

**TOWN OF WINCHENDON
BOARD OF SELECTMEN MEETING MINUTES
MONDAY, OCTOBER 15, 2018
Town Hall, 2nd Floor Auditorium
109 Front Street, Winchendon, Mass.**

Present:

Audrey LaBrie, Chairwoman
Austin Cyganiewicz, Vice Chair
Barbara Anderson
Michael Barbaro

Keith R. Hickey, Town Manager
Linda Daigle, Executive Assistant
Lindsay Kuchta, Recording Secretary

List of Documents Presented at Meeting:

- Fiscal Year 2019 Tax Classification Hearing Assessor's Report Dated October 15, 2018 (filed)
 - Legal Notice for Fiscal Year 2019 Tax Classification Hearing (filed)
- Email of Interest from Tiffany Parkhurst to serve on Ingleside Utilization Committee (filed)
- Email of Recommendation from Town Clerk, Judy Lajoie, to Appoint Priscilla Johnson as Election Warden and Susan Giardini as Assistant Election Warden (filed)
 - Letter of Interest from Priscilla Johnson to serve as Election Warden (filed)
 - Letter of Interest from Susan Giardini to serve as Assistant Election Warden (filed)
- Road Race Permit Application for Zombie Race October 27, 2018- Clark Memorial YMCA (filed)
- Board of Selectmen License Renewal List for the Period Beginning January 1, 2019 (filed)
- Board of Health's Request to Join the Montachusett Public Health Network (filed)
 - Office of the Board of Health Inter-Municipal Agreement (filed)
- Memo from Keith Hickey dated 10/10/2018 Re: Proposed Lease with Heywood Hospital (filed)
- Board of Selectmen/ Town Manager Goals and Objectives Fiscal 2018, Updated October 11, 2018 (filed)
- Town of Winchendon Special Town Meeting Warrant Motions (filed)
- Memo from Keith Hickey dated 9/20/2018 Re: Mylec TIF Agreement (filed)
 - Rick Laperriere Economic Development Incentive Program (EDIP) Preliminary Application dated August 9, 2010 (filed)
 - Letters of Support for Mylec TIF from Michelle Blanchard, Renee Lupien, Cailte Kelley, Danielle LaPointe, and Richard and Sandra Creamer (filed)
- Email to the BOS from Keith Hickey dated 9/10/18 Re: Letter of Interest from John Vaillancourt to acquire house in tax title (filed)
 - Letter from Keith Hickey to John Vaillancourt dated 9/6/18 Re: Options to acquire home on 75 Prospect Street (filed)
 - Letter from John Vaillancourt dated 8/27/18 Re: Acquiring of Property at 75 Prospect Street (filed)
 - Email dated 9/5/18 from Atty. Iris Leahy to Tax Collector, Donna Spellman, Re: Property Located at 75 Prospect Street (filed)
- Town Manager's Report (attached)
- Minutes approved:
 - Thursday, August 23, 2018 Tri-Board Meeting Correction
 - Thursday, September 27, 2018 Regular Meeting
 - Thursday, September 27, 2018 Emergency Executive Session

LaBrie called the meeting to order at 6:31 P.M. followed by the Pledge of Allegiance to the Flag of the United States of America.

No one announced that they were audio recording the meeting tonight.

1. SELECTMEN'S COMMENTS AND ANNOUNCEMENTS:

1.1 Fall Festival held on Sat., Oct. 6, 2018 - Barbaro thanked all of those involved in making the Fall Festival a success. He noted the highlight of the day was the burning of the Bond; four years ago the Town was facing deficits and a great lack of trust from the members of the community. In just four years, the Town will have paid off a ten year Note from the State. Barbaro said it takes a village to do such a thing, and he thanked all involved for helping to get it done. Because the note will be paid off, over the next six years the School will be saving \$1.2 million and the Town will be saving well over \$600,000. These savings are key for the Town moving forward.

Anderson thanked State Representative Jon Zlotnik, Senator Anne Gobi, and Bernie Lynch for attending the Festival to celebrate with the Town of Winchendon. Without their help and guidance the town would not be where they are now. Thanks also go to Hickey and now Town Finance Director, previously Town Accountant, William Schlosstein.

1.2 Trick or Treat, Wednesday, Oct. 31st from 5:00 p.m. – 7:00 p.m.

LaBrie reminded the public that Trick or Treat hours will be held from 5:00PM to 7:00PM on October 31st. She asked that people please be careful driving that night as there will be a lot of foot traffic.

1.3 Special Fall Town Meeting Monday, October 29, 2018 at 7:00 P.M.

Labrie noted that the Special Fall Town Meeting will be held October 29, 2018 at 7:00PM in the Murdock Middle High School Auditorium.

LaBrie also announced the Ribbon Cutting Ceremony for the newly renovated Beals Memorial Library will be held on Saturday, October 20th at 2:00PM to officially unveil the elevator, staircase, lobby, and bathroom. The building originated in 1913, and is finally available to all patrons. On behalf of Rick Ward, Library Trustee, LaBrie invited all to attend.

2. **PUBLIC COMMENTS AND ANNOUNCEMENTS:** There were none this evening.

3. **PUBLIC HEARINGS:**

3.1 Fiscal Year 2019 Tax Classification Hearing- Barbaro read the legal notice of the Fiscal Year 2019 Tax Classification Hearing.

Barbaro moved to open the Fiscal Year 2019 Tax Classification Hearing, seconded by Anderson with a vote of all ayes.

Town Assessor, George Bourgault, came forward to answer any questions on the Tax Classification Hearing Report presented by the Assessor's.

Mr. Bourgault noted that in the past, the recommendation has been made that the Town adopt a single tax rate as opposed to a split tax rate for commercial and industrial properties; a split tax rate would not incur any savings for the tax payers.

Barbaro moved to close the public hearing, seconded by Anderson with a vote of all ayes.

LaBrie informed the public that the tax rates are looked at annually, and is a customary step taken by the Board.

Winchendon resident Sam Aidonidis came forward and asked what the impact of the decision was to current businesses in town to which Barbaro replied it has been a single tax rate for some time and has no affect. Cyganiewicz added that the current tax rate is \$17.35 per \$1,000 of the property's assessed value.

LaBrie then noted that the proposed tax rate for FY 2019 is \$16.71 per \$1,000 of the property's assessed value.

Hickey stated it is important for people to understand the main reason the tax rate is going down is property values have increased. There will be an increase in the property tax paid, roughly in the amount of \$140.00 a year for an average home valued at \$193,000 based on the new assessed value and tax rate generated by the Assessor's Department. The proposed rate is estimated only, and may change upon the Dept. of Revenue review.

Barbaro moved that the Winchendon Board of Selectmen vote in accordance with M.G.L., Ch. 40, Sec. 56, as amended, the percentage of local tax levy which will be borne by each class of real and personal property, relative to setting the Fiscal Year 2019 tax rates and set the Residential Factor at 1.0 with a corresponding CIP shift of 1.0, pending approval of the town's annual tax recap by the Massachusetts Department of Revenue. Motion seconded by Anderson with a vote of all ayes.

4. APPOINTMENTS/RESIGNATIONS:

4.1 Ingleside Utilization Committee Appointment Request- Tiffany Parkhurst- Dave Romanowski, Chair of the Ingleside Utilization Committee, and Tiffany Parkhurst came forward. Mr. Romanowski recommended that Ms. Parkhurst become a member of the Committee. He has met with her on various occasions and said she has a lot of knowledge and believes she would be a great addition.

Ms. Parkhurst said she approached Mr. Romanowski and Jane LaPointe, Vice Chair of the Ingleside Utilization Committee (IUC), about using the property for an event. It was at that point that she learned more about the project. Ms. Parkhurst noted that she has always loved the property, loves what is being done there and that it can bring the community together. She attended the last IUC meeting to get a better feel of what they do. Ms. Parkhurst stated she is currently involved with the Girl Scouts and believes that becoming a part of this Committee would be a great fit with what she is doing now.

Barbaro moved for the applicant, seconded by Anderson with a vote of all ayes.

Mr. Romanowski then asked what he had to do to get the Winchendon Community Park posted for no hunting.

Anderson moved to post no hunting signs at the Winchendon Community Park, seconded by Barbaro.

LaBrie asked who needs to be contacted to which Hickey replied he will ensure that the Police Department is aware that the property is posted for no hunting in the case that a call comes into dispatch.

By a vote of all ayes the motion passed.

Mr. Romanowski then inquired about putting a sign up at the entrance of the Winchendon Community Park. Hickey noted that the Town is currently working on a way-finding project to create a design for signs that will go up for all streets and public buildings with the use of grant funds. Hickey suggested that a temporary sign be put up at this time; at a later date the sign will be replaced along with other signs in Town.

4.2 Election Warden Appointment – Priscilla Johnson- LaBrie stated Hickey had received a letter from our Town Clerk, Judy Lajoie, recommending the appointment of Priscilla Johnson to be the Town Election Warden.

Barbaro moved for the applicant, seconded by Anderson with a vote of all ayes.

4.3 Assistant Election Warden Appointment – Susan Giardini- LaBrie noted that a letter of recommendation was sent from Town Clerk, Judy Lajoie, recommending the appointment of Susan Giardini to be the Town's Assistant Election Warden.

Barbaro moved for the applicant, seconded by Anderson with a vote of all ayes.

5. PERMIT/LICENSE APPLICATIONS:

5.1. Road Race Permit Application for Zombie Race October 27, 2018 – Clark Memorial YMCA- Julie Whittemore came forward to represent the application for the Zombie Fun Run at the Clark Memorial YMCA. LaBrie asked her if it will be the same route as years past to which Ms. Whittemore replied yes. The Route will start in the Summer Street parking lot of the Clark Memorial YMCA, go down the bike path and turn around just before Glenallen Street.

Anderson asked how people who would like to participate can register for the run. Ms. Whittemore said participants can sign up at the Clark Memorial YMCA or on active.com by searching Clark Memorial Zombie Fun Run.

Barbaro moved for the applicant, seconded by Anderson with a vote of all ayes.

- 5.2. Board of Selectmen License Renewal List for the Period Beginning January 1, 2019- LaBrie stated Ms. Daigle has compiled a list of the annual license renewals for the Board and requested that any license holders please be prompt in returning their paperwork and any other requirements as the Board will be taking a vote on the licenses in December. If paperwork isn't submitted, a decision cannot be made.

6. **BOARDS/COMMISSIONS/COMMITTEES/DEPARTMENTS:** There were none this evening.

7. **NEW BUSINESS:**

- 7.1. Request for Withdrawal from Converse Fund for Legion Park Improvements - Burt Gould came forward representing a request to withdraw from the Converse Fund for Legion Park Improvements. He noted that there's no memorial in Town commemorating Morton E. Converse, but after speaking with Dr. Coral Grout, it was decided that a flagpole in the American Legion Park will become a monument in Mr. Converse's memory.

Mr. Gould continued, stating the request for the Board this evening is for the approval of a transfer in the amount of \$11,000 from the Morton E. Converse 100 Year Fund to the American Legion Park Restoration Fund. The funds would be used to revamp the existing brick walkway at the American Legion Park. The walkway will contain memorial bricks as well as plain bricks, which will lead up to where an old flagpole stood, and over to the Vietnam Memorial. The funds requested will cover all of the supplies and labor needed for the project. Mr. Gould is hopeful the project will be done before the 100th anniversary of the American Legion next year.

LaBrie asked if the fund existed and what the current balance in it is. Mr. Gould and Hickey both replied they believe the balance is around \$100,000.

Cyganiewicz asked if the money requested for this project would be coming out of the money due to be put away to which Hickey replied the money to be invested later on has been set aside, these are separate funds.

Barbaro noted it was a great project.

Barbaro moved to allow the transfer of \$11,000 from the Converse 100 Year Fund to the put into the American Legion Park Restoration Fund, seconded by Anderson with a vote of all ayes.

- 7.2. Board of Health's Request to Join the Montachusett Public Health Network- Hickey stated Lionel Cloutier, the Board of Health Chair, could not be present to answer any questions regarding the agenda item, and the Board could table the item until a future meeting.

Anderson stated there is not a need to table the agenda item as the Board of Health has already voted on this, and the topic has been researched. She believes the Board should act on the Board of Health's recommendation.

LaBrie asked how long the agreement span is to which Hickey replied 4 years with renewable options.

Anderson moved to act on the recommendation of the Board of Health and join the Montachusett Public Health network. Motion seconded by Barbaro with a vote of all ayes.

- 7.3. Lease of Land with Henry Heywood Hospital for Town Radio Transmissions- Hickey noted that as explained in a memo provided to the Board, the Town entered a verbal agreement with Heywood Hospital to swap land with the Hospital off of High Street for a piece of property owned by the Town on High Street.

There is a communication tower owned by Comcast on hospital property that Comcast had intended on dismantling. The Town reached out to Comcast and asked if they would sell it to the Town for communication needs of the Police, Fire and Public Works departments. The Town currently owns a communication tower attached to a water tank on High Street and is looking to sell or trade the property. The tank has been out of commission for several decades and at the point of necessary removal. The property was put out to bid with no follow through. Since a verbal agreement was made with Heywood Hospital, they have discovered issues with the current deed of the property offered to the Town in their verbal agreement. Rather than work with the messy deed, the hospital has offered the Town a 99 year lease of the property in the terms of \$500 per month, totaling to \$6,000 a year with an inflation of 2% per year. The hospital is interested in going through deed research to clean up the deed. The Police Department has grant funds that can be used to replace the antennas on the existing tower attached to the water tank and place on the tower currently owned by Comcast. Legal Counsel believes the Town has the authority to move forward with a 99 year lease with no Town Meeting action. Hickey is hopeful that the Board is willing to give verbal approval of this option to allow the company installing antennas to begin sometime next week. A formal lease will be brought back to the Board hopefully by the first meeting in November to memorialize the vote taken this evening.

Barbaro asked if we can get out of the lease once the tower is no longer of use to the Town to which Hickey replied yes, he assumes the period would be roughly 12 months as far as notification of withdrawal goes.

LaBrie said she reviewed the numbers that came along with the lease provided, and stated after 50 or 60 years of paying the lease we will have paid more than we would have if we bought a new tower. She questioned how we can justify an expense of \$6,000 a year when it was first brought before us at no expense. Anderson added that the amount per month is a lot for a property that no one uses.

Hickey replied that Comcast is paying \$1,500 a month in rent for the same property. If we have the property for 40 years, we will be paying the cost of replacement now, but he is unsure of how he could come up with the funds to replace the antenna now. The town will break even if the antenna is there for 40 years, but, Hickey added, that he can't imagine the useful life of the antenna will be much more than 40 years. He understands it is a curveball but the Town is able to receive the Tower from Comcast at no cost and that makes a significant difference.

LaBrie asked where the funding will come from for the lease to which Hickey replied the Police Department has grant funds and general fund accounts to pay for this. Cyganiewicz asked if rent would come equally from all departments using it to which Hickey replied yes.

Barbaro moved to instruct the Town Manager to have a discussion with Heywood regarding a lease of land, seconded by Anderson.

Hickey stated he was hoping for a bit more with the motion as Heywood is willing to install the antennas next week but would like more security knowing that based on discussion had this evening regarding the terms the formal lease would come back to the Board in November unless a significant hiccup is had, and that the Board will agree to the lease.

LaBrie asked if the motion made covers what Hickey is looking for to which he replied as long as the Board understands that the motion made will acknowledge that the Town agrees to lease under terms proposed this evening.

Barbaro withdrew his motion, seconded by Anderson with a vote of all ayes.

Barbaro moved that the Town Manager be able to negotiate the contract with Heywood Hospital for the use of the cell tower under the terms discussed this evening until the successful agreement is done and authorizes the Town manager to make the agreement. Motion seconded by Anderson with a vote of all ayes.

7.4. Special Town Meeting Motions/Assignments- the Special Town Meeting Warrant Motions were assigned as follows:

Article 1 Finance Committee
Article 2 Barbaro
Article 3 Anderson
Article 4 Cyganiewicz
Article 5 LaBrie
Article 6 Barbaro
Article 7 Anderson
Article 8 Barbaro

Article 9 Barbaro
Article 10 Cyganiewicz
Article 11 LaBrie
Article 12 Cyganiewicz
Article 13 Anderson
Article 14 Cyganiewicz
Article 15 Barbaro
Article 16 LaBrie

Hickey asked the Board to take the Town Manager's Goals and Objectives out of order.

Barbaro moved to take agenda item 7.5 Review of Town Manager's FY18 Goals and Discussion on Process of Setting FY19 Goals or Establishment of FY19 Town Manager Goals and Objectives out of order and address 8. Old Business next, seconded by Anderson with a vote of all ayes.

8. OLD BUSINESS:

8.1 Mylec TIF Agreement Discussions- Hickey started off by stating that he misunderstood what Mr. Laperriere and he had discussed regarding changes he was willing to make to the TIF; reducing the TIF tax waiver percentage by 5%. That adjustment is not accurate and he noted it was his misunderstanding. Hickey apologized and continued stating the discussion had between he and Mr. Laperriere was very professional and there were no issues. He added that he does not want to speak for him, but several years ago the Town made an agreement with employment request that has not been met yet. Since then, we have learned that including job creation in a TIF is not recommended due to a variety of issues outside of the agreement terms; change in economy, internet retail, etc. Hickey also wanted to bring to the Board's attention that the TIF is being reduced from an 80% tax break to 60% in 2019, with an estimated increase in property tax of just over \$9,000. The challenge with making any changes to the TIF is having to bring it back to Spring Town Meeting for consideration. Mr. Laperriere had originally made the decision to remain in Winchendon, and Hickey assumes that he had other options to locate his business elsewhere. It would be a game changer for Mylec if we chose to change the TIF five or six years in. It is his suggestion that the Board refrain from putting employment generation into future TIFs; Mr. Laperriere would love to hire people but is unable to at the time. Moving forward, the Board should learn from their mistakes made within the agreement, and continue to try and work with local businesses to provide an atmosphere they can thrive in and attract more businesses to the community for a better residential tax base. With that said, Hickey stated he would gladly answer any questions they had.

LaBrie welcomed Mr. Laperriere, owner of Mylec.

Laperriere started off by stating there were a lot of frank discussions had with the Town Manager. One point to be made is the TIF states approximately 20 jobs are to be created with no firm definition. From Mylec's point of view, the agreement was for a 40,000 square foot building, not for the current 56,000 square foot building that stands on the plot. Additionally, taxes are broken down by building value, yard item value, and land value. Mylec is only receiving a TIF for the building value unlike other TIFs that include all three value categories. As stated in the past, Mylec cannot control things that go on around us; Kmart and Sears being examples of such, having just filed for bankruptcy and closing several stores. In the past months, many other businesses have filed for bankruptcy as well. Mylec is getting busier, a new receptionist has been hired from Winchendon, business is getting better, and October is shaping up to be Mylec's best month of the year. New customers have also been picked up via internet shopping. Mylec is now packaging for a new customer, and is also looking into creating a line of pet merchandise. Mylec has met all of their requirements and invested more than required in the property. Anywhere from \$10,000 to \$30,000 is spent on landscaping and maintaining of the grounds per the building inspectors recommendation. The company has worked well with the Town and Boards within with no issues, and has tried to be a good neighbor contributing to several organizations in Town as well as partake in the Summer Solstice and Fall Festival. He would like to put this issue to bed tonight, and would love for the agreement to remain as is. If deemed necessary, Mr. Laperriere is willing to increase his tax payment by 3%,

and requested that the job creation portion of the TIF be eliminated; Mr. Laperriere believes this to be more than fair.

Barbaro stated that what bothers him the most is that the Town entered into an agreement with Mylec that was a bad deal for everyone as far as job creation goes. It had stipulations that, down the road, didn't play out the way they should have. We as a town are trying to make an economic based community. The job creation in the TIF went hand in hand with other businesses that were supposed to locate in the Hillview Business Park, but have not. Mr. Laperriere has kept all of his employees and has been building his business. There is no need to interrupt the agreement, as it was made in good faith. The job creation portion of the TIF shouldn't have been included, but Mylec has invested a lot more money and hosts many events bringing people of all ages there. Mr. Laperriere is a good neighbor and has done good things for the community as far as Barbaro is concerned. Winchendon is trying to be pro-business; we don't want other businesses looking at our Board to see that we may change our mind. He believes Mr. Laperriere has done what he can with the exception of job creation. Barbaro thinks the TIF should be left alone, and does not believe it would pass at Town Meeting, putting us right back in the same spot.

Hickey noted that he and the Board have both received a number of letters of support for Mylec.

Mr. Laperriere stated that he has looked at other areas for his business, it is no secret. Fitchburg approached Mr. Laperriere and offered him the use of the rinks in Fitchburg for his tournament. If Mylec so chose, they could expand to 55 teams and make more money in sales and tournaments. But, Mylec is true to what they are, and hope to put a third rink up at Hillview Business Park at some point in the future. Rather than move the tournament this year, Mylec chose to rent the rink at the Winchendon School and keep the event in town. Mylec's goal is to stay in town, but if they need to, they will move their business out of town. At the end of the day, the main focus is the employees. Sales people and other employees of Mylec utilize businesses in town such as the dry cleaners, local auto shops, and even restaurants. Dozens of trucks a day are brought in, and get gas, lunch and coffee locally.

LaBrie noted the letters of support for Mylec state that no changes should be made to the TIF agreement. She thanked those who took the time to write; and although she may not always agree with what people have to say she appreciates the input and inquiries.

Anderson stated that it is her understanding that the Board and Hickey believe there shouldn't be an employment clause in future TIF agreements to which LaBrie added that Tracy Murphy, Director of Planning and Development, agreed with. Anderson then added that perhaps a clause requiring local hires be put in the agreement rather than a number of hires.

LaBrie stated that there are so many outside factors in the economy. If it is something that could be more controlled by the entity then she would be more comfortable with it.

Laperriere stated that the job requirement portion of the TIF is murky; he did some research on other TIFs in the area and noted that all or most of the job creation never came to fruition and it was realized that it is tough to put a number within the agreement when no one can forecast the economy. Mylec could not stay in the building they were in previously and chose to invest over \$5,000,000 and stay in Winchendon; a break needs to be had somewhere. In the long run, the Town will make more tax revenue.

Anderson stated that Winchendon does want to be pro-business, as it helps the resident's tax base.

Hickey stated that Winchendon is in competition with other communities as far as hosting Mylec. A TIF agreement makes Winchendon more attractive to be more financially secure and to have a multimillion dollar building in town. We certainly are not collecting the full amount that would have been paid if Mylec did not receive a TIF. At this point, there are a few other businesses interested in holding business at the Hillview Business Park. It has now been six or seven years since Mylec has been housed there and they have paid \$100,000 in taxes to the Town that we would not have received if Mylec chose to do business outside of town. The challenge Winchendon has is a lack of commercial development. Mr. Laperriere's offer of a 3% increase in

his tax payments is generous, but only comes out to around \$1,200 or \$1,300. Hickey stated he does not believe the offer is worth bringing to Town Meeting in May with a chance of failing.

Sam Aidonidis, an employee of Mylec, came forward to show support for the TIF and Mylec. He stated that if Mylec wasn't in town many would lose their jobs, and companies such as Mr. Aidonidis' would not be doing business in town. He spoke of the heavy competition with manufacturing overseas, and as a service oriented economy it is rare to see companies manufacturing such as Mylec. Whatever can be done to ensure businesses profits and expansion should be done, everyone benefits.

Rick Lucier of Maple Street came forward and provided numbers he had gathered from newspaper articles. Mr. Lucier misunderstood the breakdown of payments, believing that the assessed value of the property was due in taxes. He continued on stating that he believed Mylec was not compliant with their TIF agreement and disagreed with Hickey when he noted that the numbers in front of him were different than the ones Mr. Lucier was providing. Hickey also added that to Mr. Lucier's opposition, there were no numbers listed in the agreement.

Danielle LaPointe came forward to counter Anderson's point. She stated the section in the agreement, found on page 2, "Now, therefore, in consideration of the mutual promises of the parties contained herein and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledge, the parties hereby agree as follows: 1. The land which is the subject of the TIF Agreement shall be the Property. 2. A Tax Increment Financing Exemption (the "Exemption") is hereby granted to the COMPANY by the TOWN in accordance with Chapter 23A, Section 3E; Chapter 40, Section 59; and Chapter 59*, Section 5 of the Massachusetts General Laws. The Exemption shall be for a period of 20 years (the "Exemption Period"), commencing on July 1, 2011 and ending June 30, 2031, and shall provide an exemption from taxation on the value of all improvements on the Property. The Exemption shall be calculated as follows: In the first year of the Exemption Period, ninety percent (90%) of the value of the existing improvements shall be exempt from taxation. The exemption schedule shall thereafter decrease as indicated below:" Anderson asked if the TIF remains as is, does she believe the Town would not be in violation of the responsibility of managing the TIF to which Ms. LaPointe said her take on the wording is Mylec has a total of 20 years to create the amount of jobs required within the TIF. There is no timing spelt out for the creation of the beginning of the exemption period.

Kelly Beauvais came forward in support of Mylec. She wanted to bring to the Board's attention how much Mylec does for the community. She stated Mylec is a national deck hockey center, and her son has been playing hockey there for seven years now. Mylec offers hockey for all ages and if they leave town it is one less thing that our kids will lose the ability to partake in, just like Pop Warner and the declining little league in town.

Mr. Laperriere commented on Ms. Beauvais' involvement with a Mylec based organization of teams called the Mylec Mustangs. These teams will compete in tournaments of all levels. This organization will bring more people to town as the teams consist of people from surrounding communities such as Hubbardston, Athol, Barre, Gardner and Templeton. It is another positive step for the town and the facility as well.

Anderson stated that she understands Mylec is an asset to the community. She is just ensuring that she wants to protect the best interest of the Town and its businesses. Legal documents must be accurate and adhered to. Additionally, Anderson stated she has faith in the voters and would not be afraid to take the agreement back to Town Meeting.

Cyganiewicz asked Hickey if the TIF went to Town Meeting and was approved would the vote taken be on just the amendments or on the TIF as a whole. Hickey replied it would only be the change in the TIF that the voters would be voting on.

After further discussion a motion was made.

Barbaro moved to take no action at this time, seconded by Cyganiewicz with a vote of all ayes.

8.2 Request by Resident to Waive Past due Property Taxes on 75 Prospect St.- John Vaillancourt of 306 Central Street came forward to represent his request to waive the past due property taxes on 75 Prospect Street.

LaBrie asked if anything has changed since they last spoke with him.

Mr. Vaillancourt said he spoke with Town Counsel regarding the property and was told because the Department of Revenue was involved in the property it will be quite difficult to forgive the taxes.

Hickey stated that when we last spoke with Mr. Vaillancourt a few things were asked of himself and Mr. Vaillancourt. Hickey was asked if the Town had any responsibility as far as the rodent issue within the property. After speaking with James Abare, Town Health Inspector and Health Agent, Hickey was informed that it is the heirs' responsibility to take care of the property since the owner is deceased. Hickey also noted that Donna Spellman, the Town Treasurer, has stated that we as a Town have not adopted the 50% interest break as discussed in the last meeting. Additionally, the Town does not have the ability to offer the property for anything less than is legally required by the tax title. The Tax Title Attorney has offered a payment plan to Mr. Vaillancourt for over a period of five years, but at this point the property is not worth it, no disrespect intended. Things are further complicated if the Town obtained the property and auctioned it off; the successful bidder cannot be a prior owner of the property or heir to anyone who is paying on property taxes or other charges. He stated he understands and respects what Mr. Vaillancourt is trying to do here, but the Town does not own the property and we do not have the ability to do anything more than potentially agree to a payment plan to reduce the amount owed on the property. It has been approximately 25 years since a payment has been made. The amount owed just does not make it feasible.

LaBrie stated as we are not able to waive the interest she is unsure what the Board can do for Mr. Vaillancourt.

Mr. Vaillancourt stated the Town Attorney said the Town could forgive up to 50% of the interest owed on the property, but even so a payment plan on that amount would be \$5,000 a month, and just as Mr. Hickey said it is not worth it. Mr. Vaillancourt continued stating that the town will not recoup the losses, and he is willing to pay a total of \$25,000 through a payment plan with the town. As the Department of Revenue is involved and is aware of the poor conditions of the property it will have to be auctioned off. He is still quite interested in the property and is looking for any suggestions the Town Manager or Board may have.

LaBrie stated that there is no way out of this predicament.

Barbaro added that at this point there isn't anything we (the Board) can do. The house will be taken by the Town sooner or later; it is one of the biggest delinquents in town.

LaBrie stated that in the past decade the auctioning of properties has not been budgeted for.

After further discussion was had regarding the auction of properties and the tax title process, Mr. Vaillancourt asked if the property went to auction and was not purchased if there was any way the Town could work with him on obtaining the property.

Hickey replied based on law that he had recited earlier; there may be challenges in doing what Mr. Vaillancourt is looking to do. If we cross that bridge, it would be something we can ask questions on.

7.5 Review of Town Manager's FY18 Goals and Discussion on Process of Setting FY19 Goals or Establishment of FY19 Town Manager Goals and Objectives- Hickey stated the goals set for him last year have helped him and his staff to work in one direction. He is hoping the Board can take the time in the near future to set more goals for him so he can then embark on and try to complete them.

LaBrie complemented Anderson on the layout she created for the goals from last year, and asked that the Board take the time to make any adjustments to the current goals and submit them to her by November 1st. to be part of the November 5th meeting.

9. **TOWN MANAGER'S REPORT:**

1. **Financial Updates-**

- a. There are no financial updates this week.

2. **Personnel Updates-**

- a. Wastewater Plant Operator Dave Letendre retirement date effective November 1, 2018. He will be replaced by Todd Parsons start date on October 29, 2018.
- b. Carlene Breen was hired to fill the Public Works Executive Secretary position. Carlene begins on Monday, October 29th.

3. **Project Updates-**

- a. The solar array at 580 River Street has been energized. The Town will begin receiving PILOT payments during the second half of Fiscal 2019. Their first year payment is \$12,000 and increases 2.5% annually for twenty years.

Hickey added he believes the solar array should be energized this week.

4. **Miscellaneous Updates –**

- a. There was a question raised by the Board at the September 24th meeting regarding the use of credit cards. Credit cards are accepted when paying on the Town website for a personal property, real estate, and water/sewer or excise tax. Fees are included with the website transaction. Using a credit card for payment at the Town Offices is not allowed due to the fees charged by credit card companies.
- b. The Public Employee Committee met to review a proposal received from MIIA to provide employee and retiree health insurance. The rates offered by MIIA were consistent with the anticipated rates from the GIC. Some additional research is going to be completed over the next 30 days but I expect the Town to remain with the GIC for the next two years.

Additionally Hickey noted that the school teachers' union provided information for their union members. It appears as though there is more of a risk to move rather than stay within the GIC as their rate increases are lower. If the Town were to switch it would be as a whole pool. The Insurance Advisory Committee will meet again in the next month or so to decide if they are going to stay with the GIC no later than December 31st. Unfortunately, Winchendon is not the most attractive group due to our loss ratio for other pools to be offering insurance to.

- c. Building Commissioner Geoff Newton is working with legal counsel to craft and deliver a dangerous building determination letter to the owner and property manager. Once served later this week the owner of the property will then have until noon the day after service to commence demolition. If the owner fails to commence demolition, the Town has the right to perform the demolition and lien the property for its costs. Legal counsel recommends the Town obtain an emergency court order before commencing demolition.

Hickey added his impression is the Town will have to absorb the cost as a lien and take over the property. The catwalk appears to be structurally stable but if something was to happen to the building, the walkway could collapse. We are going to find out what the Town will be charged to demolish the building and fence of the property.

Anderson asked if there is still a property manager to which Hickey replied yes, and he has been somewhat cooperative. He requested an emergency court order be issued to him. If no work begins on the property after 24 hours of being issued the court order, the Town will commence demolition. We have received many calls and concerns so we are trying to address it.

10. **MINUTES:**

10.1 Thursday, Sept. 27, 2018 Regular Meeting

Anderson moved to approve the minutes as presented, seconded by Cyganiewicz. Barbaro abstained, all others aye.

10.2 Thursday, Sept. 27, 2018 Emergency Executive Session Meeting

Anderson move to accept and release the Executive Session Minutes of Thursday, September 27, 2018. Motion seconded by Cyganiewicz. By roll call Cyganiewicz aye, Anderson aye, Barbaro abstained, and LaBrie aye, the motion passed.

10.3 Thursday, August 23, 2018 Tri-Board Meeting Attendance Correction

A member of the Finance Committee was noted present but was absent. The minutes are before you to amend the attendance section only.

Anderson moved to accept the corrected minutes as presented, seconded by Cyganiewicz with a vote of all ayes.

11. **COMMUNICATIONS:** LaBrie received an invitation to attend and speak at the Veteran's Day Service at the Veteran's Cemetery in Town. She is unable to make the service and asked if any other Board member would be willing to take her place. LaBrie stated that this year marks the 100th anniversary of World War 1.

12. **AGENDA ITEMS:**

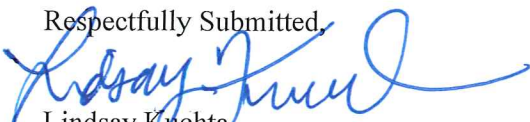
12.1 Discussion on November and December Board Meeting Schedule-The Board will hold a short meeting October 29, 2018 prior to the Special Fall Town Meeting. The Board will meet on the 5th and 19th of November and on the 3rd and 17th of December.

13. **EXECUTIVE SESSION:** There was no Executive Session held this evening.

14. **ADJOURNMENT:**

Cyganiewicz moved to adjourn the meeting, seconded by Barbaro with a vote of all ayes. The meeting adjourned at 9:15 PM.

Respectfully Submitted,



Lindsay Kuchta
Recording Secretary

