



WALPOLE

FACILITIES PLAN

**Fall Annual Town
Meeting**

Comprehensive & Cost Effective Plan

- History – Failed municipal over-rides in 2006 & 2010
 - Master Plan Implementation Committee
 - 2011 Published Summary Report on Municipal Needs & Resources
 - **Recommended Professional Comprehensive Independent Study**
 - Municipal Facilities Master Planning Study
 - Plan for all town buildings – started June 2012, DRAFT available January 2013
 - Many Public Meetings
 - **June 2013 Finalized**
 - BOS Criteria
 - Build facilities without the need to purchase additional land
 - Economic benefit of combined facilities or equivalent
 - Wanted to use “saved” reserves & debt capacity
 - Green / Sustainable Building approach
 - Solve this problem soon – delaying only increases construction costs
 - Project timing to minimize impact on taxpayers
 - Keep Fire Station downtown for best response time
 - + Superfund site & Mill Building demolition
-

Historical Time Line of Walpole Buildings

- 1881 Town Hall
 - Re-use as Police Station
 - 1885 Old Stone School
 - Site of New Walpole Library
 - 1900 Turner Lodge & Food Pantry
 - 1914 Plimpton School
 - 1923+ South & East Fire Stations
 - 1931 Blackburn Hall
 - 1932 WHS & Boyden School
 - 1936 East Library
 - 1952 New Stone School
 - Re-use as Town Hall / COA
 - 1954 Police & Call Fire Station
 - Adjusted Use: Fire Station Only
 - 1955 Fisher School
 - 1961 Bird MS
 - 1964 OPR School
 - 1966 Johnson MS
 - 1966/1968 DPW
 - 1979 ELM School
 - Acquired in 1997
 - 2012 Walpole Library
 - 2014 ??
-

50 / 50 Project

- Town Meeting / BOS / Town Boards authorized most of the buildings in town 50-75 years ago
 - 50 year problem – not building new buildings
 - 50 year solution – for current and future generations
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Facility Plan History

- Many prior plans
- 9/13/11 MPIC – Published Summary report on Municipal Needs & Resources
 - Recommended a Professional, Independent Study
- The Town listened, BOS, TM approved study
- 6/21/13 – Municipal Facilities Master Planning Study Finalized

| <u>First Phase</u> | <u>Second Phase</u> |
|-----------------------------|----------------------------|
| Council on Aging | Fire Station |
| DPW / Temp Fire Station | Renovate Current COA space |
| Police Station Fire Station | |

What Specific Services will Improve & what benefits will each Person in Walpole Realize?

Emergency Response/Public Safety :

- Emergency response times continue to be at risk as Walpole's population grows.
- New facility will serve as an Emergency Operations Center during emergency situations
- Police Station will have Private Meeting Facilities for victims and their families to meet with police personnel. Currently there are no such rooms in the existing Police Station.
- Certification for each facility.

Improvements to Environmental Health & Safety on South Street:

- New Police and COA on South Street provides for the cleanup & reuse of Superfund Site. Once completed the site will be safer and greatly reduce any possible health risk to the surrounding areas.

Senior Center

- The Current COA does not have the space to adequately support programs for those who have supported the growth of the town throughout the years. A new center will provide better meeting facilities for all that use it not just the senior population but also their friends, families and other Walpole residents. It is expected that this building will contain a cafeteria, multiple meeting spaces, offices and possibly an adult day care facility.
- It is the Town's desire to incorporate some walking trails into the layout of this facility.

Sustainable Buildings / Green Concepts

- Sustainable ‘green’ buildings make economic sense & conserve resources
 - Most green building features are simple, thoughtful choices that do not add to the cost
 - Typical 2% up-front added cost can result in life-cycle savings approaching 20% [reduced maintenance & operating costs]
 - High Efficiency Heating and Air Conditioning Systems
 - Energy Efficient window and insulation systems for all buildings
 - Simple choices could include:
 - Use of linoleum instead of vinyl flooring
 - Improved indoor air quality through non-smoking policies
 - Water conservation with low-flow plumbing fixtures
 - More aggressive choices may include – solar or geothermal
 - Once a Project Manager and Architect is chosen the Town will work toward the goal of following a LEED approach and possible certification
 - The Walpole Library is a LEED certified green building
-

Police Department Existing Conditions



1881 Town Hall



Today

Police Station

Current Police Station:

1. **Lacks Security** for Walpole Residents, Employees, and Prisoners
 2. **Lacks operational space and technology infrastructure** to support town growth
 3. **Creates limitations and barriers** to officers doing their job
 4. **Creates liability** because of failed safety inspections.
 5. **Creates sub-standard working conditions** for officers that respond to over 21,000 incidents per year
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Police Station

- Current facility is **UNSECURED!** allowing for complete access while dispatch handles emergency calls. Yet door needs to remain open for ventilation.
- No adequate space for private conversation with families.

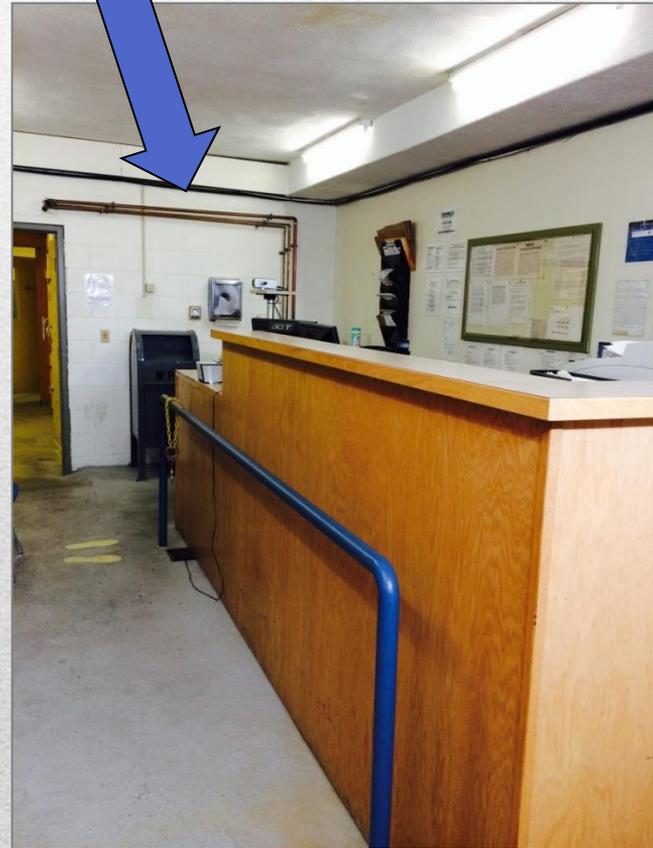
-Unsecured Elevator



Police Station

- Current facility **DOES NOT** provide a secure sally port and booking area for bringing in prisoners putting booking officer at risk and ultimately Walpole residents if a hostile prisoner flees the facility. **YES, THIS HAS HAPPENED!**

-No Glass to Protect Booking Officer



Police Station

- Current facility **DOES NOT** pass state inspection. This costs the town more \$ in insurance and puts employees and prisoners at risk. Puts the Town at risk.



-Outdated cell blocks, costly to maintain, NEVER passed state inspection.

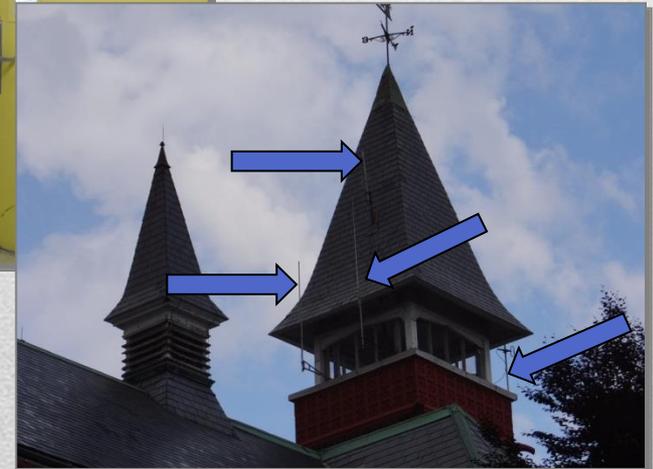
Police Station

- Current facility **DOES NOT** have adequate space to support modern technology requirements for today's standards.

-Technology equipment literally bursting from the ceiling



9-1-1 equipment stored in hallway

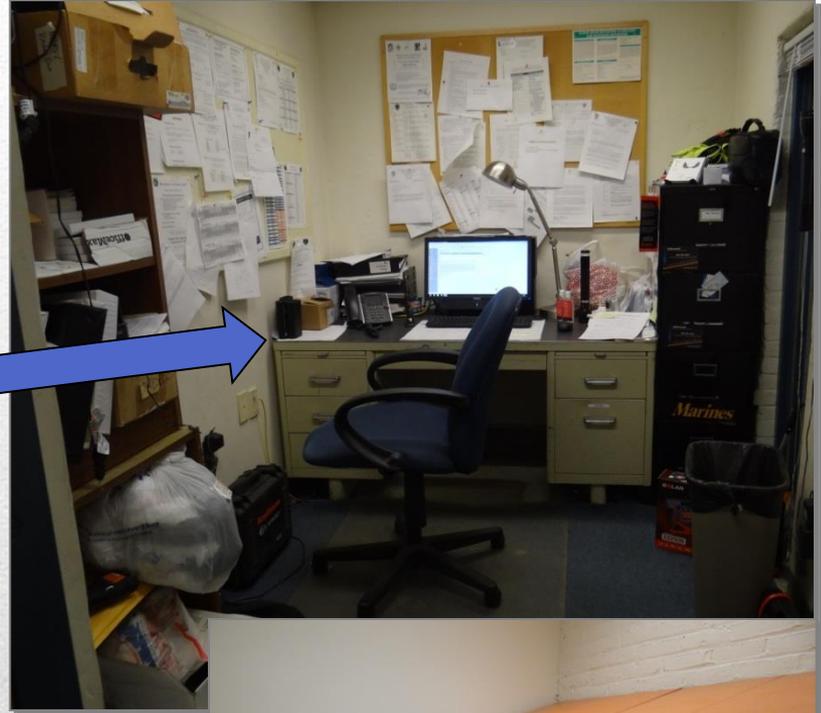


-Radio equipment bolted to steeple

Police Station

- Current facility **DOES NOT** provide a healthy, desirable or expandable working environment for current employees and growing town needs.

-7 Sergeants share 1 office.



-Sergeants Locker Room; 4 lockers for 7 Sergeants

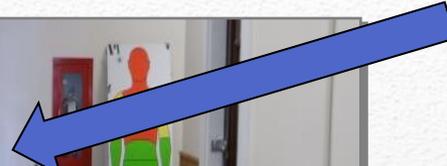


Police Station

-Offices used as closets

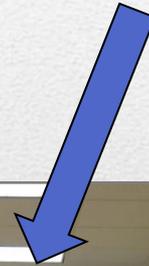


Hallways overflowing due to lack of storage; no room for files



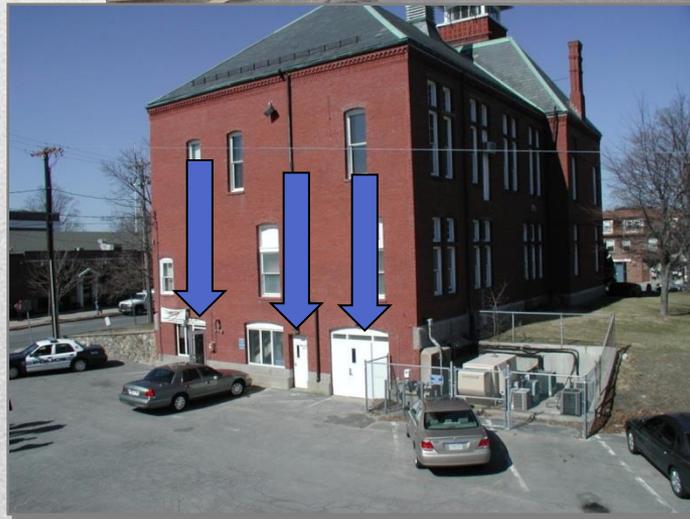
Bikes stored in hallway

Hallway used as a copy room



Police Station

- Current facility location **DOES NOT** provide safe access for employees. Free flow design creates significant vehicle and pedestrian traffic creating safety concerns for all.



-Cars parked too close to building can trap officers inside!

Police Station

- Current facility **DOES NOT** allow us to provide the type of service...>



<...that a new facility would.

***Unprofessional, unappealing entrance.**

Police Station

- Current facility **DOES NOT** allow us to provide the type of service...>



<...that a new facility would.

***Useless Lobby with no privacy, no bathrooms .**

Police Station

-Comparison of New Police Facilities-

| Town | Square Footage <i>[Police/Combined/Total]</i> | Sworn Officers | Square Ft/ Officer | Total Cost | Year Completed |
|-----------------|--|----------------|-----------------------|------------------|-------------------|
| Wrentham | 19,000/38,000 | 19 | 1,000 | \$7.3 million | 2003 |
| Norwood | 22,000/7,000/52,000 | 59 | 490 | \$13.7 million | 2003 |
| North Attleboro | 32,000 | 50 | 640 | \$ 7.2 million | 2004 |
| Hopkington | 20,000 | 20 | 1,000 | \$ 5.0 million | 2004 |
| Canton | 22,000 | 45 | 488 | \$ 6.4 million | 2004 |
| Foxboro | 16,500/34,500 | 26 | 634 | \$ 15.3 million | 2007 |
| Bellingham | 13,000 | 28 | 464 | \$ 7.2 million | 2015 |
| Millis | 11,000 | 16 | 687 | \$ 7.1 million | 2016 |
| Norfolk | 12,000 | 18 | 660 | \$ 9.9 million | 2016 |
| Sharon | 20,100/42,000 | 31 | 648 | \$ 24.6 million | 2016 |
| Medfield | 10,000/1,500/39,000 | 18 | 555 | \$ 19 million | 2016 |
| | | | | | |
| Walpole | 11,000 | 40 | 275 | \$870,000 | 1984 |

Council on Aging/Senior Center Existing Conditions



1983 Moved to cafeteria of old Stone
Street School constructed in 1952
(Now the Town Hall)

Walpole Population Over 60
2010 - 4,960
2020 - 6,438

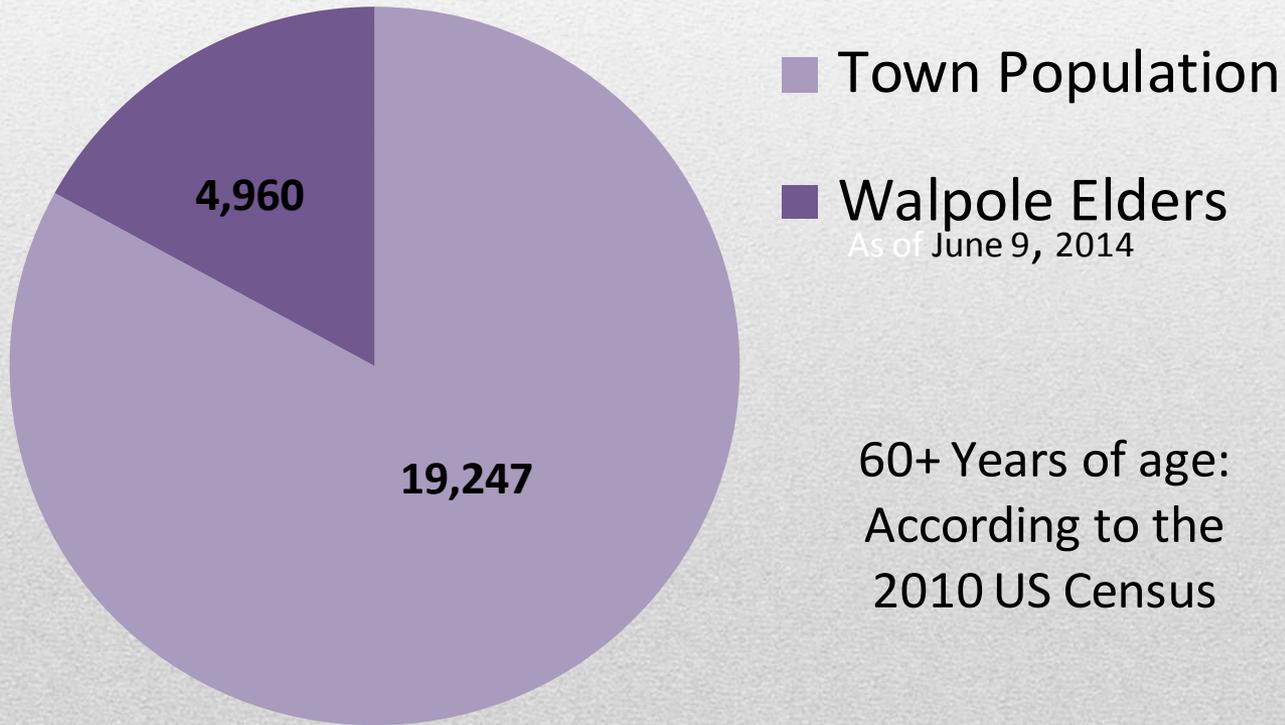
Council on Aging

Current COA:

1. Space constraints DO NOT support Walpole's growing senior population. Only one room limits senior activity.
2. 84 is the average age of residents using the current Senior Center. Current facility is limiting the ability to attract and serve more residents at the 60+ age range.
3. Does NOT provide the ability to utilize space for other community needs such Youth Groups, Sport Teams, Town Boards & Committees,



Walpole's Seniors (60 years+) make up 20% of Walpole's Population and Growing...



Council on Aging

15-20% of the senior residents are migrating to neighboring centers such as **Medfield, Norwood, Sharon and Foxboro**

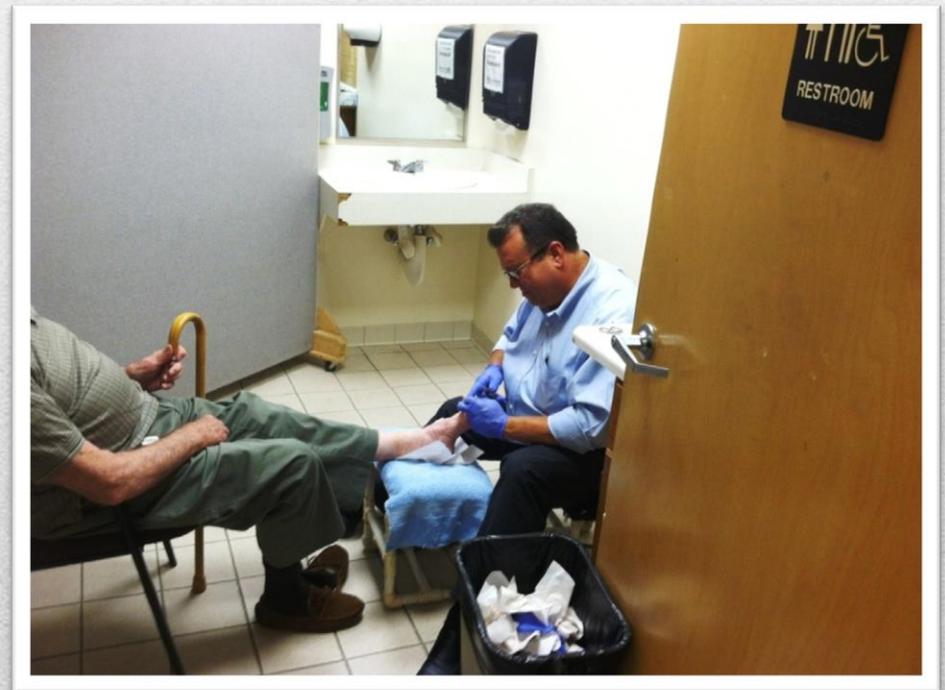


ONE Room is used for both
crafts and exercise classes

Council on Aging

The facility offers only **ONE BATHROOM** for both seniors and staff; which is also used for the monthly Podiatrist visits.

Virtually
No Privacy



Council on Aging

- When a town builds a new Center the usage of the center goes up an average on 250% in the first 18 months. At times is has gone up 500% in six months.
- There are **NO** Centers in Massachusetts that have decreased in numbers served.

*Source MA Office of Elder Affairs

Recent Senior Centers that been Upgraded

| Town | Zip Code | County | Year Center was built | Senior Count 2010 |
|--------------------|----------|------------|---------------------------|-------------------|
| WALPOLE | 02081 | Norfolk | 1983 Moved into school | 4960 |
| Medfield, MA | 02052 | NORFOLK | 2007 | 2010 |
| Sharon, MA | 02067 | NORFOLK | 2008 rehab/expansion | 3401 |
| Franklin, MA | 02038 | NORFOLK | 2008 | 4399 |
| E. Bridgewater, MA | 02333 | PLYMOUTH | 2012 | 2651 |
| Rockland, MA | 02370 | PLYMOUTH | 2014 | 3408 |
| Mashpee, MA | 02649 | BARNSTABLE | 2007 | 4374 |

Separate Exercise Room



Cafeteria that is always open for people to come to and relax

At other Centers they have a dedicated space for a Medical Office...





08.11.2014 22:51



08.11.2014 23:30



08.11.2014 01:20



08.11.2014 22:48

Council on Aging

FACILITIES make a difference.....

1. Increase the number of programs and services offered
 - Supportive day care; not currently available
 - Ability to serve Alzheimer and Dementia patients
 2. Increase the number of seniors we serve
 - Average age being served is 84; 14 year gap exists
 3. Support facilities and technology initiatives to engage the larger community
 - Dedicated medical examine room
 - Dedicated health fitness area
 - Dedicated cafeteria to provide breakfast, lunch and dinner
 - Separate rooms to host multiple events at a time
-

South Street

Why was the South Street location selected?

The proposed South Street location allows the Town to address multiple problems:

- Cleanup of Superfund Site on both the West and East side of South Street resolves a 30+ year town eye sore and health/safety issue.
 - Provides adequate room for redevelopment for both the Police and Senior Center plus the necessary required parking spots.
 - Police station relocation allows for expansion of the Fire Station, allowing WFD to maintain a central location & rapid response time.
-

South Street

EPA has committed cleaning up site to appropriate standards that are protective of HUMAN HEALTH and the ENVIRONMENT in coordination with the Town & the Responsible Parties (RPs).

The RPs are conducting the actual cleanup under the supervision of EPA with the understanding that the Town will be reusing the site for municipal uses.

All decisions in relation to site clean up have been made to ensure that there will be no health risk for people that work or visit the site.

Proposed Site Location South Street-East & West Sides



Proposed South Street
Facilities Plan
New Police and
Senior/Community Center

Current
Blackburn & Union
Privileges Superfund Site

The Town successfully negotiated
a covenant not to sue

[Fuss & O'Neill ppt.](#)



Walpole Fire Station

Built in 1954 as a Police Station and a Call Fire Department



POLICE AND FIRE STATION



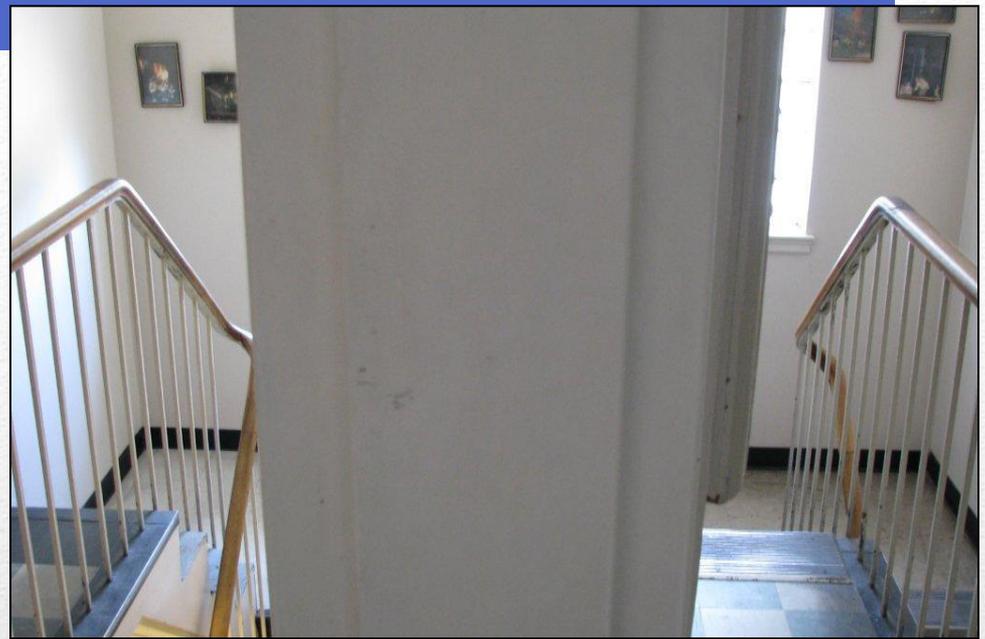
1954: population 9,109 191 emergency calls
1974: population 18,468 921 emergency calls
1994: population 21,002 2,660 calls for service
2014: population 24,272 5,500 calls for service

53 call, 1 FTE
34 call, 12 FTE
24 call, 22 FTE
3 call, 34 FTE

Current Fire Station

1. Space constraints **impedes efficiency** firefighters when they are rushing to an emergency.
 2. **Does NOT** support today's modern facility requirements, thus costing the town more money in custom equipment.
 3. **Lacks operational space and technology infrastructure** to support town growth.
 4. Provides **sub-standard living and working conditions** for firefighters that we call on over 500 times per month!
-

1983: Police moved to current building, Old Town Hall.



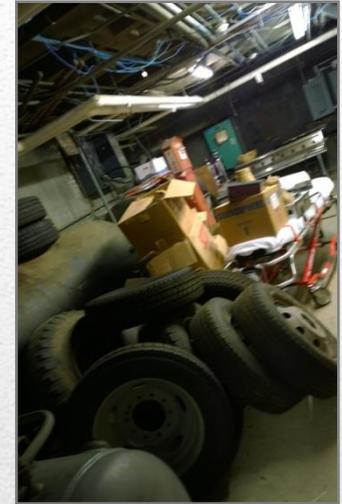
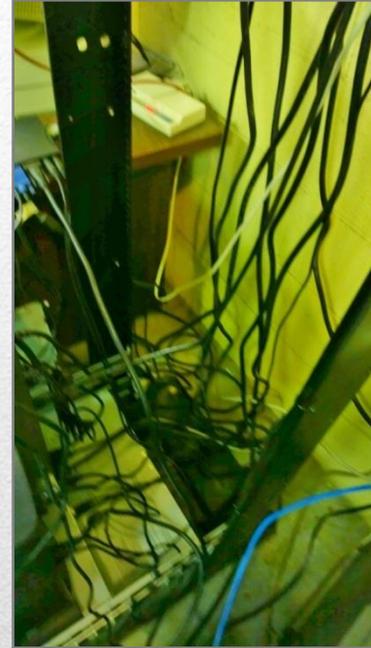
Small office utilized by 8 Coordinators

1. EMS
2. QA/QI
3. Motor Mechanic
4. SCBA
5. IT/Computer
6. SAFE
7. Health & Wellness
8. Training

Fire Department

Current facility **DOES NOT** have adequate space:

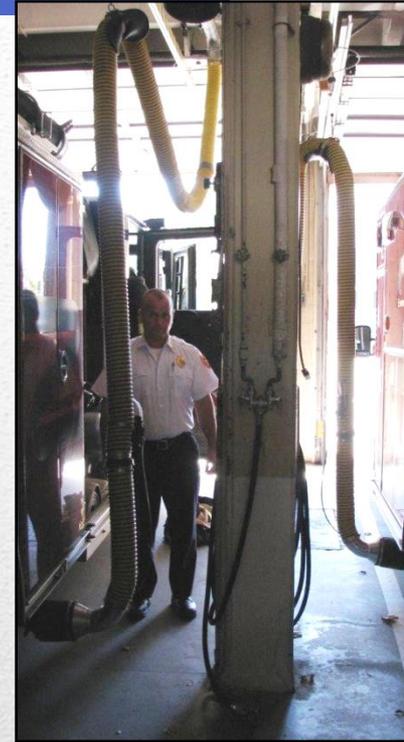
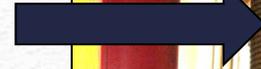
- to support modern technology requirements
- Impedes Day to Day Operations
- Files & Technology are stored in basement that is prone to flooding.
- Exposed wiring hanging from the ceiling





Due to space limitation in the Apparatus Bay the new Engine needed to be customized in order to fit into the station. This was an additional cost that had to be factored in to the purchase when the truck was bid out.

Fire Department Vehicle exhaust system blocks walking path



PPE racks leave little room for donning gear quickly, slowing firefighters



Fire Department

Firefighters live where they work.

No Privacy

Poor Living Conditions

Not enough Space



Small dorm rooms with 2 beds , and 1 large dorm room with 5 beds.

1 captains dorm.

During a major storm there could be as many as 16 firefighters trying to live and work within current facility.





All apparatus will not fit into the building.



1997: Tent added to rear of building for additional equipment.

Thousands of Dollars worth of Equipment Being stored outside

Combined Stations

Other towns have Fire and Police together; why not Walpole?

- A previous study determined a combined police/fire facility would negatively impact the downtown businesses and reduce municipal parking by approximately 100 spaces, as well as impede rear access to downtown businesses and residential apartment units.
 - While Firefighters are on-site awaiting their next call, Police officers are on the road (with exception of shift change), so in essence there is no functional benefit to police and fire being together.
 - Facilities plan allows for the establishment of an EOC (Emergency Operations Center) to allow all key public safety personnel to meet regarding major weather or public safety events, etc...
-

DPW Facility



Constructed 1966
Second Garage Added in 1999

Current DPW Vehicle Maintenance Facility



Temporary Fire Station/DPW Proposed Improvements

- Construct Multi Bay Garage (temporary WFD station, then vehicle maintenance facility)
- Repair/replacement of front building roof Environmental/Drainage Improvements
- Renovation of former VM area



Temporary Station and Permanent Vehicle Maintenance Facility to be laid out on existing DPW Property



Project Timeline

- 2014 Legal (CNTS), Outreach, Funding
- 2015 Phase 1 Design (PD, SC, DPW)
- 2016-2018 Phase 1 Construction
- 2016-2017 Phase 2 Design/Legal (FD)
- 2018 Phase 1 Occupancy
- 2018-2020 Phase 2 Construction (FD & TH)
- 2020 Phase 2 Occupancy

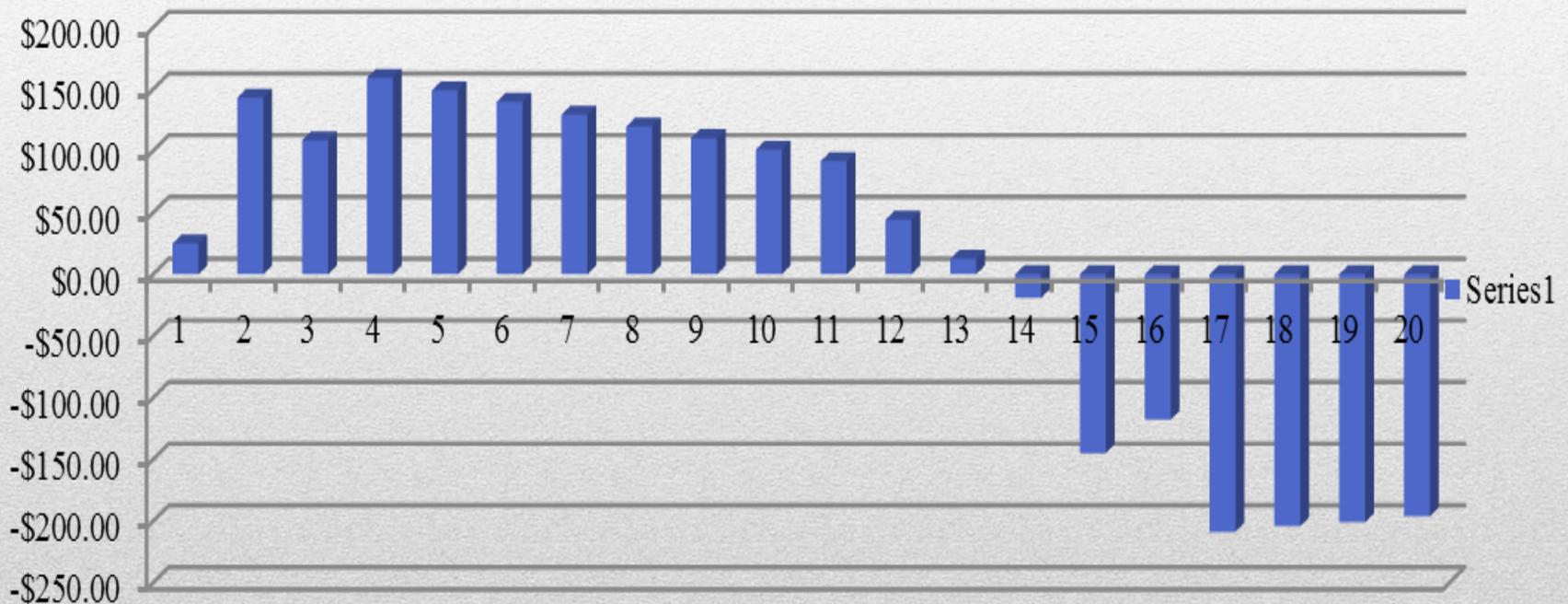
Project Complete

Funding Scenario

**\$159.20 Increase in Biggest year for Residential
That equals about \$3 per week**

- **Debt Exclusion Of \$21,158,000**
 - **Average Home Value = \$406,431**
 - **Borrow For 20 Years**
 - **Projected 5% Bond Interest Rate**
 - **Use Of “One-Time” Funds & Existing Debt Capacity**
 - **Commercial increase for largest year estimated at \$421.47**
-

20 year Average Cost Per Household



*Please note that at this time the average amounts after year 14 drop to a negative balance because other projects such as the High School, Boyden School, Elm School and the Library fall off the Excluded debt Schedule

Funding Scenario Impacts

| | FY'2014 | FY'2015 | FY'2016 | FY'2017 | FY'2018 | FY'2019 | FY'2020 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| PROJECT | | | | | | | |
| Excluded Debt | | | | | | | |
| Adams Farm | \$ 447,450 | \$ 429,150 | \$ 412,000 | | | | |
| Boyden School//OR | | | | | | | |
| Old Post Road School//OR | | | | | | | |
| High School Project OR 11/3/98 | \$ 468,196 | \$ 457,053 | \$ 442,400 | \$ 430,400 | \$ 418,000 | \$ 405,200 | \$ 392,400 |
| High School Design OR 2/3/96 | \$ 14,533 | \$ 14,188 | \$ 13,825 | \$ 13,450 | \$ 13,063 | \$ 12,663 | \$ 12,263 |
| High School Supplemental OR 11/3/98 | \$ 36,331 | \$ 35,469 | \$ 34,563 | \$ 33,625 | \$ 32,656 | \$ 31,656 | \$ 30,656 |
| Boyden School 11/1/05//OR | \$ 191,381 | \$ 185,131 | \$ 178,881 | \$ 173,256 | \$ 168,256 | \$ 163,256 | \$ 158,178 |
| Elm Street School 11/1/05//OR | \$ 160,556 | \$ 155,306 | \$ 150,056 | \$ 145,331 | \$ 141,131 | \$ 136,931 | \$ 132,666 |
| High School Project OR 11/3/98 | | | | | | | |
| Elementary School 6/3/00 11/7/02 issues. | | | | | | | |
| Library Construction 6/1/2010 | 482,050 | 472,750 | 463,450 | 454,150 | 444,850 | 435,550 | 426,250 |
| Total Excluded Debt | \$ 1,800,497 | \$ 1,749,046 | \$ 1,695,175 | \$ 1,250,213 | \$ 1,217,956 | \$ 1,185,256 | \$ 1,152,413 |
| Residential Share (82.1575%) Item 1 | \$ 1,479,244 | \$ 1,436,973 | \$ 1,392,713 | \$ 1,027,143 | \$ 1,000,642 | \$ 973,777 | \$ 946,793 |
| PROJECTED COST PER 1,000 OF RESIDENTIAL VALUATION | \$0.476 | \$0.463 | \$0.448 | \$0.331 | \$0.322 | \$0.313 | \$0.305 |
| PROPOSED Excluded Projected | | | | | | | |
| Facility Project Plan - Total \$21.158 Million | | 283,098 | 1,437,660 | 1,561,327 | 2,063,740 | 2,001,750 | 1,948,250 |
| Residential Share (82.1575%) | | \$ 232,586 | \$ 1,181,146 | \$ 1,282,747 | \$ 1,695,517 | \$ 1,644,588 | \$ 1,600,633 |
| Total PROPOSED Residential Excluded Projected | \$ - | \$ 232,586 | \$ 1,181,146 | \$ 1,282,747 | \$ 1,695,517 | \$ 1,644,588 | \$ 1,600,633 |
| PROJECTED COST PER 1,000 OF RESIDENTIAL VALUATION Item 2 | \$0.000 | \$0.075 | \$0.380 | \$0.413 | \$0.546 | \$0.529 | \$0.515 |
| Total Residential Excluded Debt and Projected Item 1 + Item 2 | \$ 1,479,244 | \$ 1,669,559 | \$ 2,573,859 | \$ 2,309,891 | \$ 2,696,160 | \$ 2,618,365 | \$ 2,547,427 |
| PROJECTED COST PER 1,000 OF RESIDENTIAL VALUATION | \$0.476 | \$0.537 | \$0.828 | \$0.743 | \$0.868 | \$0.843 | \$0.820 |
| Taxpayer Cost - Average Home Value of \$406,431 | \$193.51 | \$218.41 | \$336.71 | \$302.18 | \$352.71 | \$342.53 | \$333.25 |
| Annual Difference From Current Payments | | \$24.90 | \$143.20 | \$108.66 | \$159.20 | \$149.02 | \$139.74 |
| Change From Year To Year | | \$24.90 | \$118.30 | (\$34.53) | \$50.53 | (\$10.18) | (\$9.28) |

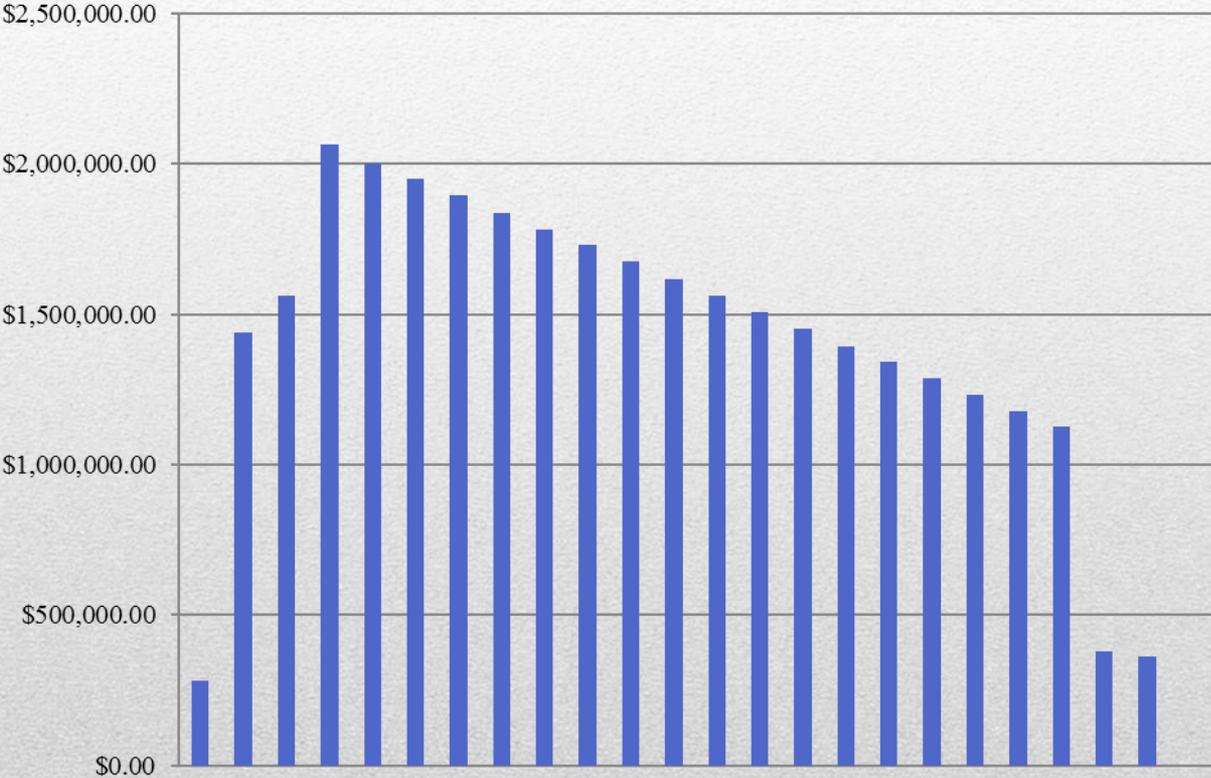
Town Residential Assessed Valuation
Assessed Valuation/1,000

3106818129
3106818.129

*For Commercial Properties the Finance Department estimates that the largest year will cost \$421.47 for the average commercial property valued at \$806,000

For Illustration Purposes.....Many Factors Used In Calculations

Projected Yearly Borrowing Amounts



Proposed Project Funding Plan

| | 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: | | | | | | Art 17 |
| Facility Debt Reserve FY'2013 | \$445,000 | \$445,000 | \$98,000 | | \$347,000 | 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

Article 17 Proposed Motion that Identifies the funding sources

It is moved 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.*
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Community

Quality of life – What it means to live in Walpole. . . .



Recent Presentations/Discussions

- 4/29 - BOS voted on funding sources
 - 5/5 - *Presentation to Spring TM*
 - 7/7 Presented to Dept. Heads
 - 7/22 BOS presented to Superfund neighbors
 - 8/5 BOS meeting at Fire Station
 - 8/12 BOS meeting with EDC/MPIC
 - 8/26 BOS meet at COA on plan
 - 9/2 BOS meeting at DPW
 - 9/6 Open House at Fire / Police
 - 9/16 BOS presented to Public at BOS Meeting
 - 9/18 BOS met with Fin Com
 - 9/24 BOS met with School Committee
 - 9/25 COA Meeting Q&A
 - 9/30 BOS presented to Public at BOS Meeting
 - 10/1 met with Fire Group
 - 10/1 met with 2 Police Groups
 - 10/2 met with Fire Group
 - 10/7 met with Fire Group
 - 10/7 met with Chamber of Commerce
 - 10/15 met with Fire Group
 - 10/14 BOS presented to Public, W&S, Capital, PBC
 - Police Station 10/21 7-8pm
 - Next at BOS 10/28 6-7pm
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Q: RE Tax Assistance Programs

MA Department of Revenue

1. Senior Circuit Breaker – Real Estate Tax Credit
 1. <http://www.massresources.org/circuit-breaker-tax-credit.html>

Walpole

1. Senior Property Tax Work-Off Program
 2. Veteran Property Tax Work-Off Program
 3. LIHEAP Fuel Assistance
 4. Board of Assessors Office
 1. Widows CL.17D
 2. Disabled Veterans CL.22, 22A, 22E, 22C
 3. Blind CL. 37
 4. Elderly 41C
 5. Hardship !*
 6. Tax Deferral 41A
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Comprehensive & Cost Effective Plan

- History – Failed municipal over-rides in 2006 & 2010
 - Master Plan Implementation Committee
 - 2011 Published Summary Report on Municipal Needs & Resources
 - **Recommended Professional Comprehensive Independent Study**
 - Municipal Facilities Master Planning Study
 - Plan for all town buildings – started June 2012, DRAFT available January 2013
 - Many Public Meetings
 - **June 2013 Finalized**
 - BOS Criteria
 - Build facilities without the need to purchase additional land
 - Economic benefit of combined facilities or equivalent
 - Wanted to use “saved” reserves & debt capacity
 - Green / Sustainable Building approach
 - Solve this problem soon – delaying only increases construction costs
 - Project timing to minimize impact on taxpayers
 - Keep Fire Station downtown for best response time
 - + Superfund site & Mill Building demolition
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