



Town of Boylston 221 Main Street, Boylston, MA 01505

Board of Selectmen Minutes 1/11/16

Date of Meeting: Monday, January 11, 2016

Location: Town Hall, 221 Main Street

Time: 6:30 PM – 7:42 PM

Members Present: Chairman James Wood; Michael May; Jamie Underwood; Stephen Madaus, Town Counsel; Marty McNamara, Town Administrator; Lori Esposito, Administrative Assistant

The meeting was called to order at 6:30 PM by Chairman Wood.

Mileage Reimbursement: The IRS rate has decreased from 57.5¢ to .54¢ per mile

Jamie Underwood motioned to follow the IRS rate and reduce mileage reimbursement rate to .54¢ per mile. Michael May seconded; voted all in favor.

Report of the Town Administrator to the Board of Selectmen:

- ***DPW Garage:*** The construction schedule is attached to the report. The foundation work will begin next week with the building erection to begin the week of March 14. All construction to be completed in August.
- ***Budget Considerations Regarding New DPW Garage:*** It is assumed that once the Highway Department moves from its present location, the Town garage will fall under the responsibility of the Fire Department and they will take over financial responsibility for the garage. For that reason, the budget lines for heat, electricity, etc. will be shifted to the Fire Chief. The Town House is presently the responsibility of the Highway Superintendent. It is uncertain whether that will continue or if responsibility will fall to another group, e.g., Parks & Rec or the Council on Aging. Steve Mero said a lot of work is required to schedule use, etc. of the Town House. In the past, Parks & Rec utilized the facility and they could take over the schedule; however, it is very time-consuming and additional salary money would have to be added. The Board will continue discussion on the matter at the next meeting.
- ***Senior Van:*** The TA signed the contract with the State for \$60K for the van. The Council on Aging has requested a meeting with the Board of Selectmen to discuss the van; however, there is no information to give them at this time. There is the question of where the van will be parked. Possibly in one of the bays at the old Town garage. Also to be considered is adding money to the COA budget for operating costs (gas, maintenance, etc.).
- ***Spectra Energy*** representatives will meet with the Board tonight. There will be an Informational Open House regarding the pipeline held on Monday, January 25 from 5:30 to 7:30 PM at the Highlands Golf & Country Club in Grafton. Representatives from the Federal Energy Regulatory Commission will be in attendance.

Fiscal 2017 Preliminary Budget Proposal of the School Department: Superintendent Nadine Ekstrom in attendance.

- **Boylston Elementary School**
- **School Choice:** Currently there are 19 students, an increase of six from Fiscal 2015.
- **Grades K through 3:** Reducing to two classes per current projections (all enrollment numbers are down).

- **Fall 2016 Kindergarten:** Only 19 presently signed up for Fall. Currently, there are 33 enrolled. The \$18K kindergarten program grant might be taken away but that might not be known until this coming summer.
- **General Fund:** A 3.3 percent increase. This is as close to the true number that they anticipate. It will not increase, and could go down slightly, depending on grants and some potential retirements.

Mike May stated the per-child cost over the years should be in the budget presentation. He also asked if there is any way to see actual versus budgeted amounts on a line-by-line basis. Nadine said they should be able to do that. One line that varies is substitute teachers and supplies.

- **Tahanto**
- **Enrollment:** Numbers are going up.
- **School Choice:** Numbers are down due to higher regular enrollment.
- **SPED:** Seven new students enrolled in one year. This requires a \$300K increase to the FY17 budget.
- **Charter School Students:** There are presently ten charter school students (of 20 total) who are seniors this year. This will result in a budget reduction if all graduate.
- **Increase:** Currently, it is at 4.52%; it will not increase and they are hoping to reduce to 3%.

E & D Fund, recently certified at \$305K, cannot exceed 5% of the General Fund. \$141K is for bond assessment leaving \$163K as expendable. Boylston's apportionment was 60.79% last year; it might increase to 62.38% this year (estimated).

- **New Facilities Manager Scott Pashoian**
- There is a question as to where the money came from for his salary. \$14.5K was saved via new-hire teachers. Also, a \$3K savings from the new head custodian. Tahanto had \$35K savings in new teacher hires and Berlin had \$17K. These savings were shifted to cover Scott's salary.

Dave Butler of the Finance Committee said the increases are reasonable but we have not yet evaluated our resources/revenue yet. Jim asked when we will have our apportionment percentage. Nadine said Julie Suprenant will have them by the second week in February.

Howard Drobner (in the audience) questioned retirement benefits, including retirement medical. Are we paying GASBY expenditures? Nadine is not sure but Julie will know.

Spectra: Present: Attorney Jon Bensall, Frank Essner of Spectra and Guy Glodis, MA Registered Lobbyist.

- Mr. Essner presented an updated map. The study corridor has been reduced from 300 feet to 100 feet.
- Many property owners are no longer part of the study corridor.
- The width will change dramatically (will be less) as the survey moves forward.
- The border has been moved closer to the jail by about 800-1,000 feet.
- They are looking for permission from the Board of Selectmen to survey Town-owned land.
- Jamie Underwood commended their communication with the landowners involved. Mike May asked if there will be payment per linear foot to the homeowners for easements. Frank said it depends on the property value which is how the easement value is calculated. Mike May asked him to give an example for a 200-foot easement payment to a homeowner. Mr. Essner noted it would depend on land value, but for the purpose of demonstration gave a hypothetical example:
- 200' x 30' would be 6,000 square feet, or 1/7 of an acre. If the land value is \$100K per acre, one

seventh of that is the fee value. The easement is 20 to 80% of the fee value. This would be a one-time payment plus temporary work space rental equaling 8 to 10% of the value of the land plus damage to property, if any.

- Mike May asked how the land is restricted following that and is there any limitation on the homeowner's use. Who is paying the taxes on the easement? Frank said no permanent structure (pool, building, etc.) can be put on the easement. The homeowner can farm, pave, etc. No tree planting is allowed, only shrubs (only along the 30 foot width of the line). The property owner pays the taxes.
- Mike May said the one-time payment puts permanent limitations on the land but the homeowner continues to pay taxes on the property. The land is less useable than without the easement. Mr. Essner said they try to use the front or sideline of lots, which already has use limitations on it by the State and Town. Mr. May said value impairment occurs on property and he has seen documentation regarding such. He wants the residents to understand the impact. Also, there is no community benefit and not getting any benefit of heat, revenues, etc.
- Jamie Underwood agrees. There are approximately four homes affected. Regarding allowing a Town property survey, it would be better to have information under our control than not. It will happen regardless.
- Mike May asked how much they expend, per foot, on the pipeline. Jon said, overall it is \$3B. There is no breakdown of the West Boylston line. There is no basic per foot. Different areas come in at different costs, but an estimate is \$2K to \$3K per foot.
- Guy Glodis said the survey will allow more accurate land information versus the alternative of a desk survey, allowing a better estimate of the pipeline area.

Jamie Underwood motioned to provide Spectra Energy permission to survey Town-owned property after Town Counsel has reviewed/approved a permit. Mike May seconded the motion; voted: Mike May: No; Jamie Underwood: Yes; Jim Wood: Yes.

Library Trustees: Present: Brad Barker and Jean and Sue Therriault. Appeared before the Board to give an update on the Library project.

- Permits are all complete. The Historical District Commission pending.
- There will be a two month delay in the completion date. Currently it is November 15, 2016.
- Hazmat audit: Asbestos was found in multiple locations. Remediation is currently estimated at under \$30K, but must be added to the construction budget. The level is very low: two percent. It can be done as part of the project during the demo.
- Counsel Stephen Madaus questioned whether or not hazardous waste mitigation required a filed sub-bid. Per the OPM, it does not. Lori asked if hazmat follow-up testing was required, as when the Town Hall building had asbestos remediation several years ago. According to the OPM, follow-up testing is not required, and the \$30K estimate for removal did not include follow-up testing. Brad will review with OPM.
- Hazmat air quality: There is a small amount of black mold in the wall of the boiler room. Remediation cost is to be determined; all is contained in the boiler room.
- Construction budget status:
 - Budgeted: \$1,771,225
 - Current base: \$1,681,289
 - Add alternatives: parking lot expansion \$123,800

Fire suppression system \$210,700 (estimated in May at \$56K) – not required, optional

- LPA (Lamoureux-Pagano Associates) recommended an additional ten percent contingency be added to the construction budget from non-construction items.
- \$87,784 in funds moved; \$1,849,417 available for construction bids. Construction bids due back on March 24. The Trustees plan to move the Library to the Municipal Office Building in March.

ere is a potential need for additional Town funding; they will know in March when the bids are received. It was

requested that the committee consider moving up the bid schedule so that the results of the bid process would be received earlier in March, saving time on the project. Brad will check with OPM.

Selectmen's Meeting Minutes:

Mike May motioned to approve the minutes of October 2 and 26, and November 23, 2015. Jamie Underwood seconded; voted all in favor.

At 7:42 PM Jamie Underwood motioned to adjourn. Michael May seconded; voted all in favor.

The meeting was adjourned at 7:42 PM.

Respectfully Submitted,

Lori Esposito,
Administrative Assistant
Board of Selectmen