be having this in the discussion and this is his effort at stepping a little more than half way across the table in the discussion.

The Board called for a brief recess at 9:06 p.m. and called the meeting back to order at 9:15 p.m.

Draft Annual Town Meeting Warrant:

The Chairman explained the Board is not voting their recommendations or going through the articles this evening; they were just accepting the warrant.

Kreidler announced that he combined a couple articles to help streamline the process.

Article No. 1 will include the vote to hear any reports of any committees not just the Finance Committee. Under that Article will be the Boston Post Cane where it may be distributed to another resident.

Article No. 2 is to either create or discharge any committees.

Article No. 3 are the Revolving Articles. The School didn't submit them but they were added because they are usual and customary.

Normally the next section would be the Town's General Government Budget. He has heard that Standard and Poor is very keen on our reserves. In large part the reason we got the bump was because of stabilization due to setting up an OPEB account and because we have the infrastructure investment account. They will look at us again during

this fiscal year because of our bond issues and putting something in these accounts will be looked upon favorably. The warrant has been restructured to put these articles right up front.

Article No. 4 is the Senior Tax Work-off Program – Kreidler said there will be a balance left in the account due to less participation so he reduced the amount needed to \$5,000.

Article No. 4 is usual and customary for two non-profits, the Clark/YMCA and the CAC.

Article No. 6 is the OPEB Account with paying \$10,000 into it.

Article No. 7 is placing \$10,000 into the stabilization account.

Article No. 8 is the FY15 General Government Budget at \$9,508,984.

Articles 9, 10 and 11 are related to the Water, Wastewater, and Transfer Station Enterprise Budgets. The Town Manager said he would add Barrows footnote regarding the rates not needing to be raised.

Article No. 12 the FY15 School Budget, usually submitted by the School Dept. was submitted without any number or sources, the Town Manager stated he put in the standard article for the school with numbers. He expects he will hear that was the wrong thing for him to do but he doesn't care with the potential of not having the article. He could always withdraw his article. The numbers are known, he said. In terms of local revenue on the cherry sheet, they are good numbers, why not put them in. The Finance Committee has a standard policy with warrant articles without numbers, that it will be voted down. The School Dept. has said at their last meeting that they had their counsel review it. They voted it that way with the understanding it would be reviewed for proper submission. Kreidler stated that the School didn't know the Indirect number. That wasn't finalized until this weekend. There was though the total Net School Spending known and no reason that that number less Indirects couldn't have been filled in. The potential downside was greater without him submitting because it could have been a risk; if theirs was flawed, we would have to call another Town meeting.

Article No. 13 is the Monty Tech's Assessment pulled out of the budget and listed here separately.

Article No. 14 is the FY15 School Transportation Article. The Town Manager explained that moving forward, as he has been saying, the prior arrangement that was to be 20% of Medicaid reimbursement going back to the school for year one and 10% for every year thereafter which he willingly allowed to stay at 20% throughout the course of the last decade will be no more. He has since subsequently learned that that was not being done the way the agreement had been contemplated, in fact a private entity for 4.25% off the top was doing the processing. He said all bets are off. Not only did they not do what was agreed upon, but they let two years of that revenue sit and go unspent within the window Town Meeting authorized and concurrently at the same time while he was having difficulties with his budget. Even though this is clearly General Government revenue, he has committed to putting that money towards school related expenses in this article.

The next series of articles are School submitted articles.

Article No. 15 – FY14 School Appropriation Increase – Kreidler explained this article is the School going back after Charter School Tuition Reimbursement.

Article No. 16– MMHS Defray Costs - Kreidler stated this sum is a balance left over from a boiler project already done. The article doesn't say this but they want to use this to defray cost of another boiler project at MMHS.

Article No. 17 – FY10 School Municipal Medicaid Reimbursement Program – This article seeks to amend Article 16 of the ATM of 2011 for reimbursement for expenses and revenue generated from the Municipal Medicaid Reimbursement Program. Kreidler explained these funds sat in the books until last December when they were appropriated for school related purposes, mainly to cover the transportation deficit. They are seeking to have those

monies given back to them. He told Dr. Khelifaoui that the funds have been spent. His response was that he spent them and those dollars need to come back.

Article No. 18 - FY11 School Municipal Medicaid Reimbursement Program. This article is the same situation in the above article for Fiscal Year 2011 with amending the Special Town Meeting vote of October 29, 2012.

Articles 19 and 20 – FY12 and FY13 School Municipal Medicaid Reimbursement Program – Kreidler explained these are the schools request for Medicaid reimbursements that they have not ever been received. The 20% deal is no longer being honored and clearly if money has been left on the table, the money has not been needed. Going forward all Medicaid reimbursement stands with the Town as the law says and as the article says on the prior page will go to school related transportation expenses. Kreidler said he told Dr. Khelifaoui that the agreement wasn't being honored, the money was not being spent, that the deal was no more. His response was if the School was not getting the 20%, then they were not going to process the claims. He thought this an unfortunate statement and he is not sure the if School Committee agrees with it. He thought Dr. Khelifaoui was going to be present this evening. O'Keefe said Dr. Khelifaoui and the School Committee said something completely different last month in this auditorium and was shocked to hear this. The way it was left with him, Kreidler said, if UMass can do it, they will give us all the data and we would get the reimbursement but he has been advised all along that we can't get the data because it's confidential in nature. As it stands, they will not do the reimbursement if they don't get the 20%. We as a Town, would not see \$125,000 to \$350,000 on any given year.

Article No. 21 – FY15 School Operating Budget – Kreidler said this is the last of their articles and their intended FY15 budget but it does not have a number. He said it is a legal article and could be acted on if moved on Town floor with a number and a source. This is not what has been done for ten years pursuant to an agreement between the parties, with what Town Meeting is accustomed to and with what the Finance Committee has a policy on.

Article No. 22 – Capital Stabilization Fund Creation and PILOT Revenue Agreement – Kreidler said statutorily you have to create an account for this purpose and it will require special legislation. Once done, all PILOT revenue will go into it.

Articles Nos. 23 and 24, Fire Department's Roof and Town Hall Computers, are the two articles the Capital Planning Committee has submitted to come out of this PILOT revenue.

Articles Nos. 25, 26 and 27 – Are proposed debt exclusion articles and will need Town Meeting vote and a subsequent vote at the ballot box. The three items are an emergency generator for Toy Town Elementary School, a DPW dump truck with plow and sander for the Cemetery Department and lastly the Beal's Memorial Library Accessibility Upgrades.

O'Keefe spoke on behalf of the Capital Planning Committee and wanted to go back to the boiler capital article from the School Dept. He stated the school had brought additional articles to the Committee but cancelled all but the boiler due to the importance of it.

The library project is a \$1.2 million project that they have been working with the Grant Administrator to get grant funds. It turned out some of the requirements for some of that money didn't make sense. They came to the Committee and said they need \$1.2 million to get this done. He said over the course of some time, they have found a way to divide up the \$1.2 million. A portion of approximately 25% is listed here asking for a debt exclusion Proposition 2 ½ override. Another portion is in Article 28 for another \$200,000 that would come from future receipts from that Capital Stabilization account, more PILOT money. Another portion is going to be paid for by trust funds and other funds the Library Trustees have. Another portion has been requested from the Robinson-Broadhurst Foundation. Kreidler said he would add the cost for each debt exclusion article to the summary sheet.

Articles 28 and 29, the Beals Memorial Library Accessibility Upgrade and the Town Hall Boiler Replacement are cleverly crafted by the Capital Planning Committee to not be overrides, not dipping into stabilization. These were



moved to borrow money using the solar PILOT money going into capital to pay the annual debt service. He also noted that our bond rating will allow for less borrowing because we will pay less in interest.

Article No. 30 – 86 Ingleside Drive Purchase – Supt. John Deline has done a lot of work on Ingleside. It has been interchangeably floated as a Robinson-Broadhurst Foundation grant request, has been floated as all Town or a combination of. In the absence of any definitive plan of action from the Foundation, the article has been placed on the warrant for Town Meeting. This is 43.1 acres of land with buildings known as Ingleside off of Maple St. that juts out with a good bit of shoreline off of Whitney Pond. If it is sold, housing will be built and is that what the town wants to see with that piece of land. He added a footnote that for every \$1.00 in real estate residential tax revenue we take in, we pay \$1.17 for services. This articles proposes, at a negotiated price of \$450,000, (it's been listed above \$600,000) to purchase via debt exclusion the property to be studied and developed for the purpose of a "Community Center" to include recreational, educational and social gatherings. O'Keefe asked why the article was not submitted to the Capital Planning Committee. Kreidler stated he didn't think it was ready at the time. Blair thought it would be great for the Town and the ultimate argument is that we have had no taxes from it since it's been owned by The Winchendon School and is in favor of having it for the Town's enjoyment; however, he is assuming that someone has been to the school and they are willing to sell it at that price with it having been on the market for \$650,000. He is concerned that this is a big property to maintain and that there has to be some escrowed money to take care of it. There are existing buildings that will need to be taken care of and there will be a sizeable cost involved in constructing a concept of having it for the Town. He is concerned with Whitney Pond not being used for swimming. He thought we would need some form of budget to make the water usable and what it would cost to take care of the buildings and what any additional structures would cost. He thought some of the land could be used for solar. All those questions will come up at Town meeting. O'Keefe stated he likes this property, wants it for the Town, wants more recreation, and it's a bargain. This definitely needs to be part of something larger, that maybe this is stage 1 and then where do we go. He asked maybe the Town Manager will be prepared to see a bigger budget for Parks and Recreation and mentioned monies will be coming up in the Converse Garden budget, around \$140,000, that is earmarked for recreational purposes that could pay for some of the things we want to do on this property. The Town Manager mentioned he did not participate on the committee that brought this forward, but Linda, John, Dave Romanowski are some of the members who have put in a lot of hours in on this. There was some discussion of the submission of the article from the DPW Supt. as part of the Robinson-Broadhurst Winchendon Enhancement Committee. O'Keefe felt the article should be submitted by the Committee with the required ten signatures. Kreidler stated Supt. Deline has the right as a Department Head and that the Town was always the one to become the owners of the property. O'Keefe was concerned without a plan and to be able to answer questions that it might put a drag on the other articles on the ballot unless we have a plan and resources in place and then it becomes a star. Kreidler agreed. He explained that the School currently has faculty living in the house and they would need proceeds from the sale to construct housing to live on campus. During that timeframe, a year or two, there would be a rental/lease agreement that they would occupy and maintain and protect the asset as Jack was concerned with. That could be the bridge for other funding. Kreidler concluded while this isn't the preferred time or order to see this, do we have the luxury of waiting to do this in another time or order. The Committee's calculus was no and they asked John to submit an article and he agreed to put it in. Kreidler committed to meet with members of the Committee and say do we risk the chance of putting this up in poor order or should we have a plan first; but we don't have that luxury. Do you want to go for it or do you want to take the risk and let it sit until a subsequent Town Meeting perhaps in the Fall or in the Spring. In the meantime work with the School to see what kind of grace we get out of the School. Is a year's consideration something we can ask of them? Maybe there are some traffic things we can do with the School that we can agree to.

Article No. 31, PILOT Agreement West St. Solar – Kreidler reported this was submitted with someone looking to do a solar farm off of West St. This models the language modeled by the Chairman in a prior PILOT agreement. If this passes, the revenue would go directly into Capital Stabilization.

Article No. 32 Redevelopment Authority Parcels – These are three tax title parcels, Vine St., Baldwinville State Rd. and Stoddard Rd. that are in the Town's possession to be flipped back into the market place through the Redevelopment Authority.

Article No. 33 is the Community Preservation Act (CPA) – It seeks to have the Town accept the CPA under which a 3% property tax will be assessed annually with exemption of property owned by low income households or low to moderate income senior housing. The CPA is an amount of money that is generated locally and matched on the state level for historic preservation, open space, recreation and affordable housing purposes. Discussion was had on the article possibly being made less restrictive on Town Meeting floor by adding the third option with regards to the tax exempting the first \$100,000 and/or the percentage being reduced.

Next are General Bylaw articles.

Article No. 34 Pooper-Scooper Bylaw – Kreidler said this article is a resubmission of what was pulled at the December Special Town Meeting. They are replacing some language. Town Counsel had recommended that the reference to any member of the Board of Health being able to enforce be removed and that was done. Blair was concerned on how we would enforce this bylaw and the fine.

Article No. 35 – Underground Fuel Storage Regulation – The Town Manager stated one issue needs to be addressed on Page 20, Section 6.1, as originally submitted, it says shall be removed 30 years after the date of installation. The request from the proponent is that that be tied to the 20 year date that appears otherwise. If you don't know how old it is, it's assumed to be twenty and the removal date be at the twenty year mark. O'Keefe noted to give them another year to comply. Kreidler stated with their approval with the warrant being in draft form he would change it to twenty-one years. Blair moved the change; Berndt seconded. By a vote of all aye, the motion carried unanimously. The proponent was thanked for staying so late and attending the meetings.

Hunt moved to accept the Annual Town Meeting warrant with the amendments mentioned; Barrows seconded. By a vote of all aye, the motion carried unanimously.

**MINUTES:** Monday, March 10, 2014 Regular Meeting – Hunt moved to approve; Barrows seconded. By a vote of Hunt aye, Barrows preset, Blair abstain due to not being present, Fedor aye and O'Keefe aye, the minutes were approved.

**COMMUNICATIONS:** N/A

**AGENDA ITEMS:** N/A

**ADJOURNMENT:**

Barrows moved to enter into Executive Session under No. 3 to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body with the Chair so declaring – Subjects: AFSCME Council 93 AFL-CIO Local 1717 - Dispatch / Dept. of Public Works / Administration and Clerical; IBPO Local 578 – Police Officers and that the Board will reconvene for the sole purpose of adjournment; Blair seconded. By roll call vote of all aye, the Board convened into Executive Session at 10:38 p.m.

Respectfully submitted,

Linda Daigle  
Executive Assistant