



TOWN OF WALPOLE
COMMONWEALTH OF MASSACHUSETTS

Walpole Town Hall
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Walpole, MA 02081
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To: Town Meeting Members
From: Board of Selectmen
Date: October 7, 2014
Re: Article 17

Article 17 requests that Town Meeting Members vote to appropriate \$29,450,000 for a facilities plan that addresses the Town's long term infrastructure needs for the Police Department, Fire Department, Council on Aging and DPW Vehicle Maintenance Department. Eight separate funding sources have been identified for this project. The Board of Selectmen will provide Town Meeting with a detailed presentation that outlines the reasons why these projects are presented at this time, the conditions of the current facilities, the proposed construction schedule and the estimates for each aspect of this plan.

The following proposed motion for this article identifies each funding source that will contribute to this project:

ARTICLE 17 : That the Town appropriates \$29,450,000 to pay costs of architectural design and constructing, originally equipping and furnishing a new Police Station, Senior Center, Fire Station, and Public Works building, and the renovation of, equipping of and improvements to the Town Hall, Public Works Garage, and current Police Station (as part of the new Fire Station), along with any and all work associated with and appurtenant thereto, including the cost of a project manager and other related costs; that to meet this appropriation,

Item 1: the sum of \$842,000 shall be transferred from Free Cash,

Item 2: the sum of \$950,000 shall be transferred from the New Library Project,

Item 3: the sum of \$200,000 shall be transferred from the sale of the Old Library,

Item 4: the sum of \$250,000 shall be transferred from Water Retained Earnings,

Item 5: the sum of \$250,000 shall be transferred from Sewer Retained Earnings,

Item 6: the sum of \$200,000 shall be transferred from the Fiscal Year 2015 Debt Budget,

Item 7: the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow a sum not to exceed \$5,600,000 pursuant to MGL Chapter 44 Sections 7(3) and 7(3A), or any other enabling authority and to issue bonds or notes of the Town therefor, and

Item 8: the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow a sum not to exceed \$21,158,000 pursuant to MGL Chapter 44 Sections 7(3) and 7(3A), or any other enabling authority and to issue bonds or notes of the Town therefor; and further that the entire appropriation shall be expressly conditioned upon the Town voting no later than authorized by the provisions of G.L. c.59, Section 21C, to exempt from the provisions of Proposition 2½, so-called, the amounts required to pay for any bonds issued pursuant to the \$21,158,000 portion of the appropriation to be met by borrowing under Item 8 above; and further that the Town shall be authorized to apply for and expend funds received from state or federal grants associated with the projects.

The Proposed Project fund plan for Articles 15, 16 and 17 is outlined below:

	MAGUIRE ESTIMATES	BOS OPTION 04/29/14	Article 15	Article 16	Article 17	Funding
West Side Parking Lot Costs	\$150,000	\$150,000	\$150,000			FC
East Side Site Work/Demolition	\$1,648,000	\$1,648,000		\$1,648,000		FC
Walpole Police Station	\$9,645,000	\$9,500,000			\$9,500,000	Various
Walpole Fire Station/OTH Merger	\$10,220,000	\$9,900,000			\$9,900,000	Various
DPW Renovations & VM Garage	\$4,980,000	\$3,950,000			\$3,950,000	Various
Senior Center	\$5,900,000	\$5,900,000			\$5,900,000	Various
Town Hall Renovations	\$750,000	\$500,000			\$500,000	Various
Owner's Project Manager	\$300,000	\$300,000			\$300,000	Various
TOTAL PROJECT COSTS	\$33,593,000	\$31,848,000	\$150,000	\$1,648,000	\$30,050,000	
FUNDING OPTIONS:						
Facility Debt Reserve FY'2013	\$445,000	\$445,000	\$98,000		\$347,000	Item # In Art 17 Item 1
Debt Stability Reserve FY'2014	\$100,000	\$100,000	\$52,000	\$48,000		
Prison Mitigation FY'2013	\$800,000	\$800,000		\$800,000		
Prison Mitigation FY'2014	\$800,000	\$800,000		\$800,000		
Facility Debt Reserve FY'2014	\$495,000	\$495,000			\$495,000	Item 1
Library Surplus	\$950,000	\$950,000			\$950,000	Item 2
Sale Of Old Library	\$200,000	\$200,000			\$200,000	Item 3
Water Retained Earnings	\$250,000	\$250,000			\$250,000	Item 4
Sewer Retained Earnings	\$250,000	\$250,000			\$250,000	Item 5
Facility Debt Reserve FY'2015	\$200,000	\$200,000			\$200,000	Item 6
Debt Budget Capacity	\$5,000,000	\$5,000,000			\$5,000,000	Item 7
Potential CDBG Senior Ctr. Grant	\$700,000	\$700,000			\$700,000	
Potential Combined Facilities Sav	\$2,000,000	\$500,000			\$500,000	
TOTAL FUNDING OPTIONS	\$12,190,000	\$10,690,000	\$150,000	\$1,648,000	\$8,892,000	
TOTAL DEBT EXCLUSION	\$21,403,000	\$21,158,000	\$0	\$0	\$21,158,000	Item 8

*Art. 17 requests authorization for \$5.6 mill to be borrowed outside of the non excluded debt if the bottom "potential" items do not come to fruition

Thank you for your consideration and please feel free to contact the Selectmen's office if you have any questions regarding the Facilities Plan prior to Town Meeting.

Other Information

If you would like to read more information about the Municipal Facilities plan – please see below:

Town of Walpole – Facility Planning & Development Website

<http://www.walpole-ma.gov/facilities-planning-development>

The following information is available on the website:

BOS Facilities Presentation from early August & September.

Debt Projection from 9-17-14

2013 Municipal Facilities Master Planning Study [Maguire Report]

2011 MPIC – Master Plan Implementation Committee report

<http://www.walpole-ma.gov/master-plan-implementation-committee/files/summary-report-on-municipal-facilities-needs-resources-se>