

Community Center Usage

Annual Town Meeting

12 May 2014

Community Center Activities May 2013 through April 2014

- **Senior Activities**
 - Exercise: 104 classes, 31 seniors avg., 1273 participants
 - Educational: 60 classes, 28 seniors avg., 402 participants
 - Amusement activities: 48 events, 8 seniors avg., 384 participants
 - Lunches & Parties: 7 events, 30 – 62 seniors, 364 participants
 - Health/Wellness: 5 events, 18 – 80 seniors, 156 participants
 - **Total events: 224 events, 2579 total participants (duplicated)**
- **Alternative space for town board/committee meetings**

Community Center Activities

Looking to the Future

- **New lunch program** (formerly provided by Boxborough Neighbors): 10 months, 45-50 seniors, 450 – 500 participants
- **Fitness classes** (formerly held in private studio), 120 classes annually, 18 seniors avg., 2160 participants
- **Potential new programs:** COA analyzing responses to recent senior questionnaire
- **Possible “office”** for part-time social worker (on 2014 ATM warrant)

Community Center Activities

Potential Alternative Locations

- **Boxborough Library:** Library serves many groups in our community; opportunities for more senior activities very limited
- **Town Hall:** Senior activities can cause considerable impact on town hall business and use of Grange room for meetings
- **Conclusion:** Neither Library nor Town Hall can support activities held at Community Center

Community Center Activities

- **Bottom Line**

- Use of Community Center enables the COA to provide a rich and diverse array of programs for a rapidly growing Boxborough senior population
- In addition, provides additional meeting space for use by town boards and committees

Town of Boxborough

Compensation & Classification Plan
2013-2014

Personnel Board

- Anne Canfield, Chair
- Susan Bak
- Sheila Bauer
- Pat Flanagan
- Becky Neville

Process

- Hired Human Resource Services, Inc
- Market Survey of 17 Towns
- Non-Union positions: Town Hall, DPW and Library

Bolton	Boxford	Carlisle
Essex	Groton	Hamilton
Harvard	Littleton	Merrimac
Middleton	Sherborn	Southborough
Stow	Topsfield	Upton
Wenham	West Newbury	

Process

- Personnel Board recommended Compensation Plan in the 50th Percentile
- Market Survey Data Fiscal Year 2014
- Survey: Average, Median, 75th , & 90th Percentile

Rating

- Knowledge, Training, and Education
- Problem Solving
- Experience
- Interactions w/ Others/Customer Service
- Confidentiality
- Occupational Risk
- Supervision Received
- Supervision Given
- Judgment & Initiative
- Accountability

Current versus New Plan

Current Plan

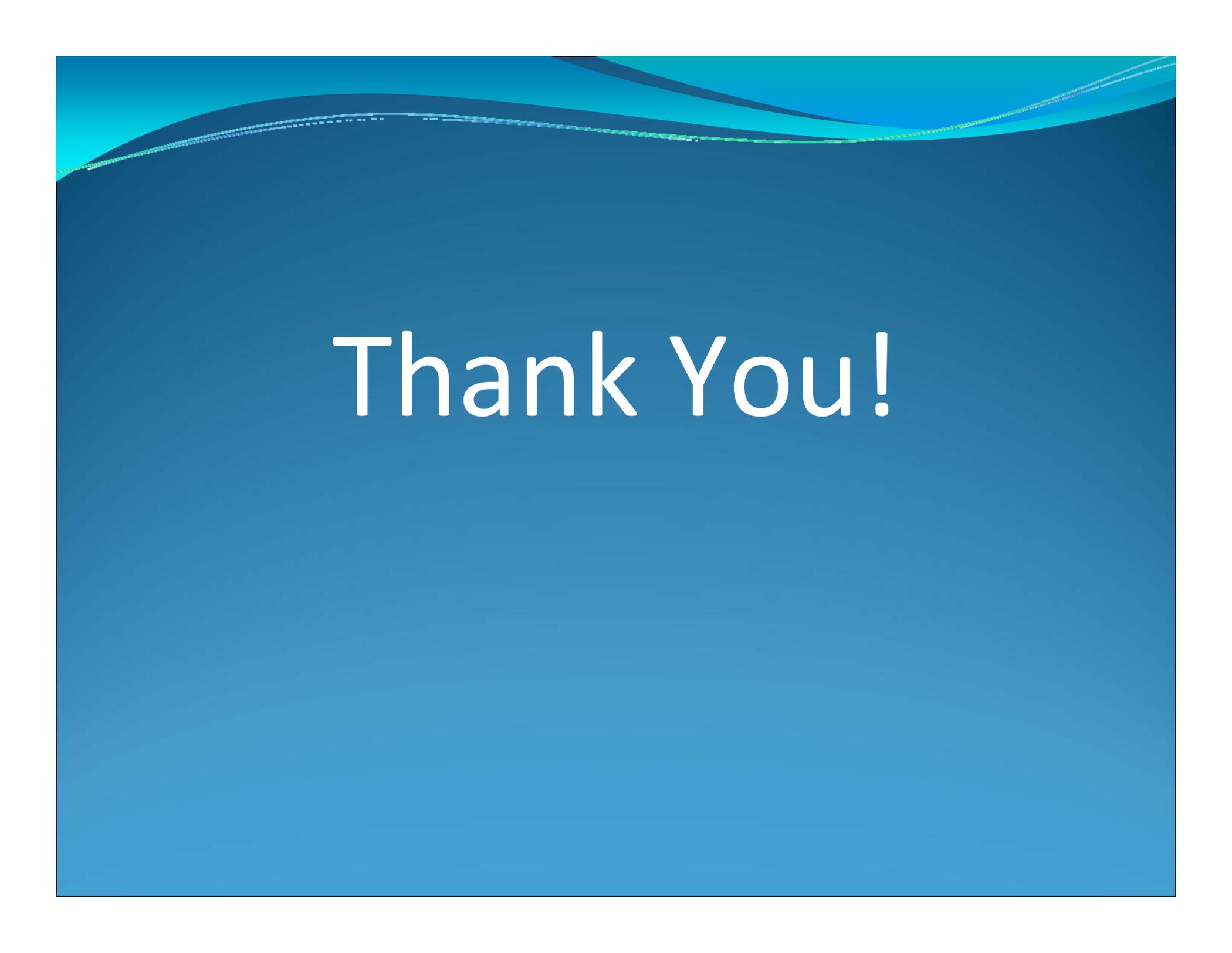
- 6 Salary Grades
- 11% between SG
- 8 Steps
- 3.5% between Steps
- Salary range 25%

New Plan

- 7 Salary Grades
- 10% between SG
- 9 Steps
- 2.5% between Steps
- Salary range 22%

Recommendations FY2014

- Retroactive implementation Fiscal 2014
- Place non-union employees in the next highest Step to current rate of pay
- Cost to the Town absorbed in the FY 2014 budget approved May 2013 ATM



Thank You!

ACTON-BOXBOROUGH REGIONAL SCHOOL COMMITTEE



Boxborough Annual Town Meeting
Commencing May 12, 2014

New Superintendent Glenn Brand

- 20 years in Education
Experience in Canada &
Massachusetts
- Assistant Superintendent
for Administration and
Finance - Sharon Public
Schools
- Principal, Assistant
Principal & Teacher



Thank You Dr. Mills



- 36 Years in Education
- Acton-Boxborough
2009 – 2014
- “High quality instruction
for every student in every
classroom every day”
- Thank you and good luck!

AB Regional High School Rankings



**10th
Best**

STEM
High
School in
the US

**2nd
Best**

School
District in
MA

**1st in AP
Scores**

**2nd in
SAT
Scores**

**State
Champs**

21 out of
the last 22
years

ABRSD Highlights

- 1 of only 14 Districts in U.S. Named a Green Ribbon School District
- Received Healthier U.S. Challenge Award
- 12 Students National Merit Scholarship Finalists
- HS Trivia Team Competing in HS Quiz Show
- Student Written Play “Paper Stars” State Finalist at MA Theatre Guild State Festival
- HS Band Awarded Best International Band at Ireland’s St. Patrick Day Festival and Parade
- Blanchard Band Receives Gold Medal at MICCA

Acton-Boxborough Regional School District

Expanded Region effective July 1, 2014

Six Elementary Schools, One Junior High
School, One High School

Total Regional Budget – \$76,003,826

Boxborough Assessment – \$10,594,577

17.57% of Total Regional Assessment

Financial Benefits from Regionalization

Additional Transportation Aid	\$550,589
Staff Regionalization Savings	<u>\$416,454</u>
TOTAL	\$967,043*

*Does Not Include \$139,000 in new Regional Bonus Aid

ABRSD FY'15 Operating Budget

\$416k Regionalization Staff Savings

Superintendent Salary Cut	(\$164,625)
Business Manager Salary Cut	(\$92,244)
Business Office Secretary Salary Cut	(\$22,846)
SpEd Secretary Salary Cut	(\$22,845)
Contracted Services Cut	(\$35,000)
Assistant Principal Cut (.5 FTE)	
& Principal Addition – Reduction & Increase, net:	\$61,453
Clerk/Receptionist Cut	(\$36,424)
Tech Support Salaries - Data Entry Position Cut	(\$25,000)
Teacher – Art	\$7,872
Teacher - Phys Ed Cut	(\$47,623)
Cafeteria Manager Cut	(\$39,172)
	(\$416,454)

ABRSD FY'15

Operating Budget (in thousands)

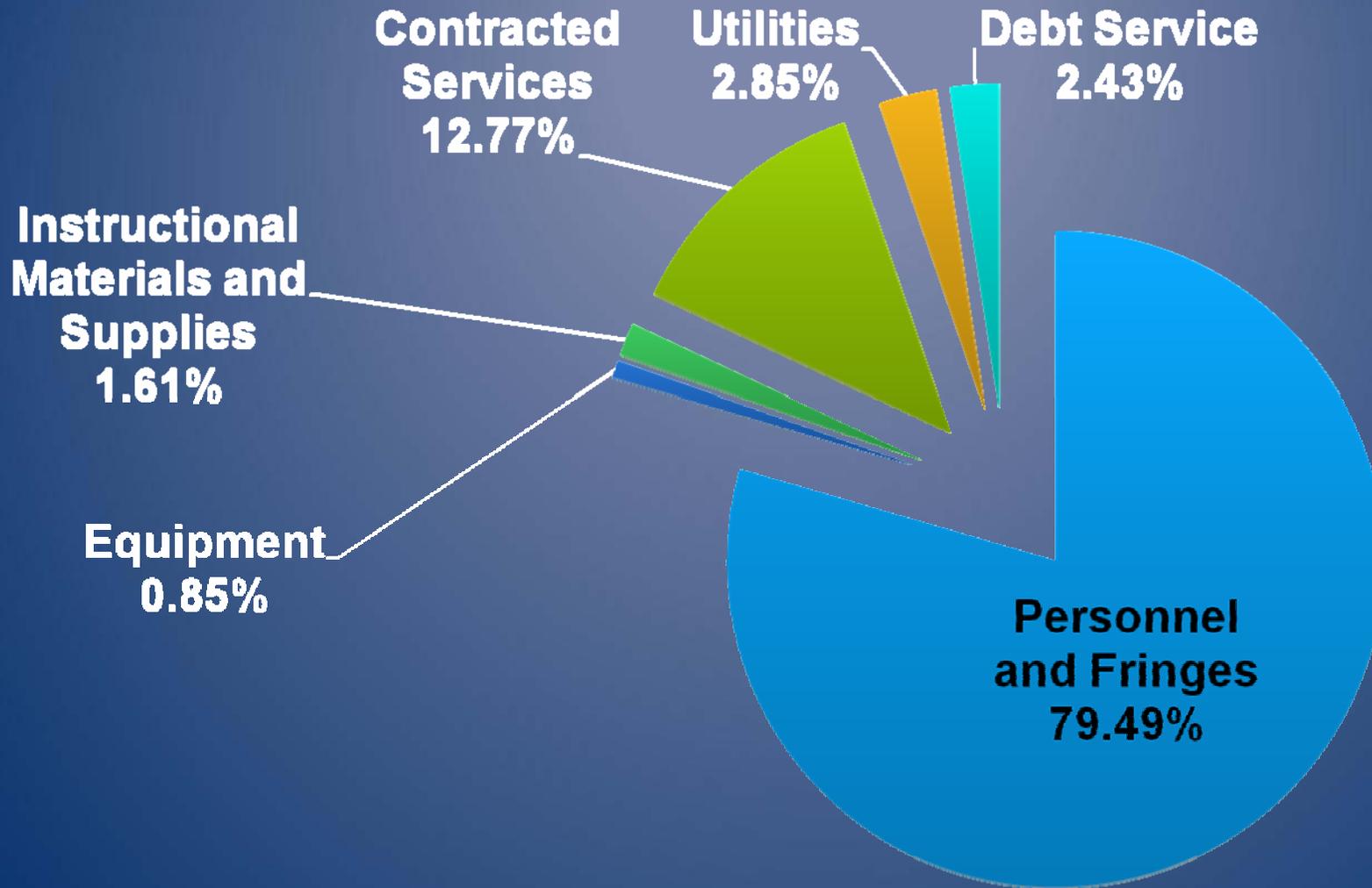
	A-B
FY'15 Budget	\$76,003
FY'14 Final (Constructed)	\$74,237
\$ Change from Final FY'14	\$1,766
% Change from Final FY'14	2.38%

Budget Analysis

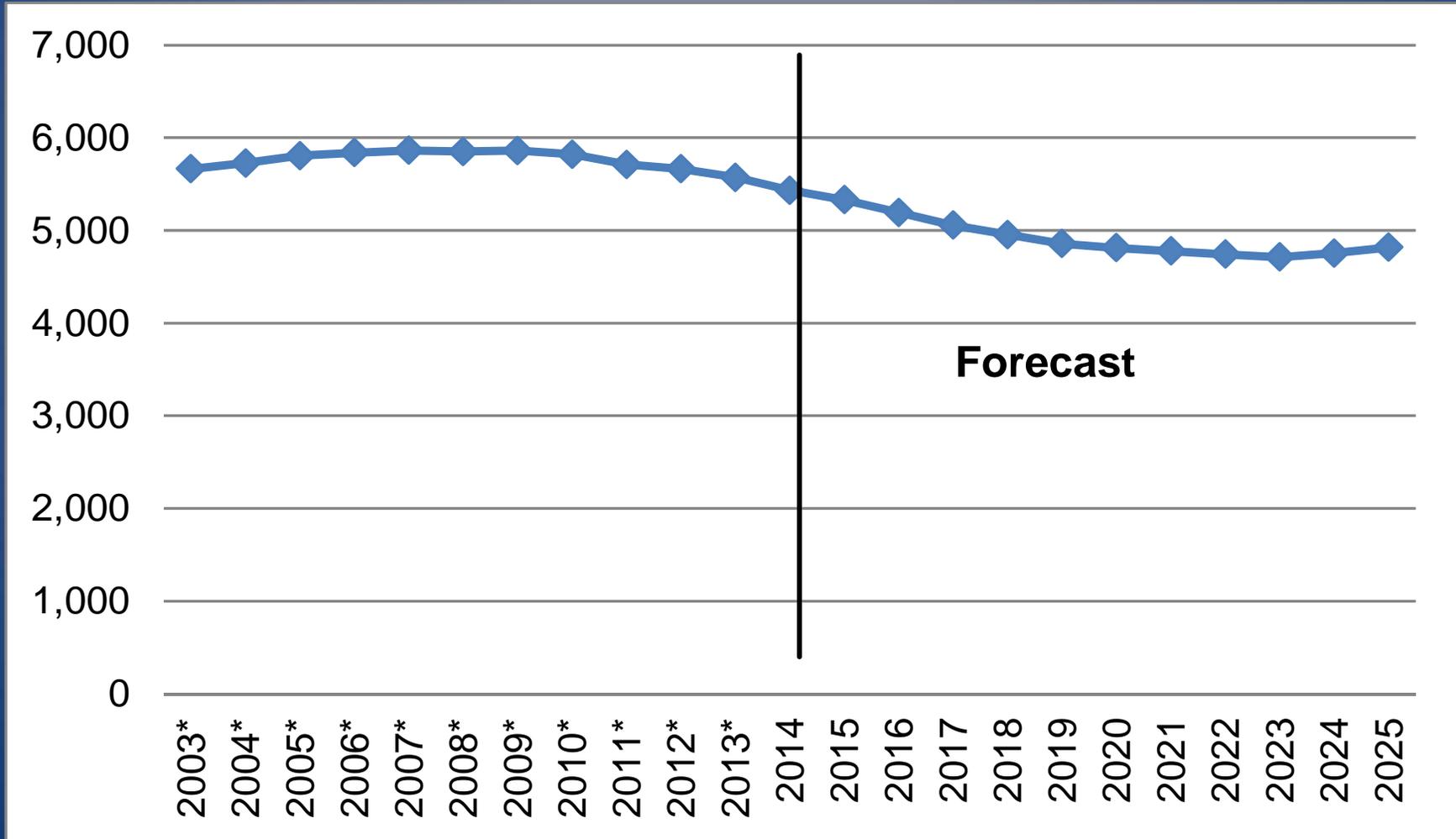
Budget Drivers (in thousands)

- Total Budget Increase \$1,766k 2.38%
- CASE and Out of District
Tuition Increase \$1,068k 1.44%
- OPEB Increase \$130k .17%

ABRSD Budget Categories FY '15



Total Regional Enrollment



New Principal at Blanchard Mr. Dana Labb



- 11 Years in Education
- Principal of West Street Elementary School Southbridge, Ma

Dr. Curtis A. Bates

40+ Years as an Educator

1973-1989 Chaffins
Elementary School,
Holden, MA,
Teacher - Grades 2-
3, Reading Specialist

1999-2006
Chelmsford Public
Schools Principal -
Harrington
Elementary (7 yrs)
McCarthy Middle
School (2 yrs.)

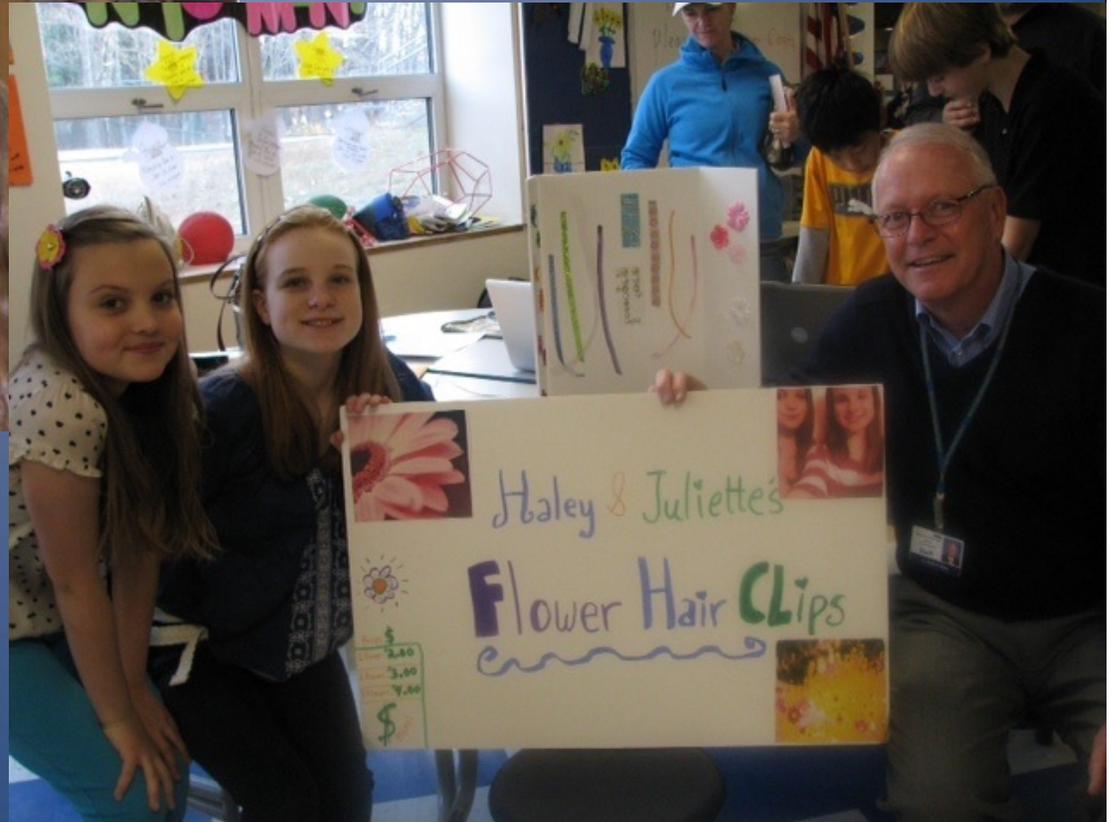
2010-
Present Superinten
dent/ Director of
Curriculum/
Principal/
Boxborough Public
School

1989-1999 Principal
- Shaker Lane
Elementary
School, Littleton,
MA

2006- 2010
Superintendent /
Director of
Curriculum
Boxborough
Public School



Thank You and Good Luck Dr. Bates!





FinCom Presentation

Annual Town Meeting

May 12, 2014

Presentation Overview

- **FinCom – Roles and Budget Goals**
 - **Selected Town Data**
 - **FY2015 Budget**
 - **Warrant Articles**
 - **Capital Plan**
 - **Cash & Liabilities**
 - **Concluding Remarks**
-

FinCom Role

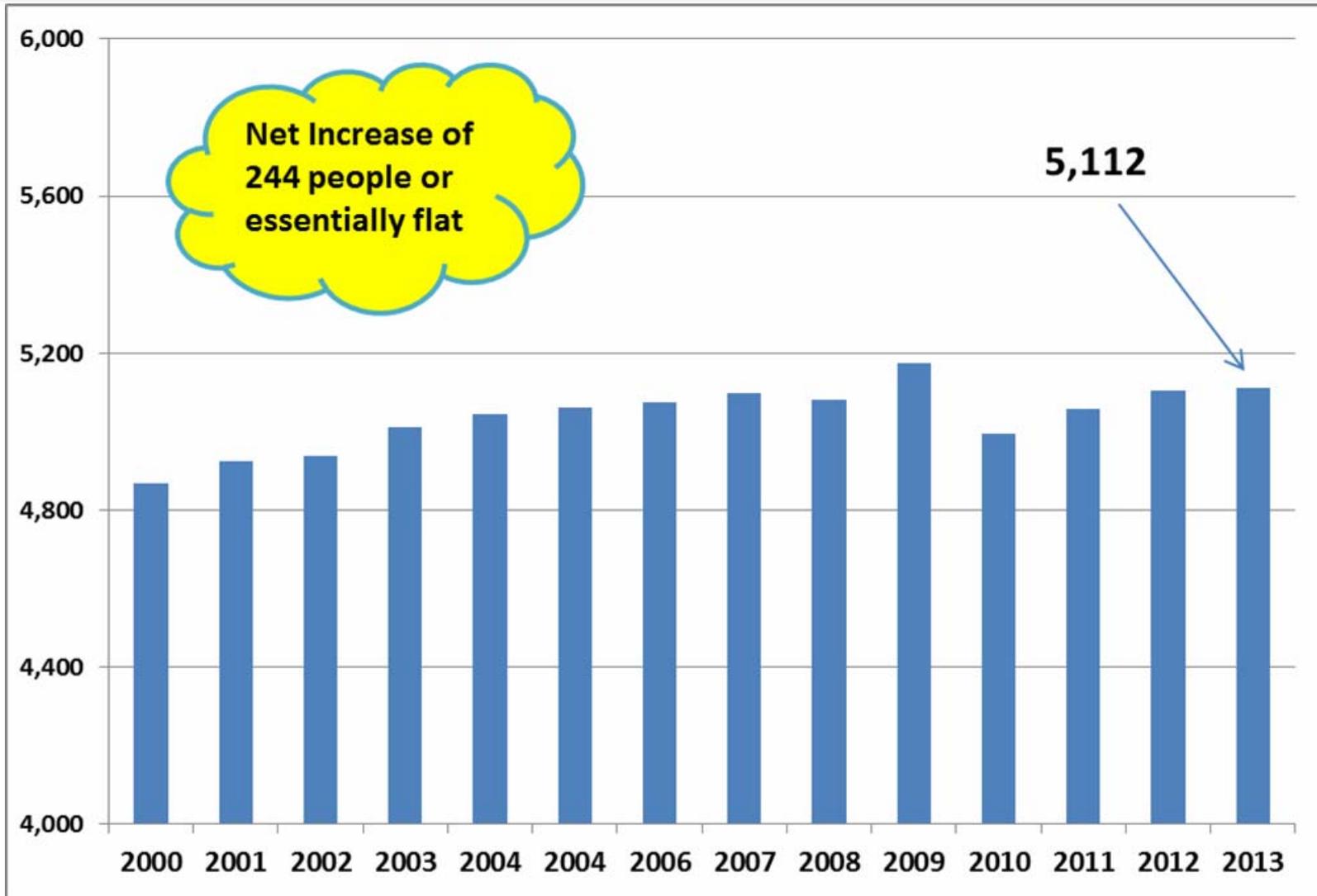
We represent the taxpayers of Boxborough in the ongoing operations of the town

- **Responsible for receiving and analyzing budgets from Department Heads**
 - **General financial oversight of all town matters and short/long-term financial planning**
 - **Present a Balanced Budget to Town Meeting**
-

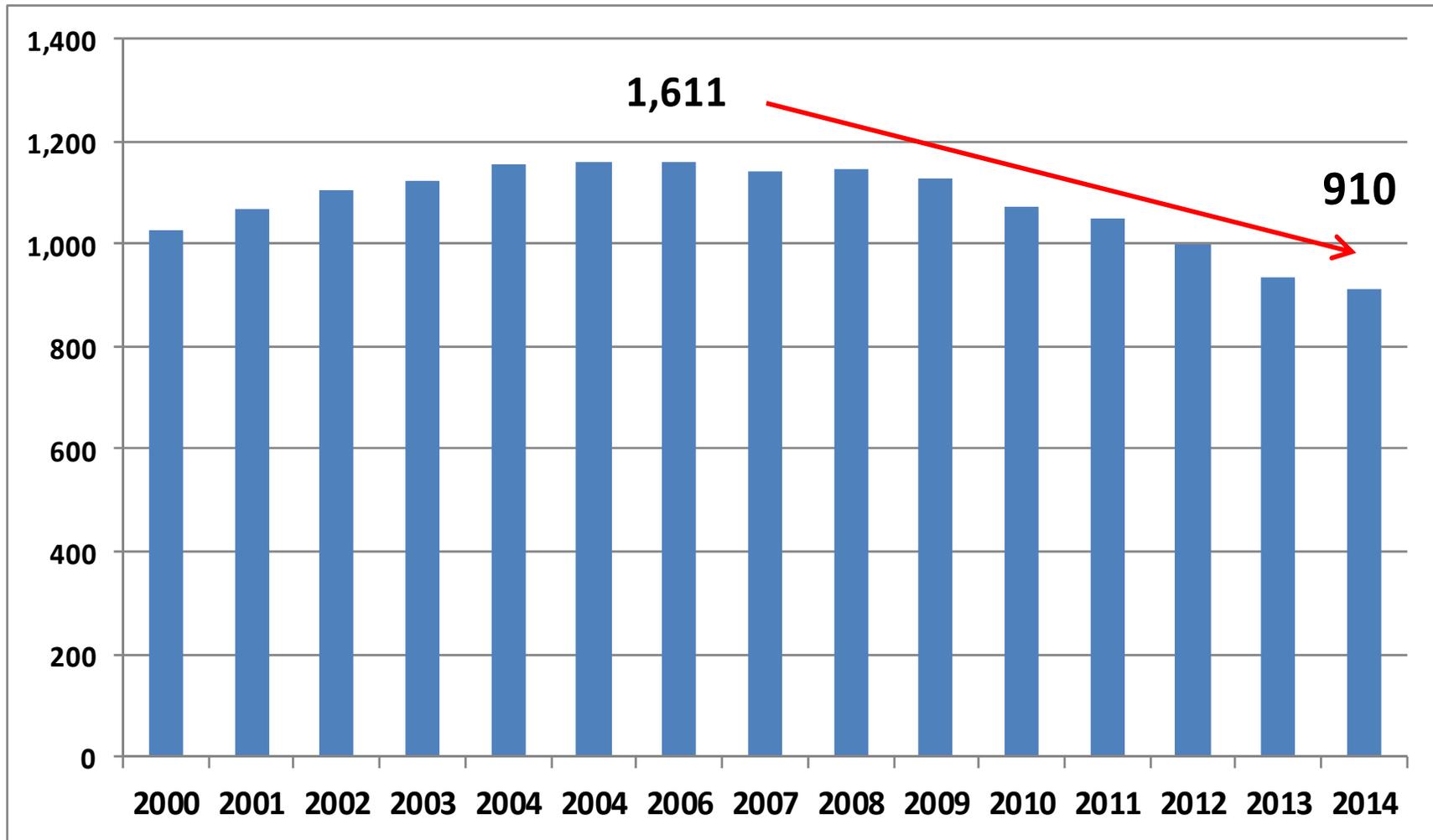
FY2015 Budget Goals

- **Level fund the operating budget - no automatic 2.5% increase**
 - **Maintain Services within a level operating budget**
 - **Manage Long-Term Debt via Capital Planning Process**
 - **Adhere to Financial Policy Guidelines**
 - **Address Unfunded retiree health liabilities**
-

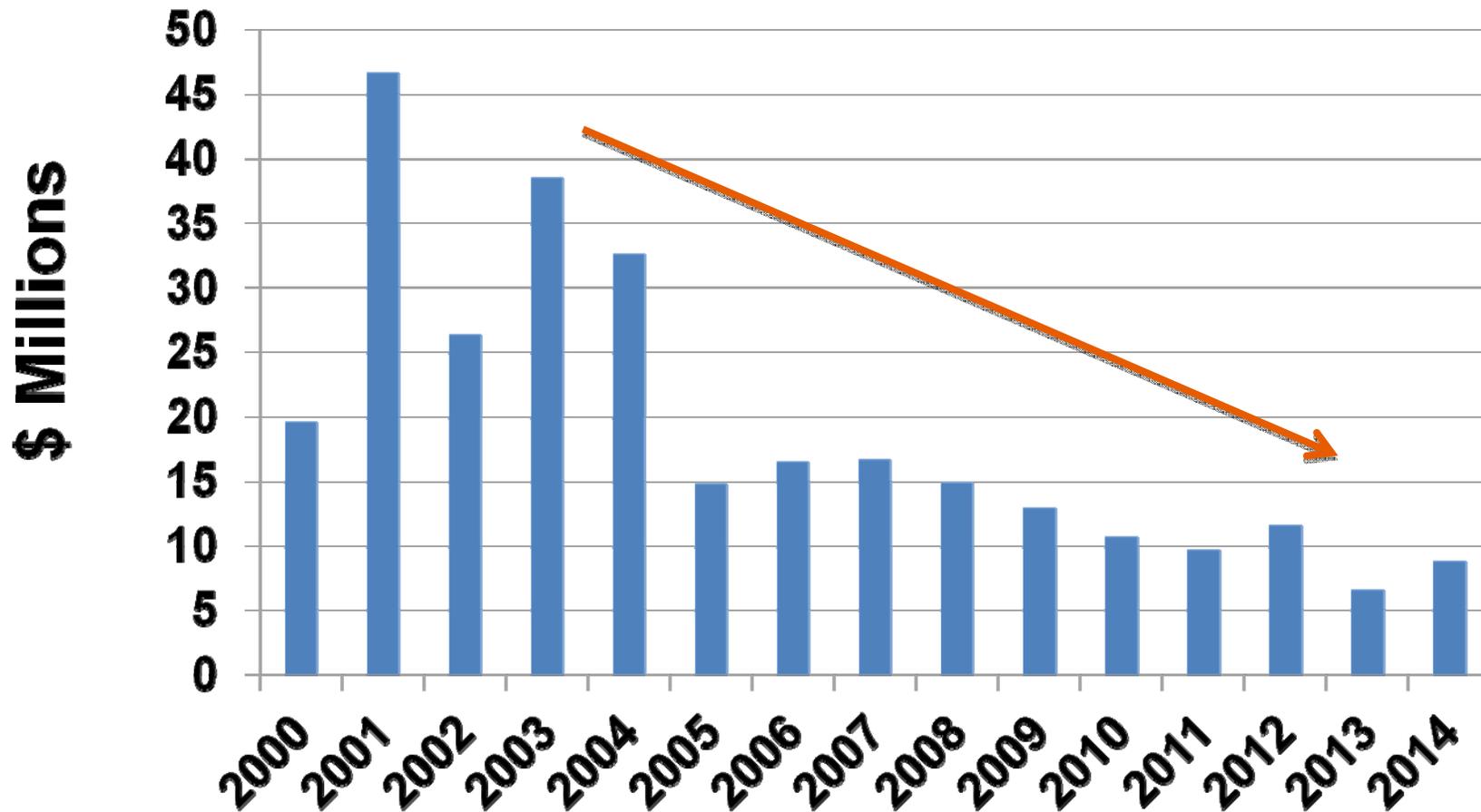
Population Trend (2000- 2013)



K-12 Enrollment (2000-2014)



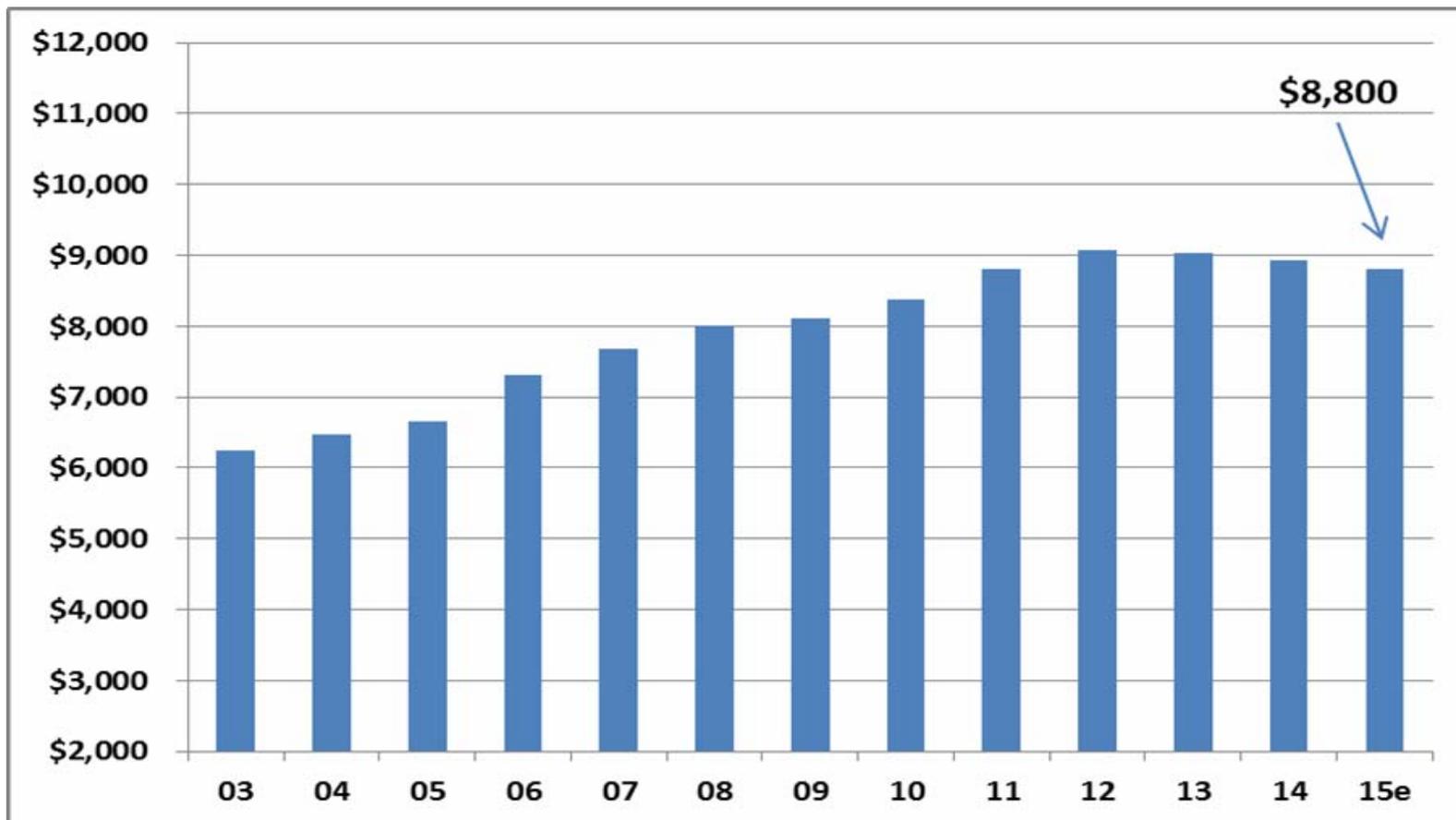
New Growth (2000 – 2014)



Source: MA DOR

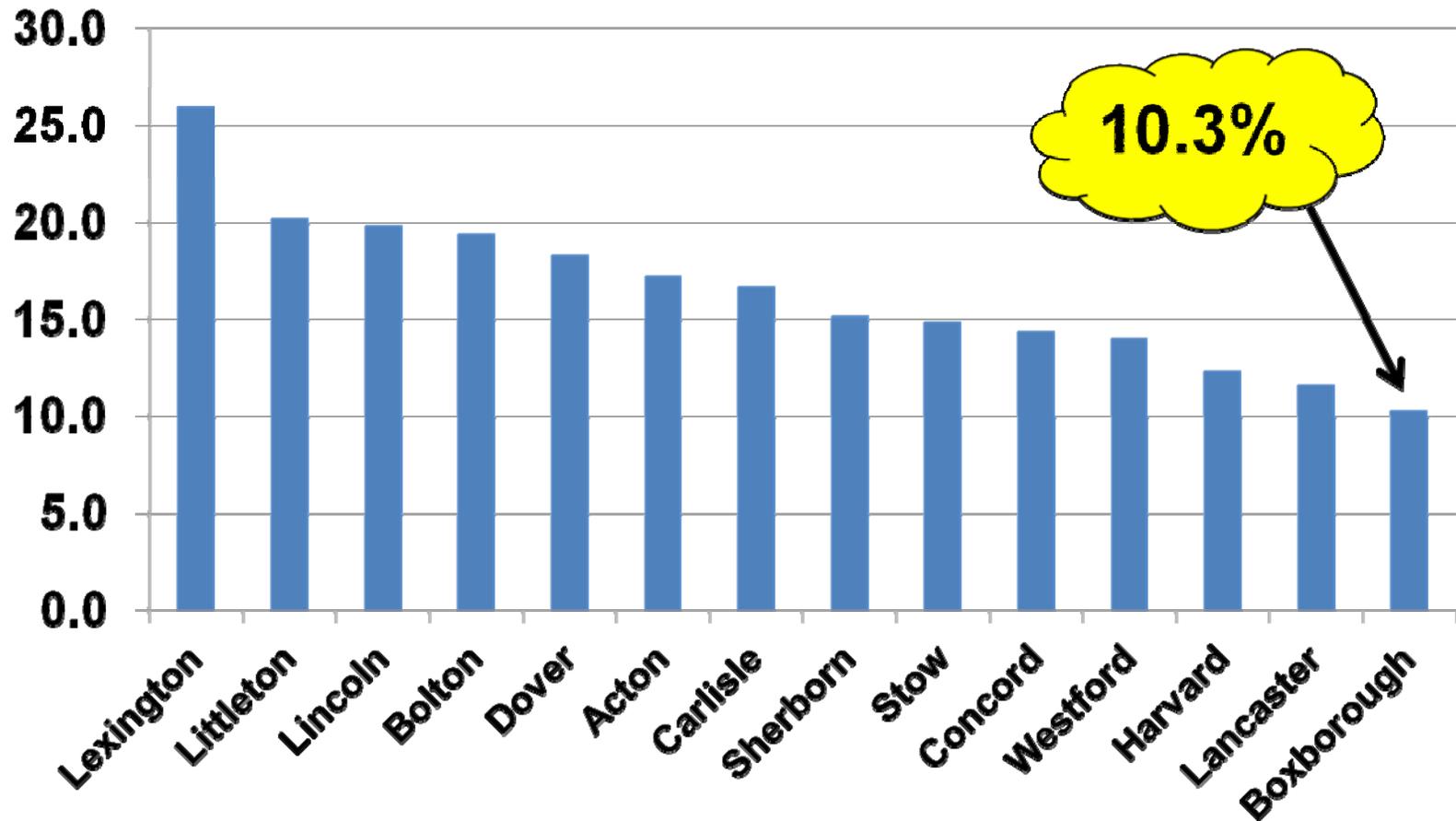
Average Single Family Tax Bill

We are presenting a budget that will reduce the average tax bill for a third year in a row



Comparison – Average Tax Bills

Percent Increase in Family Tax Bill
from 2009 – 2014 excluding CPA



FY15 Budget Overview - Summary

<i>in thousands</i>	FY 14B	FY 15B	\$ AMT	PCT
Operating Budget	\$19,630	\$17,931	(\$1,698)	-8.7%
Warrant Articles	\$1,050	\$2,108	\$1,058	100.8%
Grand Total	\$20,680	\$20,039	(\$640)	-3.1%

FY15 Budget Overview - Summary

<i>in thousands</i>	FY14B	FY15B	\$ AMT	PCT
Expenditures				
Operating Budget + Warrant Articles	\$20,680	\$20,039	(\$640)	-3.1%
Revenues				
Tax Levy	\$16,643	\$16,284	(\$359)	
Local Receipts/State Aid/Other	\$3,306	\$1,717	(\$1,588)	
New Borrowing	<u>\$585</u>	<u>\$1,472</u>	<u>\$888</u>	
Total Revenue	\$20,533	\$19,473	(\$1,947)	-5.2%
Shortfall covered by reserves	(\$146)	(\$566)	(\$420)	

FY15 Operating Budget

Before reviewing the budget it is important to keep the following factors in mind

- **Expanded Regionalization**
 - **Department Head and non union wage adjustments based on salary survey**
-

Expanded Regionalization

<i>In thousands</i>	FY 14B	FY 15B	\$ AMT	PCT
Blanchard	\$5,798	\$0	(\$5,798)	-100.0%
ABRSD Assessment	\$5,569	\$10,358	\$4,789	86.0%
Debt, Insurance, Legal	\$408	\$370	(\$38)	-9.3%
Benefits	\$2,073	\$1,256	(\$817)	-39.4%
Total Operating Expenses	\$13,848	\$11,984	(\$1,864)	-13.5%
Less Chapter 70 Funds	(\$1,553)	(\$224)	\$1,329	-85.6%
Net Regionalization Impact	\$12,295	\$11,760	(\$535)	-4.4%

FY15 Operating Budget Select Departments

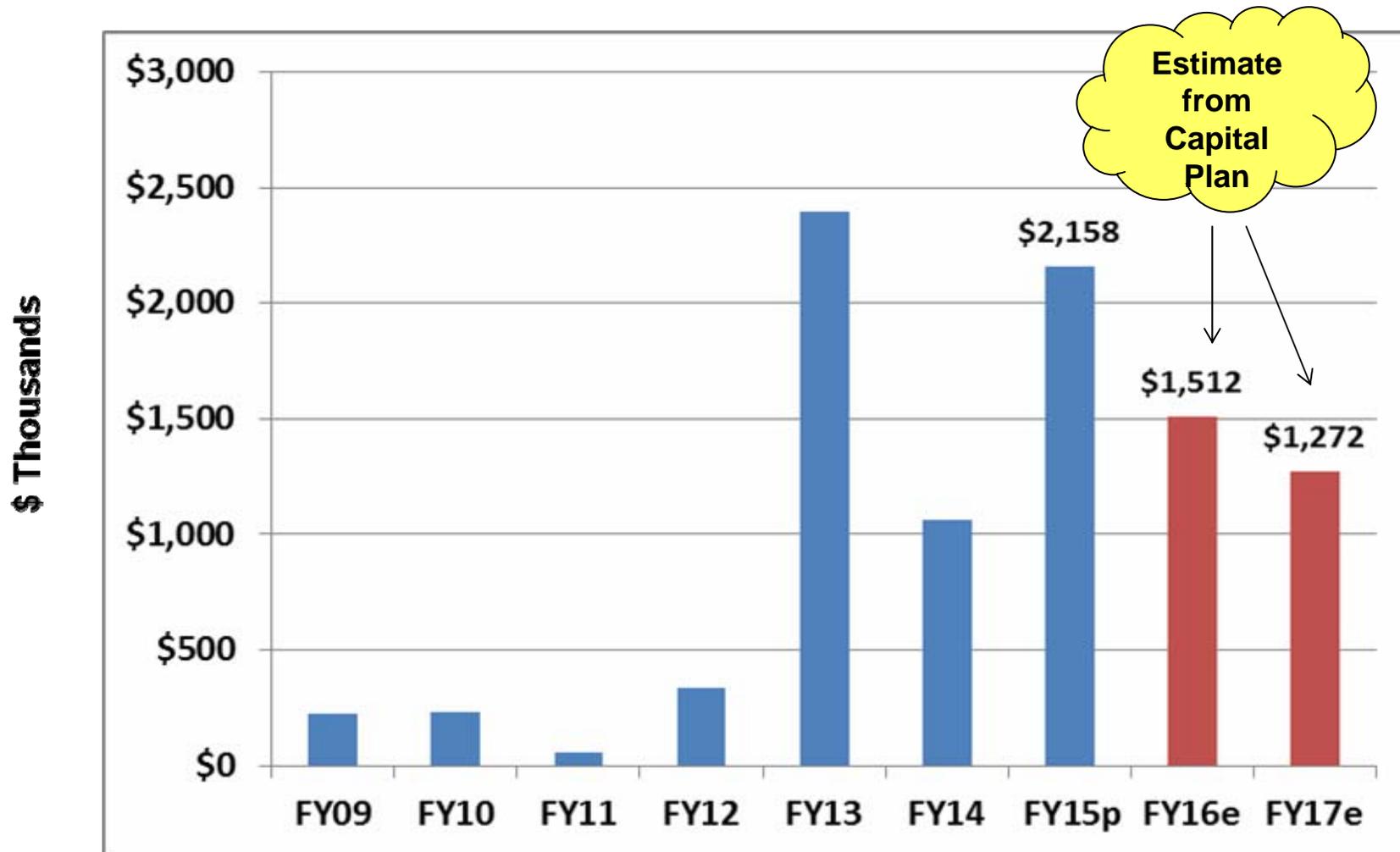
Department	FY 14B	FY 15B	\$ AMT	PCT
Police	\$1,093	\$1,145	\$52	4.8%
Dispatch	\$286	\$286	\$0	0.0%
Fire	\$845	\$869	\$24	2.8%
Public Works	1,015	\$1,038	\$23	2.3%
Library	\$323	\$333	\$10	3.1%

In thousands

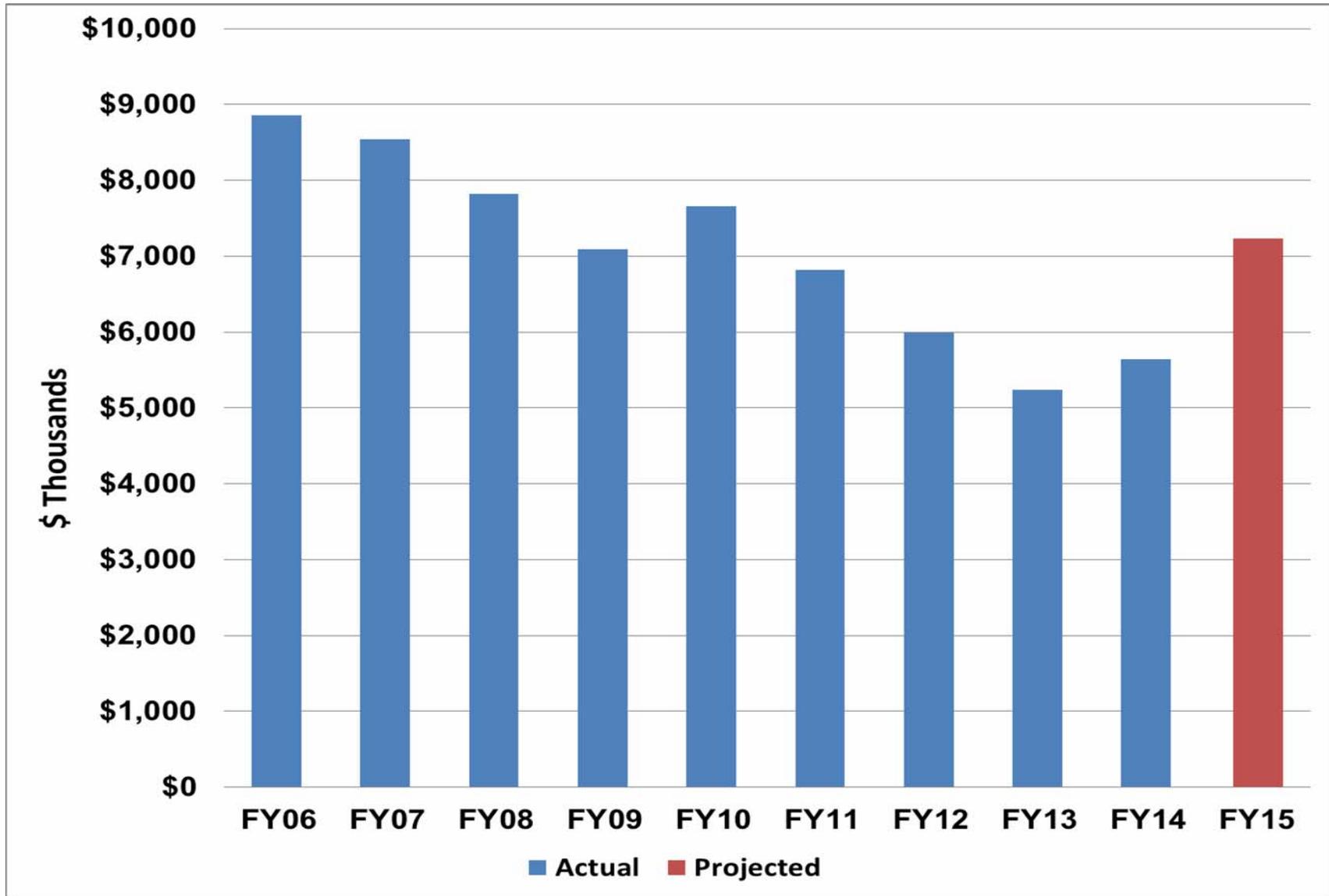
FY15 WARRANT ARTICLES FUNDING SOURCES

<i>in thousands</i>	FY 14B	FY 15B	\$ AMT	PCT
Warrant Articles	\$1,050	\$2,158	\$1,108	105.5%
Funded By:				
Free Cash	\$146	\$496	\$350	239.7%
Stabilization	\$0	\$70	\$70	100.0%
New Borrowing	\$585	\$1,472	\$887	151.6%
Other	\$319	\$120	(\$199)	-62.4%

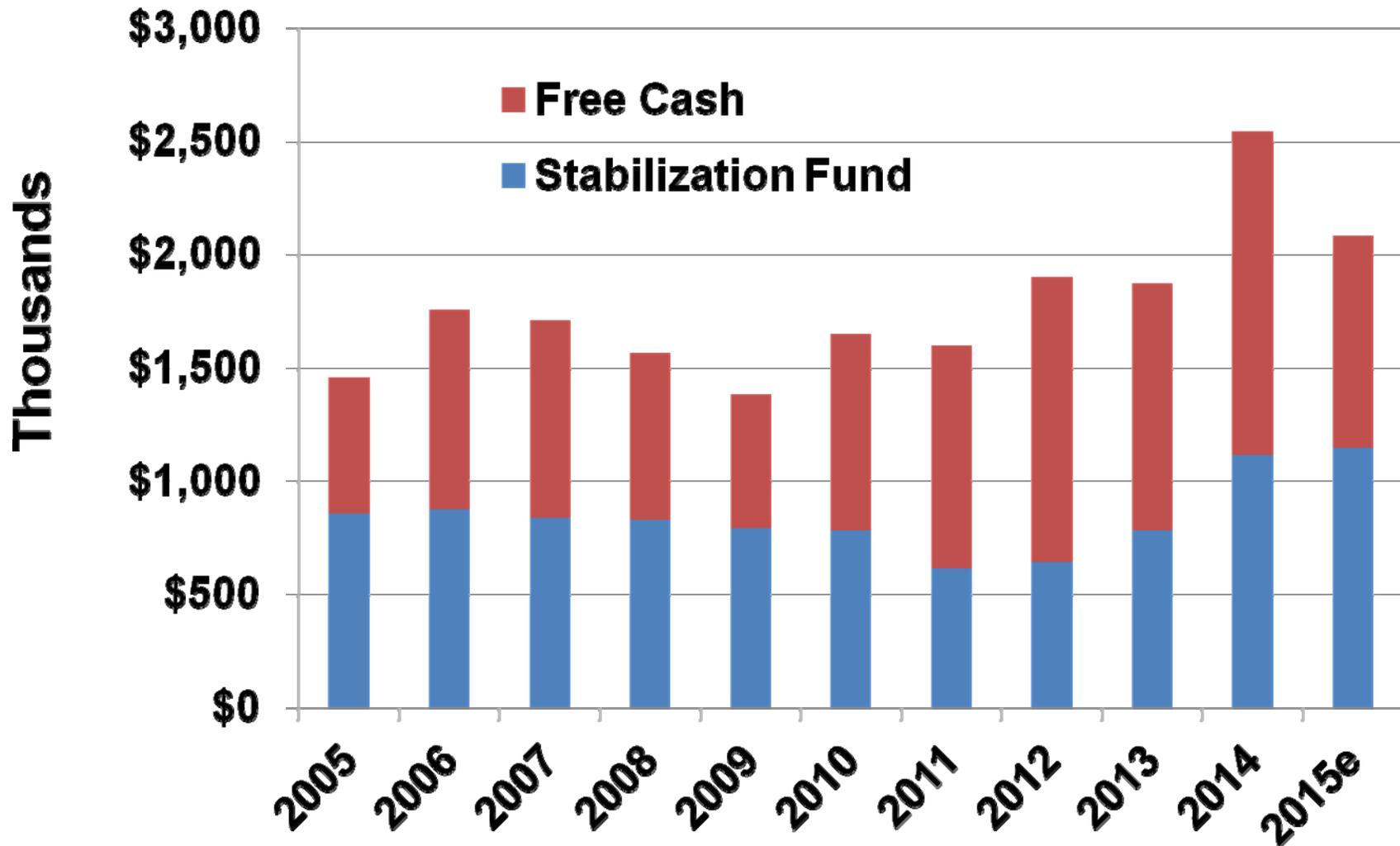
SPENDING TREND (WARRANT ARTICLES)



TOWN DEBT OUTSTANDING



Town Reserves – 2005 through 2015



Unfunded Liabilities

Defined benefit Pension Plan

- **Managed by Middlesex Retirement Board**
- **Unfunded liability of \$4.8 Million**

Retiree Health Plan (“OPEB”)

- **\$10.7 Million Unfunded Liability**
 - **Two warrant articles - \$100k to contribute to OPEB Trust & \$10k to fund GASB mandated study**
-

Concluding Remarks

Although the Budget as proposed projects a Tax Decrease, there is a continuing need to maintain fiscal discipline

- **Concerns:**

- **Need to keep increases in Town Government spending in check**
 - **Capital outflows for the next few years**
 - **Challenging demographic trends**
-



THANK YOU!!



May 12, 2014

Presented by:
Edward Bouquillon PhD
Superintendent-Director



MINUTEMAN
A REVOLUTION IN LEARNING

MINUTEMAN FY15 BUDGET Boxborough Town Meeting

May 12, 2014

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FY15 BUDGET

A REVOLUTION IN LEARNING

Overall – FY15 Budget

Proposed FY15 Budget = \$19,645,065

- Increase in Overall Budget = 5.9%
- Increase to Member Assessments = 3.8%

5 Year Average Overall Assessment
Increase = 1.0%/Year

Budget Drivers

- Enrollment Increase (35+ students, 6%)
- Increase Special Education Costs
- Direct Support to Students
- Unfunded Mandates (PARCC & DESE Evaluation System)
- Collective Bargaining Agreement
- Health Insurance (10% Increase)
- Capital – Bridge Projects

FY15 Proposed Budget By State Function Code

ACCOUNT CODE	ACCOUNT DESCRIPTION	FY2013 ACTUAL	FY2014 BUDGET	FY2015 PROPOSED	FY14 – FY15 DIFFERENCE
1000	Administration	\$1,454,446	\$1,421,327	\$1,821,306	\$399,979
2000	Student Instructional Services	\$8,662,374	\$9,093,849	\$9,804,463	\$710,614
3000	Student Services	\$1,990,521	\$1,987,161	\$2,078,210	\$91,049
4000	Operation & Maintenance	\$1,675,329	\$1,716,695	\$1,835,044	\$118,349
5000 / 6000	Insurance, Retirement, Leases/Community Services	\$2,567,454	\$2,983,584	\$3,061,579	\$77,995
7000	Asset Acquisition & Improvement	\$351,518	\$892,163	\$550,985	(\$341,178)
8000	Debt Service/Tuition Payments	\$443,061	\$452,318	\$493,477	\$41,159
GENERAL FUND		\$17,144,702	\$18,547,098	\$19,645,065	\$1,097,967

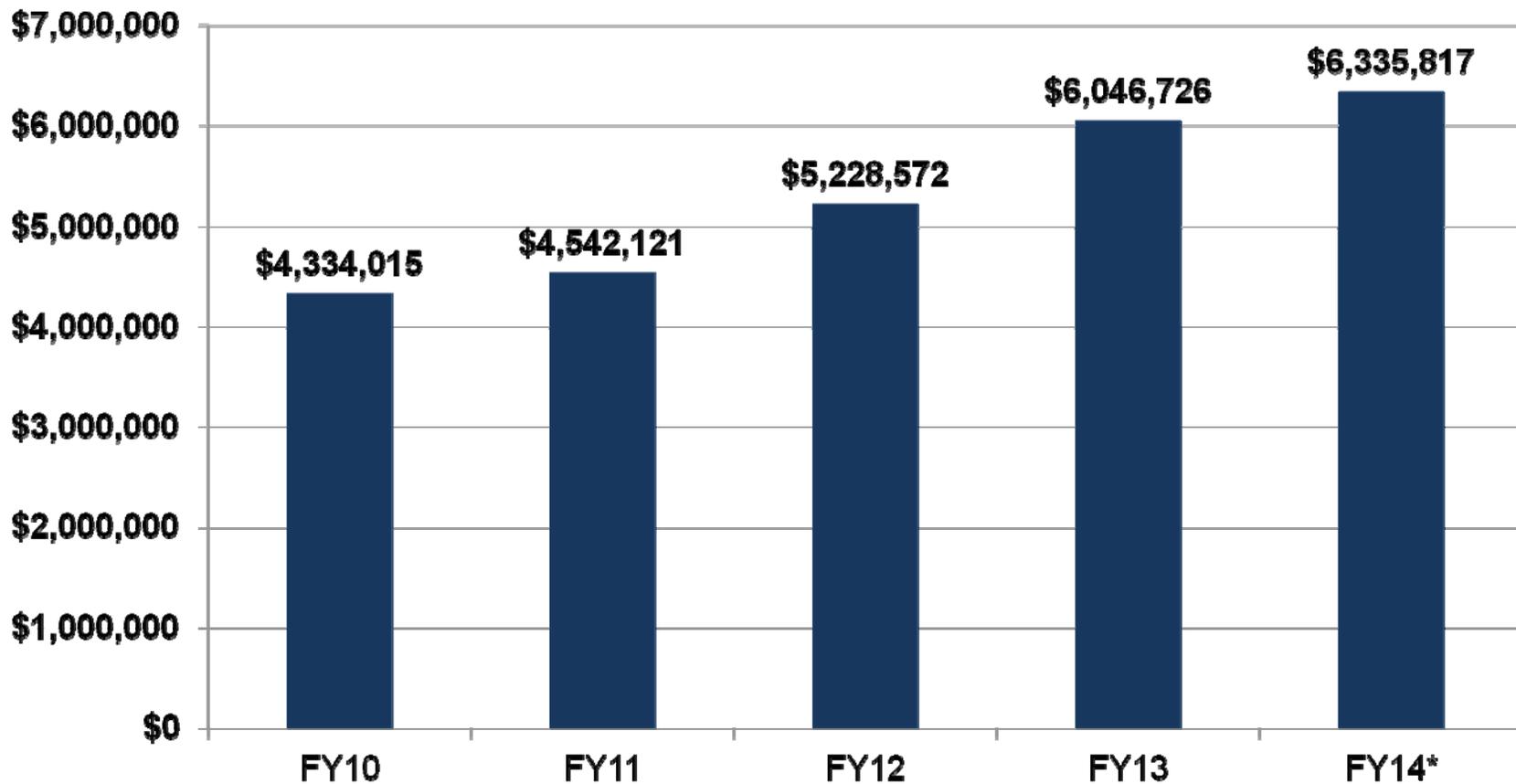
Revenue Plan

	FY2013 ACTUAL	FY2014 BUDGET	FY2015 PROPOSED	FY14-FY15 DIFFERENCE
Assessments	\$9,579,659	\$9,891,196	\$10,270,150	\$378,954
Chapter 70 Aid	\$2,146,052	\$2,155,902	\$2,166,677	\$10,775
Transportation Reimbursement	\$757,996	\$600,000	\$760,241	\$160,241
Prior Year Tuition	\$3,700,000	\$5,100,000	\$5,965,997	\$865,997
Current Year Tuition	\$900,000	\$600,000	\$382,000	(\$218,000)
Post Grad Tuition	\$125,000	\$100,000	\$0	(\$100,000)
Medicaid / Interest Income	\$32,755	\$0	\$0	\$0
E & D Budget Appropriation	\$200,000	\$100,000	\$100,000	\$0
TOTAL REVENUE	\$17,441,462	\$18,547,098	\$19,645,065	\$1,097,967

Projected Capital Expenditures

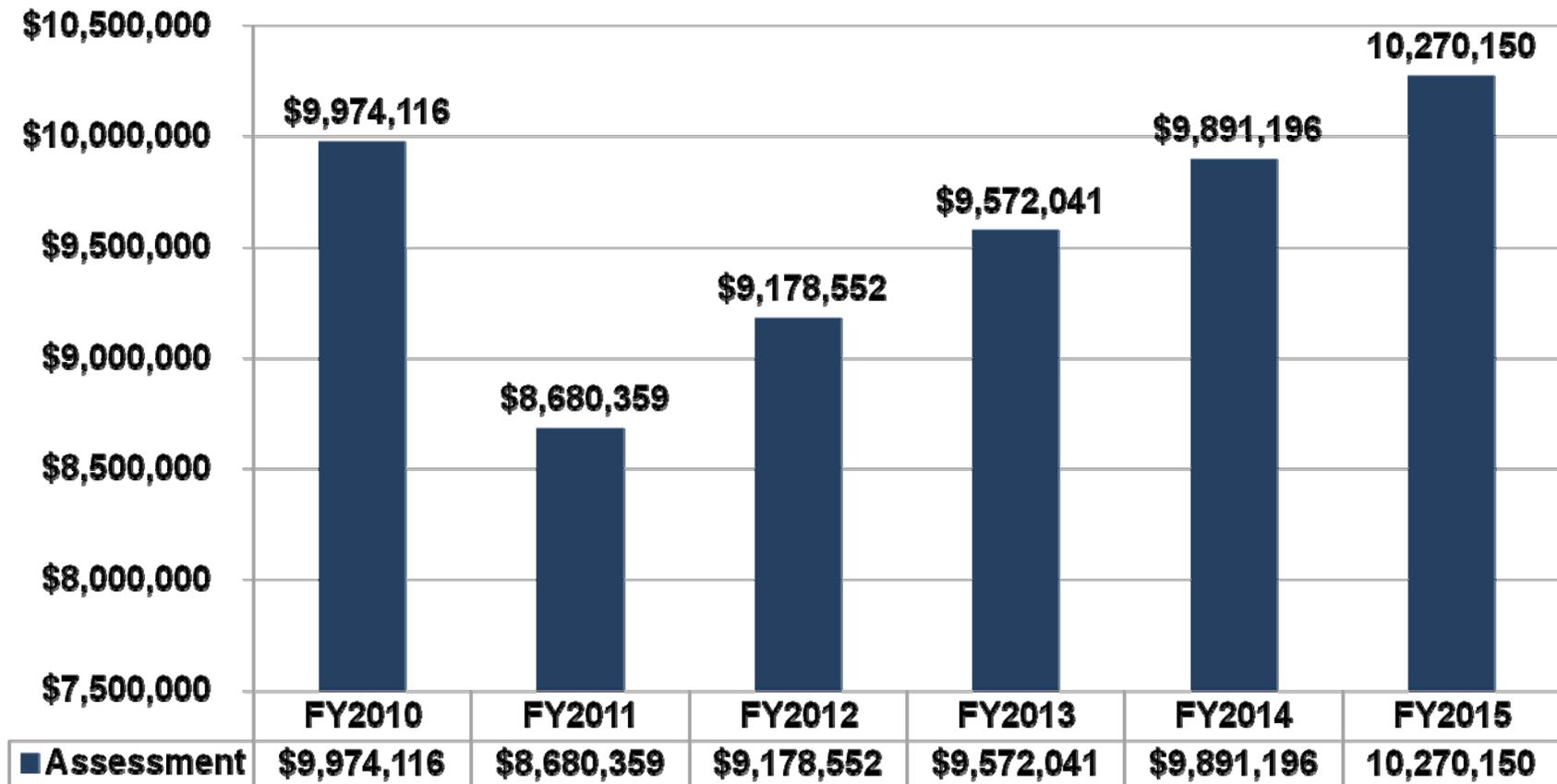
PROJECT	SCOPE OF WORK	ESTIMATED COST
Building and Grounds Repairs/Improvements	Repairs to access road and parking lots; replace guard rails and light fixtures as necessary	\$133,000
	Replace the floor in the IRC	\$52,000
	Replace the telephone/voice mail/communications system	\$91,000
	TOTAL - Building and Grounds Repairs/Improvements	\$276,000
Building Maintenance	Replace shower units - Boys locker room	\$7,000
	Replacement of interior doors	\$16,000
	Replace flooring in hallways (3N10, 3S10 and 3S20)	\$30,000
	Update 5 bathrooms	\$9,875
	TOTAL - Building Maintenance	\$62,875
Vehicles	Lease additional 14 passenger School Bus	\$2,000
	Purchase 7 Passenger van for administrative use (Professional Development, recruitment, etc.)	\$18,000
	TOTAL - Vehicles	\$20,000
Shop/Program Equipment	Copy Machine - Annual leases	\$65,000
	Replace School Lunch Registers	\$15,135
	Departmental Equipment	\$11,975
	TOTAL - Shop/Program Equipment	\$92,110
Stabilization Fund	Annual Funding - Stabilization Fund	\$100,000
	TOTAL - Stabilization Fund	\$100,000
TOTAL - Capital Repairs/Improvements		\$550,985

Out-of-District Tuition Revenue



**Estimated based on first semester invoices.*

Assessments to Member Towns



Boxborough Estimated Assessment

FY	Total FTE* Students	Assessment	Per Pupil HS Avg Cost	Per Pupil HS Avg Sped Cost	Transportation	Capital	Post Graduate**	Middle School	Total Assessment
2015	5	\$93,342	\$23,335	\$27,835	\$5,958	\$12,267	\$3,000	\$32,687	\$147,254
2014	6	\$112,312	\$20,962	\$25,462	\$9,932	\$18,049	\$3,000	\$37,265	\$177,558
2013	8	\$164,557	\$19,865	\$24,365	\$11,215	\$14,892	\$3,000	\$37,265	\$227,929
2012	16	\$286,452	\$19,746	\$24,246	\$17,577	\$40,561	\$18,000	\$37,203	\$381,793
2011	14	\$270,794	\$14,809	\$19,309	\$22,830	\$13,963	\$0	\$36,708	\$344,295

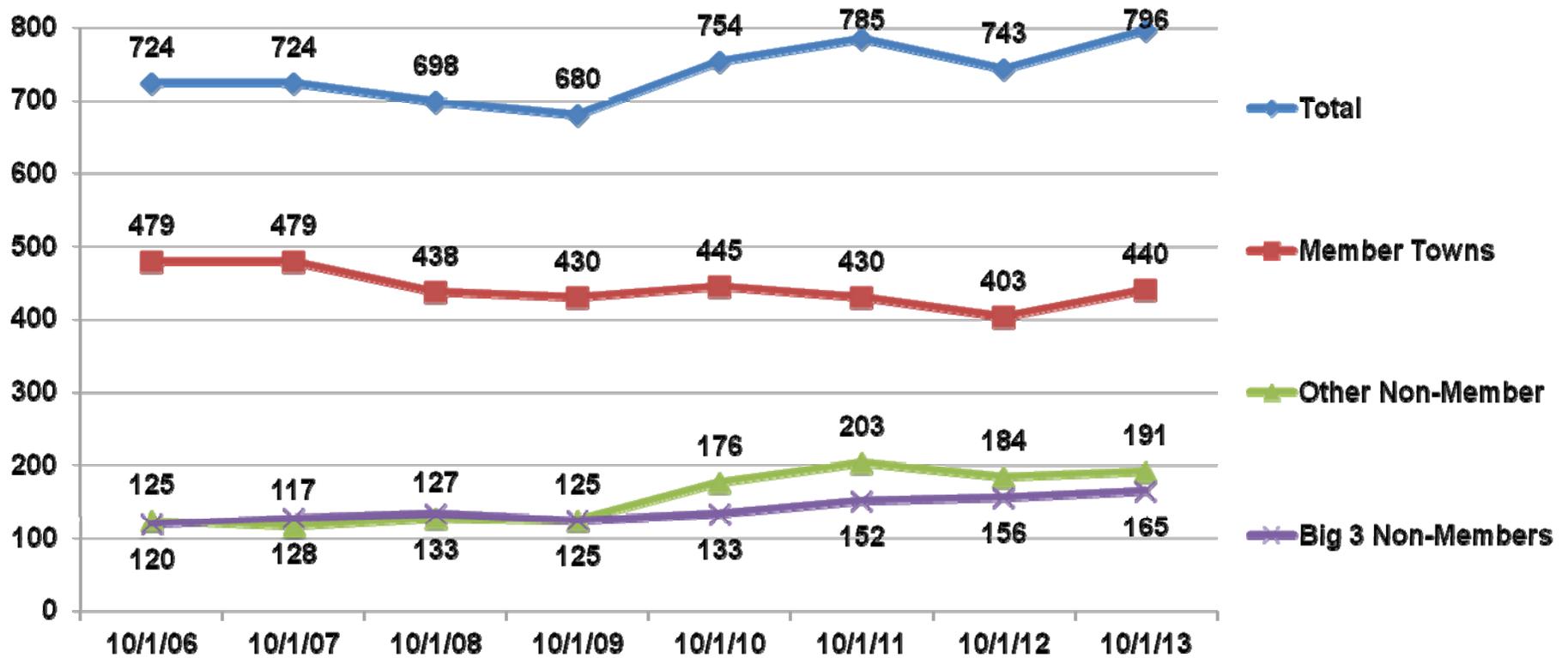


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A REVOLUTION IN LEARNING

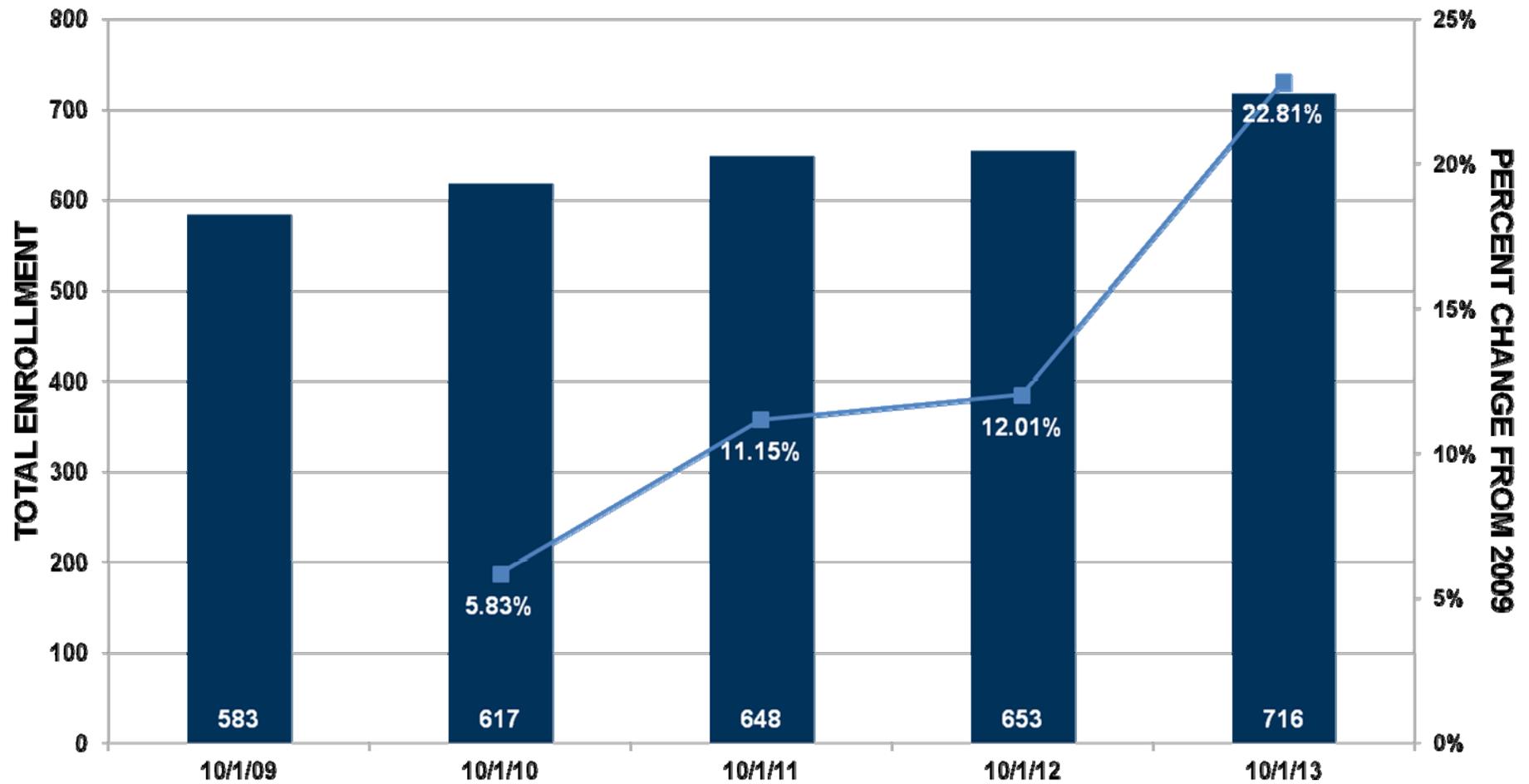
ENROLLMENT

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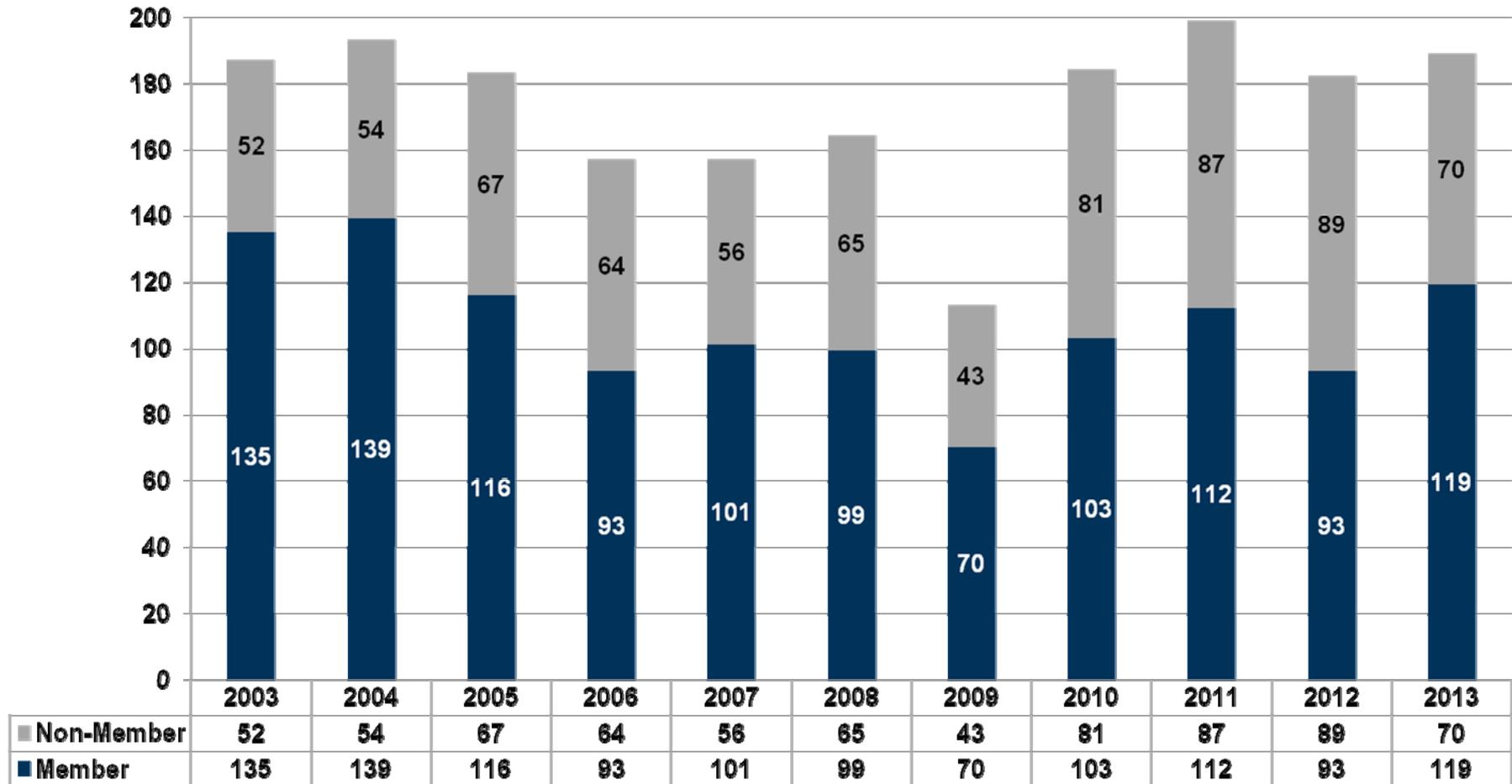
Overall Enrollment



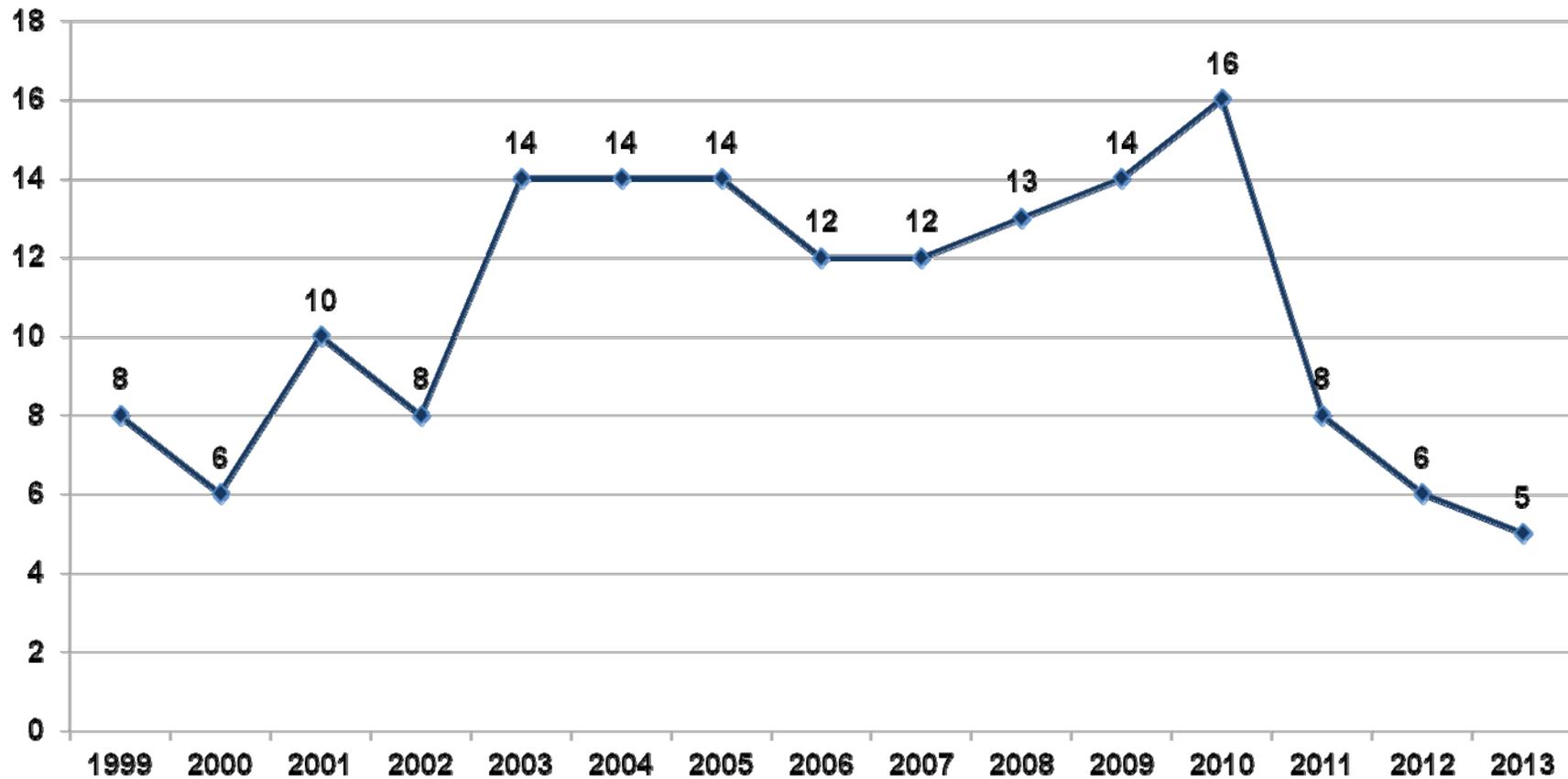
Total Enrollment and % Change Since 2009 for Grades 9-12



10 Year Freshman Enrollment



Boxborough Historical Enrollment



May 12, 2014

Presented by:
Edward Bouquillon, PhD
Superintendent-Director



MINUTEMAN REGIONAL AGREEMENT AMENDMENT

Boxborough Town Meeting

May 12, 2014

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A REVOLUTION IN LEARNING

MSBA FEASIBILITY STUDY UPDATE

A REVOLUTION IN LEARNING

Extended MSBA Project Timeline

DATE	EVENT
Aug 2014	Minuteman School Committee finalizes “Design Enrollment” and submits Preliminary Schematic Report.
Dec/Jan 2014	MSBA grants approval to begin Module 4: Schematic Design.
Sep/Oct 2015	Final Schematic Design is completed and submitted to the MSBA.
Feb 2016	Proposed building project is added to town meeting warrants.
Mar/Jun 2016	Member communities vote on proposed building project.

ANNUAL Tax Impact of Median Home

Worst Case Scenario Today:

\$120,000,000 Project

40% MSBA reimbursement

30 Year Bond at 3.5% interest

NO Facility Fee Collected

Range: \$18.50 - \$92.75

Boxborough = \$66.30



MINUTEMAN
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INTERGOVERNMENTAL AGREEMENTS

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Intergovernmental Agreements

- **Out-of-District tuition students**
 - **Between Minuteman School Committee and the school committee of the interested community.**
 - **Sets a “Facility Fee” set by the Commissioner to pay for MSBA approved capital projects.**
 - **DESE Board to consider proposed regulation in fall which, if adopted after public comment, would enable Minuteman to assess non-member towns capital fees set by the Commissioner with respect to the extra space required to accommodate the non-member towns’ students in an MSBA-funded project**
 - **“Facility Fee” applied directly to REDUCE the capital costs apportioned to member communities.**
 - **Requires a change in District Admissions policy.**



MINUTEMAN
A REVOLUTION IN LEARNING

CHANGES TO THE REGIONAL AGREEMENT

A REVOLUTION IN LEARNING

Revisions of Regional Agreement

- **Assessment of annual operating costs**
- **Assessment of capital costs**
- **School Committee WEIGHTED votes**
- **Admission of new member communities**
- **Withdrawal of member communities**
- **Authorization for new debt**
- **Amendments to the Regional Agreement**

Comparison

Current Agreement

Operating Assessment:
One year's enrollment share

Capital Assessments:
One year's enrollment
MIN 5 students

School Committee Votes
One town = one vote

Proposed Agreement

Operating Assessment:
4-year rolling average enrollment
share

Capital Assessment:
1% Common Base Share (16%)
50% 4-year average enrollment share
(min. of 5 students)
34% DESE Combined Effort Variable

School Committee Votes
Weighting Factors
50% - 4-year average enrollment
50% - Equal Share

Comparison

Current Agreement

Admission of new members

New member would carry full share of capital costs day one

Withdrawal of Members

Requires *approval* by all member communities.

Debt Authorization

Unanimous inferred
District wide Ballot available

Amendments

May be initiated by majority vote of the School Committee

Proposed Agreement

Admission of new members

School Committee could negotiate a gradual 4-year “buy-in”

Withdrawal of Members

Allowed *unless disapproved* by a majority of other members.

Debt Authorization

Unanimous approval first
District wide Ballot 2nd

Amendments

May be initiated by a 3/4 vote of all members of the School Committee

Minuteman Regional

DISCUSSION

Articles 8 & 9

CPA

THE COMMUNITY PRESERVATION ACT



Courtesy ABYS











**Donut Eating Contest
Fifer's Day, 6/15/2013**
Courtesy Frank Sibley





Fifer's Day, 6/15/2013
Courtesy Frank Sibley









Fifer's Day
6-15-2013
Courtesy Frank Sibley

FRSibley photo

SPENT: \$53,060

Steele Farm



SPENT: \$1,143,000



Liberty Fields Construction 9-13-2001
Courtesy Frank Sibley

Frank Sibley photo

SPENT:
\$227,210

BOXBOROUGH
TOWN HALL



Just Say "YES"

- Vote "YES" tonight on Article 8
- Vote "YES" tonight on Article 9
- Vote "YES" on ballot in November

What We Give

- Add 1% to next year's RE tax bill
- Average = \$88/year
- **Exempt: those who qualify for low income housing, or low/moderate income senior housing**

What We Get

- Boxborough Community Preservation Fund
- State Matching Funds every year
- 2013 Match Rate was 52%

You Decide

- Community Preservation Committee recommends to Town Meeting
- It's not ***THEIR*** money, it's ***YOURS***
- ***You vote, You decide, You spend***

You Decide

- Amount of the surcharge
- No minimum, 3% maximum
- Change it at any time
- Spend it now, spend it later

You Decide

- At least 10% to each:
 - Open space & outdoor recreation
 - Historic preservation
 - Affordable housing

You *CAN* Take it With You

- Revoke after 5 years
- Keep funds for future CPA needs
- Take as long as you like to spend

155 - 0

- First towns accepted in 2001
- Only 3 considered revoking it
- All 3 kept CPA by *landslide* votes

'Billion' with a 'Bee'

- **\$1.2 Billion** raised since 2002
- **Half a billion** dollars in state matching funds
- Boxborough's share so far: **ZERO**

STATE FUNDS GO TO TOWNS IN GREEN



Like A Good Neighbor

■ Littleton	\$ 294,887
■ Harvard	\$1,168,596
■ Stow	\$3,363,271
■ Acton	\$4,680,444

TOTAL

\$9,507,198









Steele Farm Barn and House
6-15-2012
Courtesy Frank Sibley

Statewide CPA Trust Fund - Distribution History

Grand Total Statewide CPA Trust Fund Distribution: \$469.69 million

Date of Distribution	Number of Communities Receiving Distribution	Total Amount Distributed (in millions)	Base Trust Fund Distribution
10/15/2002	34	\$17.80	100.00%
10/15/2003	54	\$27.10	100.00%
10/15/2004	61	\$30.80	100.00%
10/15/2005	82	\$46.30	100.00%
10/15/2006	102	\$58.70	100.00%
10/15/2007	113	\$68.10	100.00%
10/15/2008	127	\$54.60	67.62%
10/15/2009	135	\$31.60	34.81%
10/15/2010	142	\$25.90	27.20%
10/15/2011	143	\$26.20	26.64%
10/15/2012	148	\$27.70	26.83%
11/15/2013	148	\$54.89	52.23%



Courtesy Frank Sibley
Harvest Fair 9-7-2013

Sibley photo



Courtesy Frank Sibley
Donut Eating Contest
Fifer's Day, 6/15/2013



**Boxborough Harvest Fair
9/7/2013 Courtesy Frank Sibley**

Q: When is a Tax an Investment?

- **A: When it pays you back**
- Unlike Prop. 2½ taxes, CPA brings matching state funds
- ***High Return = Lower Taxes***



Boxborough Harvest Fair, 9-7-2013
Courtesy Frank Sibley

You Control

- Prop. 2½ gives you control
- CPA does, too
- You control ***both*** by **majority vote**
- CPA gives you ***MORE*** control



FRSibley
photo

Harvest Fair 9-7-2013
Courtesy Frank Sibley



08/18/2010

Fifer's Day 2010



What We Need

- 16 year total: \$3,948,750
- **Yearly average: \$246,797**
- We paid 100% ourselves

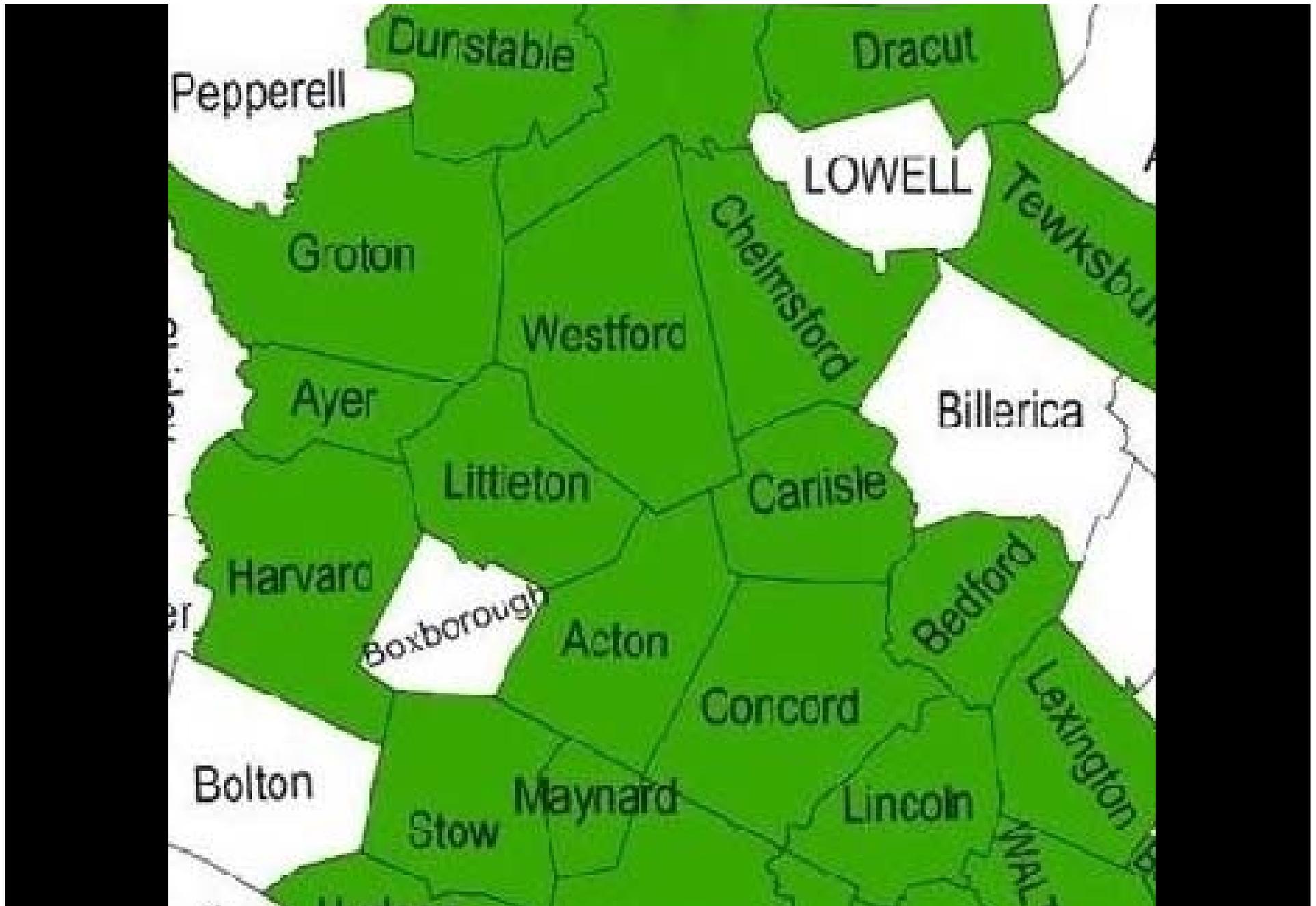
A Better Way

- 1% surcharge raises \$162,841
- 52% match rate yields \$84,677
- **Total** **\$247,518**
- Fund our 16/yr average for **1/3 less**

CPA IN ACTION

- Defer till next year \$170,847
- 52% match rate yields \$84,677
- Net cost to Taxpayers \$86,170

THE EMPTY POCKET IN A SEA OF GREEN



ARTICLE 10

Authorize Disposition of Stow Road Property



What is the Stow Road Project?

- Town-driven affordable housing
- **2010:** land purchased with \$850,000 of Affordable Housing Trust funds
- **2012:** BOS appointed Stow Road Concept Development Committee (SRCDC) to solicit public input, generate concepts
- **Outcome:** recommended housing and process

Thanks to the Stow Road Concept Development Committee

Irene Boiarski

Lorraine Carvalho

Ralph DeMent

Jim Faulkner

Michael Fetterman

Heather Fleming

Les Fox (co-chair)

Susan Fredrickson

Diane Friedman

Kurt Hayes

Bob Ludovico

Al Murphy (co-chair)

- Deliberated from March 2012 to November 2013
- Conducted surveys and held booths at Fifer's Day and Harvest Festival.
- Had lots of help from Elizabeth Hughes and Susan Connelly of Massachusetts Housing Partnership

Best housing solution

- Affordable housing for down-sizing seniors and starter homes for young families
- Ownership housing with diversity of styles
- Initial and long-term affordability emphasized
- Preserve site historical aspects, if possible

Best development process

- Issue Request for Proposals (RFP) for the housing development we want.
- Guidelines, not specifications
- Put developer's creativity to work for Boxborough.
- Has been used successfully elsewhere.

Where are we now?

- SRCDC has provided recommendations for housing and development of the site
- Working on RFP for developers
 - Creativity encouraged
 - “Stellar” architectural demanded and established as an important evaluation criterion
 - Proposals offering enhanced affordability in exchange for reduced purchase price will be favored.

Next steps

- BoS will discuss and review the RFP. Public input will be welcome.
- Issue RFP, receive and review responses.
- Award contract that offers the best outcome.
- Sell the land to developer subject to performance guarantees.
- Development will follow normal process for comprehensive permits with public input.

Why Article 10?

- Statute: Town Meeting must authorize disposition of real property even though trust funds were used to acquire the property.
- Article 10 will authorize the Selectmen to act on behalf of the town, with appropriate safeguards.
- Authorize now to avoid uncertainty and delays in awarding of development contract.

Requested action

- Authorize the Board of Selectmen to dispose of the property upon the satisfaction of terms of developer purchase agreement and deed restrictions.
 - Legal counsel provides documentary safeguards.
 - Town sells to developer.
 - Developer sells to home buyers.
 - No town funds required.
- Housing Board, BoS recommend unanimously.



Our Town
Our People
Our Future

Our Town



Honors our own
Celebrates together
Enjoys our spaces
Takes responsibility



Our Town



Honors our own
Celebrates together
Enjoys our spaces
Takes responsibility

Our People

Recession hit hard

Recovery has been uneven

Fragmented response to need

Existing infrastructure inadequate



Our (hidden) People

**Boxborough residents seeking
services from Acton**

**Parents seeking help for children with
issues unrelated to school**



Our (hidden) People

48 families (3.7%) below the poverty level

63 families accessing Acton Food Pantry

28 families receiving fuel assistance

19 families receiving aid for school lunch



Our (hidden) People

30 Domestic Disturbances to police

18 calls to Domestic Violence Network:
Victim Assistance



Our Future



Pilot Program Proposal:

Community Services Coordinator

8-12 hours/week of assistance to Town residents

MSW or equivalent

Contracted service agreement

Cost not to exceed \$25K

Pilot Program

**Community
Services
Coordinator**

**religious
community**

school liaison

**access to
mental health
services**

**community
organizations**

town departments

**state & federal
requirements
& benefits**

**Council on Aging
elder support**

