

A Regular meeting of the Board of Selectmen was held on Tuesday, April 6, 2010, beginning at 7:15 p.m. in the Main Meeting Room of the Town Hall. Mr. DeNapoli was absent, the following members were present

Christopher Timson, Chairman
David Sullivan, Clerk
Clifton Snuffer
Nancy Mackenzie

Also present
Michael Boynton, Town Administrator

Mr. Timson called the meeting to order at 7:15 p.m.

The Board members met with Walpole Pop Warner on the Stone Field to discuss some potential updates to the field. DPW, Engineering and Recreation along with Mr. Timson, Mr. Snuffer and Mr. Sullivan walked the field with the representatives of Pop Warner. They will attend a later meeting to discuss the proposal in further detail.

7:50 p.m. Auditors Report

Tony Roselli appeared before the Board to review the Audit. He had a power point presentation which showed Peer comparison with 12 communities similar to Walpole.

Introduction: What is an audit? It is performed in accordance with GAGAS, one of the biggest parts in the internal control. Require risk assessment and enhanced procedures in identified material areas. Clean opinion verse qualified opinion; you will get a clean or qualified opinion. That means there are some problems. Clean means you are in good standing. Qualified causes concern with bond rating agencies. Walpole has had a clean opinion for the last 15 years.

Went to the division of local services, tried to select communities that benchmark Walpole. The population was between 20-27,000 and the average income is between \$55-75,000. Compare tax levy, average total residential tax levy, residential tax per household, expenditures for critical services in total are compared. Average of expenditures for critical services is compared. Bond rating is compared

The Average Tax per household is the second highest. Walpole has a lower commercial tax base. That is why they are so high. Tax Levy average is 34.4 million and Walpole is 38.9, Average tax household is 4525 and Walpole is higher.

Critical services- on police we are 4th, fire 8th, Education 3rd and public works 7th. Walpole trails in fire and public works and higher on education side.

In Education Walpole is well above the average on a whole.

Mr. Snuffer questioned if he could come up with any data with Walpole with peer group with residential. Mr. Roselli explained it is difficult to come up with a comparison. That is why he used population.

Free Cash stabilization as a percentage of the budget you are in the middle. Walpole is around 5%. Mr. Good, Finance Director stated that Moody's wants you at 10%. Once you go below 5 they get nervous. If you look at the bond ratings for those communities Walpole is within the top 6. Mr. Snuffer is interested in learning what other communities are doing about GASB-45. Walpole is about 49 million unfunded. Mr. Boynton is pleased the way the numbers look. There are 7 communities reporting negative free cash. Everyone is working as a team.

Adequate undesignated fund balance and stabilization 6.3%, SAS 112- Internal Control the town does not have any issues. He told the Board that many towns do not have policies and procedure manuals and Walpole has a great one. He is using that to show those communities what they need to do.

To meet GASB 45 we had suggested setting up a committee, times are tough but in 10-12 years it will come knocking and I do not know what the state is going to do about it. It would be an issue for the commonwealth as well. They have not been building up stabilization. To try to save 25 million is a great idea. Mr. Boynton explained they are currently paying \$600,000 towards retirement medical costs. The longer you go without it adds up. This is for unfunded employee benefits.

Mr. Rosselli explained that in student activities as we go thru the invoices, a \$5,000 printer was purchased that is suppose to be used for dodge ball. It is in the office, if it is for student activities, there should be a sign that says so. It is only to be used for that activity. Student activity funds come from, prom, field trips, when you collect money from students they are to be used for those activities. MASBO, the state document, you can not spend those money's on curriculum. Single Audit finding, minor, there were vouchers numbered incorrectly, isolated incident. The Town is well leveraged from the tax constituent as a whole.

OPEN FORUM

Bill Hamilton question has to do with the Biotechnology and those that have come to the Board were very good. When we had a propane facility, the state said no problem, but we had an accident, the first responders acted heroically. Walpole realized that we did not have the equipment to deal with something that size, we dodged the bullet on propane, but not on asbestos, and today the legacy of the plant is the superfund site. I am hesitant on saying biotech would be safe for us. In Cambridge, little talk about licensing. Sam Lipson came here and said he worked for the BOH, he oversees the lab. We have a BOH but we do not have a Sam Lipson. There might be some things that are too risky for Walpole. Without the committee he is reluctant to support articles 24 and 25.

Ms. Mackenzie stated that comparing propane to biotech, is apples and oranges. They will not bury anything on site. We went to Sam to find out how to set up a committee. This Board has gone to the leading experts. We have gone to the people that everyone goes to. Sam, he is person who does it. We have done due diligence to watch them properly. I disagree with your opinion.

Mr. Snuffer believes the education process, is that the individuals that are on the BOH will influence that committee. They all have a biotech background.

Mr. Timson believes we can keep the residents safe and add to the revenue.

8:35 p.m. **Farmer's Market Update**

Ms. Mercandetti explained they are looking to start the farmers market as a way for residents to purchase local vegetables. To look at artisans and activities.

Bill Norwood thanked the committee for getting together. He presented the Board with an outline of their plan. The Target date of May 22,2010 to start the market. He appreciates everyone's work. Ms. Mackenzie noted that Walpole Day is May 15th, it is too bad we can't start on the 15th. Mr. Timson suggested if that is the thought you might want to touch base with the Walpole Day people. If they are on board with that, but it is there day. They should involve Mr. Cole in the schedule of the market.

Mr. Timson noted in the outline they indicated the goals to fill the parking lot, where are people going to park? Mr. Norwood noted they want enough vendors there to draw people. Trying to have a number between 25-35. Each space is 10x10 some could have a double space. He does not think they will have parking in the lot where the market is. He does not see it as a major issue. Mr. Timson wants to be mindful of merchants who may not be participating, do leave parking for their business. Mr. Norwood had spoken to all the merchants, they were in agreement.

Mr. Timson questioned for the grievance procedure, who is the market manager? Stephanie and Mr. Norwood will manage the market. Mr. Timson stated there is an appeal process, who is the group. That would be the Farmer's market committee. We took these from the State of Massachusetts regulations.

MOTION moved by Ms. Mackenzie to accept the farmers market outline as submitted by the Farmer's market Committee, entitled Farmer's Market Updated Plan Outline with clerical corrections seconded by Mr. Sullivan, VOTED 4-0-0

4-3 **Use of Adams Farm , Norfolk Hunt Club**

MOTION moved by Ms. Mackenzie that we grant permission for the hunt club to hold he drag hunt at Adams Farm property on April 20 2010, subject to the insurance. Seconded by Mr. Snuffer, VOTED 4-0-0

8:55 **Gift, Walpole Day**

MOTION moved by Mr. Timson to accept with gratitude the \$500 from J. D. Murphy management for Walpole Day, seconded by Ms. Mackenzie, VOTED 4-0-

4-5 **Keno License, Ginjo Sushi & Hibachi**

MOTION moved by Mr. Snuffer to approve the Keno License for Ginjo, Sushi & Hibachi as requested, seconded by Ms. Mackenzie, VOTED 4-0-0

4-6 **Project Requests, Mass Highway**

Mr. Boynton explained that this is the project request in the amount of \$568,918.00 and explained what projects are being requested. DPW has been very busy working on these roads in the last few weeks.

MOTIN moved by Mr. Timson to approve the chapter 90 project requests, seconded by Mr. Snuffer, VOTED 3-0-1 (NM abstained)

Storm affirmation

Mr. Boynton discussed the road closures and the flooding that occurred in the Spring Valley, Oak St, Brown Drive, Audubon area during this last rain storm. They were pumping all weekend.

Updated the Board on all the activities that were going on during the storm. It is important to note, we are documenting the infrastructure issues, that we have costs associated with. We have links to FEMA information on our Web and on cable television. We do not have funding for local issues, but there is info on line. Not sure what level of reimbursement there will be. We had water in town hall basement, dam gate at Clarks pond, the weight of water actually burst open.

Ms. Mackenzie stated she heard from a lot of parents. A great job staff did during the storm and staff was helpful. Mr. Snuffer lives on Oak Streeet and he has never seen the water gushing up out of the ground as it did this past weekend.

Mr. Boynton spoke of the flooding at Swan Pond. MBTA culvert under the train tracks has collapsed and caused a portion of flooding in that area. They are trying to repair that. Mr. O'Brien explained there are temporary repairs, but recommends a letter for more permanent repairs in the future.

MOTION moved by Ms. Mackenzie to make affirmation of the storm of March 30th 2010 and end it today, seconded by Mr. Snuffer, VOTED 4-0-0

Ms. Mackenzie wants to be sure the Swan Pond trustees been made aware of.

4-8 Insurance coverage bid award

The Insurance Advisory committee met again with the vendors. At the last meeting both Berry Insurance and MIIA were present and requested to appear before the Insurance Advisory to hear their reasons for the decision made. The vote remains the same.

MOTION moved by Ms. Mackenzie to Award property/ casualty and workers compensation to MIIA and to award Police and Fire accident to Berry Insurance, seconded by Mr. Snuffer, VOTED 4-0-0

Mr. Snuffer questioned how the Insurance Advisory took the vote? He wants to be sure it was done properly. Mr. Boynton stated it was a vote to re affirm.

9:15 p.m. **4-9 Council On aging Appointments**

The Newly adopted Council on Aging bylaw requires a nominating committee of the Council on Aging to make recommendations for appointments to the Board of Selectmen. A letter from Llyod Smith Chairman was received.

MOTION moved by Mr. Sullivan to accept the list as suggested, and appoint the following as regular members to the Council on Aging; Robert Moody, Edith Noyes, Maria Serena, Helen Ryan and Dolores Efthim, they further appointed Shirley Esthimer as an associate member, seconded by Mr. Snuffer VOTED 4-0-0

4-10, 4-11 MPIC, Ed Forsberg

The Board received two memos from MPIC. The first regarding Municipal Buildings and Downtown Municipal Campus Concept and the second Disposition of Norfolk County Land on North Street.

On the North St parcels the county owns two parcels and there are no plans from the County. The county commissioners did meet with the Board. The Board wish to note they are in receipt of the letter.

Ed Forsberg, the MPIC is to execute the vision of the master plan. He read from the Master Plan that a 20-year vision for the town is “Revitalize Walpole Center into a “smart growth” center with apartments or office space above shops, a new civic center for municipal facilities, improved streetscape and parking and a new Town Green”. In November 2009 the Master Plan update noted that due to stricter environmental regulations by DEP in 2008, the original Downtown Campus area may not necessarily have the land carrying capacity to be able to be developed to the extend envisioned in 2004. The MPIC is concerned that the general planning process for siting of these buildings is not being implemented according to the plan. We feel that they should all be addressed at the same time. Need a master plan for all facilities, to look at the broad picture of everything. We would like to see everything addressed at the same time. It started with discussion of police station and senior center.

Mr. Timson noted on the board we have come to the conclusion that the campus would involve, the library, Revamped fire station, Blackburn hall, town hall. Is that disagreeable to the MPIC? Mr. Forsberg stated when you start going outside of the campus we would like to see everything under consideration.

Mr. Boynton stated there is a plan. The Friends of the Council on Aging have been working on a site, but their efforts showed a water problem and storm water management. You have to have green space to have campus setting. The Board has not asked for an override at the moment, but there is discussion, the COA is still looking for a site, we do know a proposed police station location.

Ms. Mackenzie does not think they are talking about the police station alone. The MPIC is the group to look out for historical, commission and others. I think they are underutilized by us, giving them a mission to sit down with the groups and find out the needs and charge them with that. Everyone wants a plan. They do not want piecemeal. The library after use, lets have them evaluate it and then move forward.

Mr. Forsberg spoke to back at the end of last year, we thought we should get involved and get something accomplished. We are trying to look at the overall plan and be sure that everything is addressed at the same time, we know they can not be built at the same time. We just wanted to bring everything in. We would like to try to stick to the guidelines.

Mr. Timson noted there was an endorsement of the MPIC to agree with the Robbins Road site. That vote has not been withdrawn.

Ms. Mackenzie would like to put on two meetings from now how the Board wants to charge them. Mr. Snuffer would like to restudy the protocol of MPIC.

Article #23, Police Station, Robbins Road

The Fin Com voted this last night.

MOTION moved by Mr. Snuffer to recommend Favorable Action on article #23, seconded by Ms. Mackenzie

Discussion: Mr. Timson noted that Mr. Snuffer has done a lot of work on this, we will see what happens, it is a need. It is wonderful. Mr. Snuffer stated a lot of credit has to go to Mr. Johnson, Mr. Boynton, the two chiefs, and Ms. Berube. A fact sheet will be given to the public. We have had our Officers suffering in an inadequate building. We do have an opportunity to do something at a reasonable cost. It is the time.

Voted 4-0-0

MOTION moved by Mr. Snuffer to place the question on the ballot” Shall the Town of Walpole be allowed to exempt from the limitations of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to pay costs of (i) designing, constructing, originally equipping and furnishing a new police station, including the payment of project management and all other costs incidental and related thereto and (ii) designing a new fire station, including the payment of project management and other costs incidental and related thereto?” **seconded by Ms. Mackenzie, VOTED 4-0-0**

MOTION moved by Mr. Snuffer to accept and sign the Annual Election Warrant dated June 5, 2010, seconded by Ms. Mackenzie, VOTED 4-0-0

Spring Town Meeting Warrant

Article 31 regarding the County Street, RT 109 article. Any incremental changes beyond fiscal year 2011 would need to be approved by T. Meeting. School unions do not require that. Municipal side does. I am not sure this will happen.

MOTION moved by Mr. Snuffer to reopen Spring warrant, seconded by Ms. Mackenzie, VOTED 4-0-0

MOTION moved by Ms. Mackenzie to remove Article 31 as requested by petitioner, seconded by Mr. Snuffer, VOTED 4-0-0

MOTION moved by Mr. Timson to place the Fire union article 31 on the warrant, seconded by Ms. Mackenzie, VOTED 4-0-0

MOTION moved by Ms. Mackenzie to place the DPW union article 32 on the warrant, seconded by Mr. Timson, VOTED 4-0-0

MOTION moved by Ms. Mackenzie to place the Clerical union article 33 on the warrant, seconded by Mr. Snuffer, VOTED 4-0-0

MOTION moved by Ms. Mackenzie to place the Library union article 34 on the warrant, seconded by Mr. Timson, VOTED 4-0-0

MOTION moved by Mr. Snuffer to place the Police union article 35 on the warrant, seconded by Mr. Sullivan, VOTED 3-0-1 (Ms. Mackenzie abstained) Ms. Mackenzie is abstaining because her husband is a member of the union.

MOTION moved by Ms. Mackenzie to close and sign the warrant, seconded by Mr. Sullivan, VOTED 4-0-0

Article 4

Mr. Boynton spoke of the custodial and clerical school union agreements.

MOTION moved by Mr. Snuffer to recommend Favorable Action on Article 4 seconded by Ms. Mackenzie, VOTED 4-0-0

Article 5

Projecting \$185,000 shortfall in Fire Department, three long term injuries being covered. Overlay surplus, Unemployment we are holding are own. We have done well. Legal services are up. Asked board not to vote on this article yet.

Article 6, FY11 budget.

Need to spend time on it. Gave board members summary pages to review. Mr. Boynton feels they should be looking at cutting back on the amount of trash but he is not prepared to tell what the savings are. Ms. Mackenzie would like to know more information before making a decision. She would like to hear from Robin. Ms. Mackenzie noted if the discussion is about fees and taxes and changes I do not think we should do that other than a Selectmen's meeting. Wants the discussion to take place on camera on a meeting night.

Article 15

MOTION moved by Mr. Timson to recommend No Action, seconded by Mr. Snuffer, VOTED 4-0-0

Article 16

MOTION moved by Mr. Snuffer to recommend no Action, seconded by Mr. Timson, VOTED 4-0-0

Articles 31-35

MOTION moved by Mr. Snuffer to make RTM on Article 31-34, DS 4-0-0

MOTION moved by Mr. Snuffer to make RTM on Article 35, seconded by Mr. Sullivan, VOTED 3-0-1 (Ms. Mackenzie abstained)

Town Administrator's Update

U mass-worked out an agreement. Request the Board authorize chief to sign the Memorandum of Agreement.

MOTION moved by Mr. Snuffer to authorize the Fire Chief to Sign the Agreement with UMASS for ambulance service, seconded by Ms. Mackenzie, VOTED 4-0-0

Mylod Street Soccer Fields- Nor parking Request

MOTION moved by Ms. Mackenzie to approve the Mylod Street Field No Parking request seconded by Mr. Snuffer, VOTED 4-0-0

MOTION moved by Mr. Timson to go into EX to discuss pending litigation as the discussion in open meeting may have a detrimental effect on the position of the governmental body and the board will reconvene in open session for the purposes of adjourning, seconded by Ms. Mackenzie by roll call vote: Mr. Sullivan-Aye, Mr. Timson-Aye, Mr. Snuffer-Aye and Ms. Mackenzie-Aye, 4-0-0

MOTION moved by Ms. Mackenzie to adjourn at 11:06 p.m., seconded by Mr. Sullivan, VOTED 4-0-0

Respectfully submitted,

David Sullivan, Clerk