



PUBLIC NOTICE POSTING REQUEST OFFICE OF THE LEICESTER TOWN CLERK

ORGANIZATION: Select Board & Advisory Committee

MEETING: X

PUBLIC HEARING:

DATE: July 19, 2021

TIME: 6:00pm

LOCATION: Select Board Conference Room, 3 Washburn Sq -OR- Virtual (see below)

REQUESTED BY: Kristen L. Forsberg

*Agenda packet and associated documents can be found at www.leicesterma.org/bos. This agenda lists all matters anticipated for discussion; some items may be passed over, and other items not listed may be brought up for discussion to the extent permitted by law. Select Board meetings are recorded by LCAC. Any member of the public planning to record the meeting must first notify the Chair. **PLEASE SILENCE ALL CELL PHONES DURING THE MEETING***

<https://global.gotomeeting.com/join/588373397>

-OR-

(872) 240-3212; Access Code: 588-373-397

CALL TO ORDER/OPENING

1. SCHEDULED ITEMS

- a. 6:00pm - Consultation with the Advisory Committee

2. PUBLIC COMMENT PERIOD

3. REPORTS & ANNOUNCEMENTS

- a. Student Liaison Reports
- b. Select Board Reports

4. RESIGNATIONS & APPOINTMENTS

- a. Resignation – Robert Wilson – CDBG Advisory Committee
- b. Resignation – Assistant to the Town Administrator – Bryan Milward
- c. Appointment – Assistant to the Town Administrator – Janine Cindale Drake
- d. Appointment – CDBG Advisory Committee – Select Board Representative

5. OTHER BUSINESS

- a. Discuss Becker Override
- b. Discuss Town Administrator Performance Review & Vote on Salary Increase
- c. Discuss FY22 Town Administrator Goals

6. MINUTES

- a. July 1, 2021
- b. July 12, 2021
- c. July 13, 2021

ADJOURN

From: [rdjpw](#)
To: [Forsberg, Kristen](#)
Subject: Resignation
Date: Monday, July 12, 2021 8:31:00 PM

Please except this email as my resignation from the Public Safety Committee and CBDG Committee effective immediately.

Thank you

Bob Wilson

Sent from my Verizon, Samsung Galaxy smartphone



Town of Leicester
OFFICE OF THE TOWN ADMINISTRATOR

Town Hall, 3 Washburn Square
Leicester, Massachusetts 01524-1333
Phone: (508) 892-7000 Fax: (508) 892-7070
www.leicesterma.org

July 19, 2021

To: Select Board
From: David Genereux, Town Administrator
RE: Town Maintenance/Becker acquisition override

This memorandum serves as addition to the memorandum dated July 12, 2021 that discussed the debt exclusion proposed for the acquisition of the Becker College campus. As discussed at the last Select Board meeting, the purchase price of Becker's holdings in Leicester is \$17,830,000. The Board has decided that a debt exclusion of \$19,900,000 will be requested at an upcoming Town Meeting, which is expected to take place in mid-September. The reason for the difference in the requested exclusion amount and the purchase price is so the Town has the ability to fund anticipated acquisition and maintenance costs, as well as be able to pay for architectural, engineering, survey and/or feasibility studies to determine how best to use the campus going forward. Funding is also needed for repairs and improvements to the property as needed, as well as the purchase of additional vehicles and equipment for building and grounds maintenance, as needed by staff.

The Board anticipates a 20-year borrowing, with a forecast tax rate impact of \$1.12 per thousand dollars valuation. That translates into an annual \$290.75 on the average home, based on an assessed valuation of \$259,606.

The Board recognizes the fact that the Town cannot afford to operate a 28-acre campus with 19 buildings without requesting a proposition 2 ½ override to fund those operational and maintenance expenses. The Board has taken this opportunity to address longstanding requests by residents to put the Town in a better position to maintain its assets going forward.

The Board is seeking to use the funding from this override to create a Department of Public Works (DPW). This new town department would be arranged as follows:

- The Department would be headed by a newly created DPW Director position, would oversee all the Town's buildings and equipment, including the schools.
- There would be a roads and grounds division, headed by the Highway Superintendent, which would maintain town roads, drainage, fields, and parks.
- The Building Division would be responsible for all Town Buildings, including school buildings, headed by a Facilities Manager
- The department would have room for future expansion, in the case that the water and sewer districts are acquired by the Town, or should the Town be required to establish and fund stormwater utilities.

The Select Board then tasked the Town Administrator to create an override proposal that, in addition to the formation of the DPW, would provide personnel to maintain the Becker property, fund other campus operating expenses and create a maintenance fund for Town buildings and equipment. The financial parameters set by the Board regarding the override is that it be as low as possible, while accomplishing its goals, and that it be to a maximum of 2 million dollars.

The recommended override proposal is listed below:

Override Amount Description	Salary	Benefits	Contract Services	Total
A. Core Personnel Costs				
DPW Director	120,000	21,000		141,000
Building Supervisor	90,000	21,000		111,000
4 Grounds positions - Based on \$52,500 wage	210,000	84,000		294,000
Subtotal: Core Personnel Services	420,000	126,000		546,000
B. Recommended Personnel Costs				
3 interior building positions based on \$52,200 wage	156,600	63,000		219,600
Subtotal: Personnel	156,600	63,000		219,600
C. Core Utilities/Contract Services				
Utilities			150,000	150,000
Custodial			366,700	366,700
Insurance			52,000	52,000
Subtotal: Core Utilities/Contract Services			568,700	568,700
D. Maintenance Funding				
Contract Services - Carpentry/Plumbing/Electrical			150,000	150,000
Building Maintenance Funds- All Town Buildings			480,700	480,700
Subtotal: Maintenance Funding			630,700	630,700
Subtotal: All Costs	576,600	189,000	1,199,400	1,965,000
Less: School Contribution	(65,000)		(200,000)	(265,000)
Override Amount	511,600	189,000	999,400	1,700,000

This recommendation is the product of four different scenarios that were developed to better analyze the options available to meet the Board's objectives. In all cases, some sections of the analysis, once established, were not changed, as they would exist under any scenario:

Section A – Core Personnel Costs: These costs are for the salary and benefits of the new director, and the funding of salary/benefits of four groundskeepers to take care of the Becker campus grounds.

Section C – Core Utilities/Contract services costs associated with campus expenses. Property insurance is \$52,000 per year. Utilities are estimated at \$150,000. Custodial services costs are based on cleaning 5 buildings that would be used by the School Department, before any alterations.

The scenarios that were reviewed were as follows:

- Scenario 1: Hiring licensed tradespersons as employees with one general building position
- Scenario 2: Hiring 3 general building employees, with an allowance of 150,000 annually for licensed contractors
- Scenario 3: Contracting building maintenance services to current custodial services provider
- Scenario 4: Similar to #2, hiring 3 general building employees, plus 1 a full-time plumber, with a reduction in the contract services amount

The scenarios came in at different costs, but the overall difference between the lowest and highest propels was \$62,265. What is presented is Scenario #2. It allows for \$630,700 in building and equipment maintenance funds each year. The total cost of the plan is \$1,965,000, but it is reduced by \$265,000 in salaries and expenses from the School budget, leaving the requested amount at \$1,700,000. The Town will be responsible for all buildings and grounds maintenance, while the School will continue to maintain the custodial services.

The cost of the override in the first year is \$1.51, and it slowly climbs each year, from .04 cents per thousand valuation in the early years to .08 per year in 2052. The override, in the first year, would cost \$392.00 to the average home, valued at \$259,606.

Year 2 would be the first full year of debt service and the override, with costs as follows:

- The debt service is \$1.12 per thousand dollars valuation
- The override is \$1.55 per thousand dollars valuation
- Overall cost would be \$2.67 per thousand, or \$693.13 to the average home.

We would likely place as much of the override funding as possible into an annual warrant article to ensure that the override funding is properly segregated each year going forward. I would expect that Sections C and D of the table would be in the article, while Sections A and B would be in the DPW and employee benefits budgets.

It is most important to note that both the debt exclusion and the override in order for the Town to acquire the Becker property. If the exclusion passes and the override fails, the Town must pass on purchasing the property, as there will be no funds to maintain it.

These funding requests will require action both at a special town meeting, and a special election, which will be scheduled for September. This topic will be discussed through the remainder of the summer. There will also be “Open Houses” scheduled over the next two months to allow residents to tour the campus. The acquisition offers a unique opportunity for the Town to maintain its history, while offering new possibilities for development moving forward.

The fact sheet attached to this memorandum will be the new main page on the Becker page of the Town website. This memorandum will be included as well.

Please contact me with any questions.

Becker Acquisition – The Town expects to be requesting a debt exclusion and an override in September to fund the acquisition of the Becker College Campus. Please see information below:

PROPERTY ACQUISITION (To be funded via debt exclusion) – The Town has an exclusive agreement with Becker to hold the property until the Select Board can request the residents to approve funding to purchase the property. Details below:

Purchase Price (Negotiated with Becker): \$17,830,000 for all real estate and equipment owned by Becker within the Town.

Borrowing Amount: \$19,900,000, to be used for acquisition, legal & other closing costs, architect fees, feasibility study costs, surveying and subdivision, repairs and improvements to be made upon the property, and any equipment or vehicles required to more effectively manage the property.

Cost of debt exclusion to property owners: Forecast at \$1.12 per \$1,000 valuation. Cost to the average home, (which is valued at \$259,606 for FY 2021 is as follows: $\$259,606 / \$1000 = \$259.606 * 1.12 = \290.75

Reasons for acquiring the properties:

- To control development of a campus located in the most historic part of the Town
- To immediately expand sports activities with a lighted turf field, detach gymnasium and an additional practice field
- To allow for the development of a campus style school project
- To work with Mass Development and other state agencies to develop portions of the properties that the Town will not utilize
- To take advantage of purchasing a unique property that offers many possibilities at a bargain rate

OPERATING COSTS (To be funded via Override) – The Town will also be asked to fund the operating costs for the new campus via an annual adjust of the tax levy, better known as an override. The amount to be requested is still be calculated, but the funding is sought to:

- Create a Department of Public Works, overseen by a director, which will manage all town properties, including the schools
- To fund the staffing necessary to properly managed all town properties
- To create a maintenance budget for the purchase of supplies, and to engage tradesmen where necessary to maintain Town buildings and equipment
- To fund additional insurance, custodial and utility costs for the Becker campus
- Funds will be requested from the school budget to offset a portion of these costs

Cost of override to property owners:

- The cost of the override in the first year is \$1.51, and it slowly climbs each year, from .04 cents per thousand valuation in the early years to .08 per year in 2052.
- The override, in the first year, would cost \$392.00 to the average home, valued at \$259,606.
- Looking at year 2, which would be the first full year of debt service and the override, the override cost would be \$1.55 per thousand, or \$402.38 to the average home.
- Adding in the cost of the exclusion for year 2, at \$1.12 per thousand valuation, the combined cost of the override and the debt exclusion is \$2.67 per thousand valuation, or \$693.61 to the average home

We encourage residents with questions regarding the acquisition to contact the Town Administrator's office at (508) 892-7077 or genereuxd@leicesterma.org



Town of Leicester
OFFICE OF THE TOWN ADMINISTRATOR

Town Hall, 3 Washburn Square
Leicester, Massachusetts 01524-1333
Phone: (508) 892-7000 Fax: (508) 892-7070
www.leicesterma.org

July 12, 2021

To: Select Board
From: David Genereux, Town Administrator
RE: Self – Assessment FY 2021 Evaluation

All,

The Board Chair request that I submit a self-assessment for my annual performance evaluation for the FY 2021 year. As the Board is aware, the evaluation is used to determine the Town Administrator's salary in the coming year. I have completed my self-assessment and have the points regarding it listed below:

- **Financial Management** – I am confident in my ability to manage the Town's finances, as I have been doing it with as much success as possible with our limited revenues. We have maintained our bond rating, added to reserves, and increased services. More needs to be done, and I will continue to look at options going forward, such as the Becker purchase, and use of the American Rescue Act funding. But overall, I believe that I should be rated highest in this category.
- **Personnel Management** – There was little effort expended on Human Resources for many years. I saw that as an issue when I was hired and have worked to improve the function by instituting progressive discipline, removing problem employees and updating the Classification and Compensation plan. I believe that we now offer competitive salaries and are beginning to attract quality employees.

I could do better with employee relations. I am a bit task-orientated and introverted, so I don't visit the departments as often as I should. There is always other work to do. However, I keep my door open, and am always available to employees and department heads.

- **Board Relations** – The Select Board and its Chair change every year. This often results in different priorities, which can be challenging. I have managed it well, in my assessment, although there are sometimes delays in providing information sought by Board members. I will continue to do my best to address member's concerns in a timely manner.
- **Operations Management** – FY 2021 was especially challenging on daily operations, especially when dealing with the COVID-19 pandemic. Overall, I believe that everything went as smooth as possible, given the circumstances.

- **FY 21 Goals** – There were four goals listed for FY 2021:

1.) Develop both a short and long-term financial plan based on current and anticipated future revenues, including OPEB, Stabilization, capital planning and collective bargaining.

Status: Complete

The five-year projection was submitted last year. It has not been updated due to the uncertainty of funding due to the COVID-19 pandemic. However, \$100,000 in funding was placed into the Stabilization fund, \$70,000 was transferred to OPEB, the Capital plan received funding of \$263,208 at Fall Town Meeting and \$511,733 at Spring Town Meeting. All union contracts have been settled, with 2% COLA's through 06/30/21, and with only a two-year police contract left to be negotiated.

2.) Develop systems that further training and performance of department heads; factor in succession planning where applicable and possible; continue department head reviews and goaling processes.

Status: Ongoing (60% complete)

Training for department heads and other personnel is going through July. Department head reviews have commenced but are not yet complete.

3.) Continue economic development strategies, including obtaining grant funding for business development and future growth.

Status: Ongoing (70% complete)

We have had a lot of success over the past year obtaining grant funding. However, a recent turnover in the office has revealed issues with follow up after the contract award. Several grant processes are currently behind, and there needs to be reconciliation of some of the larger federal grants.

4.) Work with Highway Superintendent/Facilities Manager to create a schedule for maintenance and upgrades to municipal buildings and other property that is funded annually as well as make recommendations for creative use/reuse of existing surplus or underutilized property.

Status: Ongoing (20% complete)

We are reviewing multiple building/equipment software packages. At least one potential disposition was halted by Town Meeting. Prior to the possibilities discussed by the potential Becker acquisition, there are no dedicated funding sources available for maintenance and upgrades.

Conclusion –I am confident that I have provided the Board and the Town with professional services that have helped the Town move forward each year. I am comfortable in the role, and as a leader. I remain committed to the Town and will continue to do everything I can to add to the quality of life for our residents.

Please contact me with any questions.

TOWN ADMINISTRATOR GOALS FOR FY21

- 1) Develop both short and long-term financial plan based on current and anticipated future revenues, including OPEB, Stabilization, capital planning and collective bargaining.
- 2) Develop systems that further training and performance of department heads; factor in succession planning where applicable and possible; continue department head reviews and goaling processes.
- 3) Continue economic development strategies, including obtaining grant funding for business development and future growth.
- 4) Work with Highway Superintendent/Facilities Manager to create a schedule for maintenance and upgrades to municipal buildings and other property that is funded annually as well as make recommendations for creative use/reuse of existing surplus or underutilized property.

**SELECT BOARD MINUTES
JUNE 1, 2021 at 5:00PM
PEPPERCORN'S GRILL & TAVERN
455 PARK AVE, WORCESTER, MA 01610**

Chairman Antanavica called the meeting to order at 5:11pm. Chair Rick Antanavica, Vice-Chair John Shocik, Second Vice-Chair Herb Duggan Jr., Selectman Dianna Provencher, Selectman Allen Phillips, Town Administrator David Genereux and Assistant Town Administrator Kristen Forsberg were in attendance.

1. Discuss Board Policy Manual

The Board discussed the roles of the Select Board and the Town Administration as it relates to day-to-day operations as outlined in the Board's Comprehensive Policy Manual. The Board is responsible for policy development and compliance review. The Board works with the Town Administrator on policy formulation. The supervision of departments is delegated to the Town Administrator and the Board is to refrain from involvement in day-to-day operations. Questions, concerns and recommended changes are to be directed to the Town Administrator, not to individual department heads. The Town Administrator functions as the Town's Chief Administrative Officer.

The Board is to work as a team, not as individuals, not make decisions prior to hearing all information, and uphold executive session confidentiality. Despite differences of opinion, treating each other with respect is of utmost importance. Maintaining good relationships with boards and committees are key. The Board and Administration will continue to update policies, including the social media policy.

The responsibilities of the Board Chair include setting the agenda with the Town Administrator. Boards/committees/residents and department heads can ask the Chair to place items on the agenda at his/her discretion.

2. Discuss Board 3-5 Year Goals

The Board discussed major goals including the potential Becker acquisition, management training for Department Heads, continuing to apply for grant funding, looking at the organizational structure of Town departments, economic development including business development and future growth, creating a maintenance schedule for all town buildings and vehicles and using software to track it and addressing water and sewer issues in Town.

A motion was made by Mr. Shocik and seconded by Ms. Provencher to adjourn the meeting at 7:55pm.
Roll Call: 5:0:0

**SELECT BOARD MEETING MINUTES
JULY 12, 2021 AT 7:00PM
TOWN HALL, SELECT BOARD CONFERENCE ROOM**

CALL TO ORDER/OPENING

Chairman Antanavica called the meeting to order at 7:03pm. Chair Rick Antanavica, Vice-Chair John Shocik, Second Vice-Chair Herb Duggan Jr., Selectman Dianna Provencher, Selectman Allen Phillips, Town Administrator David Genereux, Assistant Town Administrator Kristen Forsberg and Town Counsel Chris Petrini were in attendance.

1. SCHEDULED ITEMS

a. 7:00pm – Discussion/Vote - Keno License – Northeast Pizza – 1205 Main Street

A motion was made by Mr. Shocik and seconded by Mr. Phillips to approve the Keno License request from Northeast Pizza. Roll call: 5:0:0.

b. 7:00pm – Opioid Litigation: Vote to approve, reject or cast no vote on proposed settlement Plan to resolve claim(s) against Purdue Pharma L.P. and associated Debtors (“Debtors”) in the Chapter 11 Bankruptcy Case No. 19-23649-rdd filed with the Southern District of New York Bankruptcy Court on September 19, 2019 resulting from multi-district opioid litigation in which Town of Leicester is a Class 4 plaintiff

Town Counsel Chris Petrini discussed the multijurisdictional national opioid class action lawsuit to which the Town of Leicester has signed on to. The Town may be able to recover a portion of the settlement if one is reached. One of the major companies, Purdue Pharma, has filed for bankruptcy. Mr. Petrini recommended the Town vote to support the bankruptcy plan.

A motion was made by Ms. Provencher and seconded by Mr. Shocik to vote in support of the Purdue Pharma bankruptcy plan and to authorize Town Counsel to send a notice of this vote to Purdue Pharma’s special counsel. Roll call: 5:0:0.

c. 7:15pm – Discussion/Vote - Fire & EMS HQ Stormwater Improvements Contract Award (N. Cibotti/VHB)

Mr. Genereux discussed the bid process for the stormwater improvements at the Fire & EMS HQ. Only one bid was received from N. Cibotti in the amount of \$867,870.10 which is \$183,870 over the original project estimate of \$684,000. The price of raw materials and labor is extremely high right now due to COVID. The Board can move forward with this bid or put the project back out to bid in the winter, which would significantly delay the project.

A motion was made by Mr. Phillips and seconded by Ms. Provencher to award the contract for the Fire & EMS HQ stormwater improvements in the amount of \$867,870.10 to N. Cibotti using \$460,000 from the fire station settlement and the balance from the \$3.3M in federal ARPA funding, reserving the balance in Chapter 90 funds in case the project does not qualify for ARPA funding. Roll call: 5:0:0.

A motion was made by Mr. Phillips and seconded by Mr. Shocik to sign VHB amendment #9 in the amount of \$32,500 for project construction oversight services. Roll call: 5:0:0.

d. 7:30pm – Discussion/Vote - Road Opening Permit Revisions

Mr. Griffin discussed recommended updates to the road opening permit including increasing insurance coverage to \$1M property/\$3M liability, increasing the depth of type I bituminous required for repairs, requiring

mechanically induced compaction, holding the contractor responsible for making sure their patch holds for 4 years, and allowing the road conversion committee to review projects in high risk areas.

A motion was made by Ms. Provencher and seconded by Mr. Shocik to approve the revisions to the road opening permit as presented. Roll call: 5:0:0.

2. PUBLIC COMMENT PERIOD

EMS Coordinator Mike Franklin tendered his resignation from the position effective immediately.

3. REPORTS & ANNOUNCEMENTS

a. Student Liaison Reports

This item was passed over.

b. Town Administrator Report

This item was passed over.

c. Select Board Reports

The Select Board discussed various topics including the concerts on the common, senior center opening, garden club donation to the senior center, EPA's involvement in potential cleanup of Chapel Mill and thanks to Inspector Mike Wilson, letters of support received for the Moose Hill/Shaw Pond project that does not currently exist, commendations from EPA for the Town's assistance in obtaining asbestos samples from Chapel Hill, voicemail received by Chief Antanavica thanking members of the department for their service, need to cut weeds and push a trash can out at Waite Pond Dam, the Complete Streets Grant making the common more accessible, FEMA funding to pay for funerals for those lost to COVID, and starting up the CERT team again.

4. RESIGNATIONS & APPOINTMENTS

a. Appointment – Select Board Student Liaison – Joely Fontaine

A motion was made by Ms. Provencher and seconded by Mr. Shocik to appoint Joely Fontaine as a Select Board Student Liaison. Roll call: 5:0:0.

b. FY22 Reappointments

A motion was made by Mr. Phillips and seconded by Ms. Provencher to reappoint Justina Lachapelle to the Bylaw Committee for another three-year term. Roll call: 5:0:0.

A motion was made by Mr. Shocik and seconded by Ms. Provencher not to reappoint Robert Wilson to the position of EMS Director. Roll call 4:0:1 (Mr. Phillips abstained).

A motion was made by Ms. Provencher and seconded by Mr. Shocik to appoint James Buckley to the Recycling Committee for another one-year term. Roll call: 5:0:0.

A motion was made by Ms. Provencher and seconded by Mr. Shocik to appoint James Buckley to the Zoning Board of Appeals for another five-year term. Roll call: 5:0:0.

5. OTHER BUSINESS

a. Accept Senior Center Donations

A motion was made by Ms. Provencher and seconded by Mr. Shocik to accept the senior center donations as listed in the packet. Roll call: 5:0:0.

b. Discussion/Vote - Comprehensive Emergency Management Plan (CEMP)

A motion was made by Ms. Provencher and seconded by Mr. Shocik to approve the Comprehensive Emergency Management Plan (CEMP). Roll call: 5:0:0.

c. Discussion/Vote - Reserve Fund Transfer Request – EMS Payroll - \$15,000

A motion was made by Ms. Provencher and seconded by Mr. Shocik to recommend approval of a reserve fund transfer in the amount of \$15,000 to backfill the EMS payroll deficit. Roll call: 5:0:0.

d. Adopt Cable Advisory Committee Charge

A motion was made by Ms. Provencher and seconded by Mr. Shocik to adopt the Cable Advisory Committee Charge as presented. Roll call: 5:0:0.

e. Town Administrator Performance Review

This item was moved to the July 19th agenda to give the Board time to review the self evaluation and provide comments.

f. Becker College Acquisition Discussion

Mr. Antanavica discussed the potential Becker College acquisition as outlined below:

- The Town has negotiated a purchase price of \$17,830,000 for all Becker holdings in the Town (roughly 23 parcels).
- This includes some buildings that may be suitable to be used as classrooms, a two-year-old synthetic turf field, historic buildings including the May House which was part of the underground railroad, a veterinary clinic which could be repurposed through a vocational program, etc.
- The purchase would require a debt exclusion in the amount of \$19,900,000 and a Prop 2 ½ override of between \$1.7M and \$2M to create a DPW with a highway and a facilities division. This would provide the necessary funds to hire an electrician, plumber, etc. for the maintenance of all Town owned buildings. Maintenance of all school buildings would also fall under the Town's DPW. Schools would remain in charge of administration and cleaning of buildings.
- The closure of Becker College will affect the entire landscape of the center of Town. The acquisition of the campus is supported by the Select Board, School Committee and Advisory Committee.
- Becker has received offers to split off portions of the campus and the Town would then have no control over what goes in there.
- The Town is struggling to maintain its existing buildings. Adding Becker brings additional costs such as paying for the upkeep, heating, ac, repairs, security etc. An override is needed to make the project work. It would be a poor investment to buy the properties without a means to maintain them.
- The Town plans to hold some gatherings this summer that include tours of building and potentially touch a truck day combined.
- Some Town debt drops off the books in 2024.
- Becker is currently short on classrooms to meet the needs of Leicester high. The Town would likely need to apply for a small scale MSBA rehab project to meet these needs.
- The Town will not have all answers for reuse options for all buildings in the next two months and we are limited in what we can research due to the involvement of the Attorney General's office, but there are many options.
- Tom lauder stated the School Committee needs to walk the property with the principals but Borger Academic Building, Knight Hall and the Student Center should meet their needs if walls can be taken down and spaces can be reconfigured.

- Small working groups will be put together to research costs and opportunities this summer during the Town's due diligence period.
- The Board did not have an issue with a former security person continuing to live on campus.

6. MINUTES

a. **June 21, 2021**

b. **June 22, 2021**

A motion was made by Ms. Provencher and seconded by Mr. Shocik to approve the minutes of June 21, 2021 and June 22, 2021. Roll call: 5:0:0.

A motion to adjourn was made by Mr. Phillips and seconded by Ms. Provencher at 9:08pm. Roll call: 5:0:0.

SELECT BOARD MEETING MINUTES
JULY 13, 2021 at 6:00PM
SELECT BOARD CONFERENCE ROOM, TOWN HALL

CALL TO ORDER/OPENING

Chair Antanavica called the meeting to order at 6:06pm. Chair Rick Antanavica, Vice-Chair John Shocik, Second Vice-Chair Herb Duggan Jr., Selectman Dianna Provencher, Selectman Allen Phillips, Town Administrator David Genereux and Assistant Town Administrator Kristen Forsberg were in attendance.

1. Weston & Sampson Task 2 Report – Water/Sewer Infrastructure

The purpose of this meeting was to discuss the assessment of technical service capabilities of the water and sewer infrastructure in Leicester. Representatives from Weston and Sampson summarized the findings of their analysis to this point which included:

- The impending merger of Leicester Water and Hillcrest Water districts and the wells in Paxton and Leicester which provide water for these two districts and are operating at less than the max daily demand.
- The Leicester alternative source study which was completed in June of 2021. This study looked at the cost and timeline for future options including improving the Paxton wells, improving the Leicester wells, developing a new water source, interconnection with Worcester and interconnection with Cherry Valley. While Moose Hill was not part of this specific study, Weston and Sampson discussed issues including surface water treatment, the estimated \$30M cost to develop the water source and the hydraulics involved in getting the water supply down to customers, noting it is worthy of long term planning but can't meet the immediate needs of Cherry Valley residents. The study concluded that the interconnection with Worcester is the most advantageous option to resolve the ongoing and urgent water supply needs of the Leicester Water Supply District.
- The challenges for the Cherry Valley Rochdale Water District were discussed including the high price of purchasing water from Worcester at a cost of \$385,000 per year. The district is working to reactivate the Grindstone well at a cost of \$500,000. This well would provide a local water source for subscribers.
- Weston and Sampson noted that all three water systems in Town have hydraulic studies and capital improvement plans; however, they are all undersized and have aging water mains.
- Sewer issues were discussed including the wastewater treatment facility upgrades needed to address system issues due to age and future discharge permit requirements, future needs, upgrades, flows, subscriber numbers, pump station information and design capacity.
- Every sewer district has many pumps and pump stations due to the topography and subsurface conditions such as ledge in town. However, the systems are generally in good condition. I/I remains a challenge and Cherry Valley has no feasible alternative to connecting with Worcester except for a possible long term connection to the Oxford Rochdale Sewer District.

2. Public Discussion

Attendees discussed the quality of Worcester water, high bills in the Cherry Valley Sewer district, challenges caused by subscriber owned districts, USDA loan refinancing options, the potential use of Moose Hill Reservoir and the potential consolidation of the districts.

A motion to adjourn was made by Ms. Provencher and seconded by Mr. Shocik at 8:54pm. Roll Call: 5:0:0