

Justin Paré, President
John Simmons, Vice President
John Costello
Daniel Donovan
Mark Gould, Jr.



Darius Gregory
Andrew Shanahan
Andrea Slobogan
Patricia St. Pierre

Town of North Attleborough
TOWN COUNCIL
FINANCE SUB COMMITTEE

43 South Washington Street, North Attleborough, MA 02760
Phone: (508) 699-0100

PUBLIC MEETING

APRIL 1, 2024 at 6:30 PM

TOWN HALL LOWER-LEVEL CONFERENCE ROOM
43 South Washington Street, North Attleborough, MA

I. Pledge Of Allegiance

II. Approval Of Minutes

- a. Minutes of March 20, 2024

III. Resident And Community Comment

IV. Old Business

V. New Business

- a. Measure 2024-082-Repurpose \$1.1 mm of the HS Athletic Complex
Borrowing for the Amvet Roof Project

Documents:

[*MEASURE 2024-082- INCREASE BORROWING AUTHORIZATION FOR
AMVET SCHOOL ROOF REPLACEMENT - FINAL.COMPLETE.SIGNED.PDF*](#)

- b. Measure 2024-077- Authorization to re-purpose \$30,000.00, previously
authorized from FY24 Free Cash for the Hazard Mitigation Plan Review, for
the Fire Station Feasibility Study CIP Project

Documents:

[*MEASURE 2024-077- AUHTORIZATION TO TRANSFER 30,000 FOR FIRE
ST. FEASIBILITY STUDY.COMPLETE.SIGNED.PDF*](#)

- c. Measure 2024-078-Authorization to begin the negotiation process with the

current owners of the Webster Mill Property

Documents:

[*MEASURE 2024-078- AUTHORIZATION TO BEGIN NEGOTIATION
PROCESS WITH OWNERS OF WEBSTER MILL.SIGNED.PDF*](#)

- d. Measure 2024-079-Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31

Documents:

[*MEASURE 2024-079- APPROVAL TO TRANSFER FUNDS FOR WEBSTER
MILL DEMOLITION.SIGNED.PDF*](#)

- e. Measure 2024-085- Approval of \$44,000.00 to be funded by NEU ARPA Funds in support of the Public/Private Partnership with North Attleborough Junior Football to replace the scoreboard at Community Field.

Documents:

[*MEASURE 2024-085- APPROVAL OF A PUBLIC-PRIVATE PARTNERSHIP
WITH NAJF FOR COMMUNITY FIELD SCORE.SIGNED.PDF*](#)

- f. Discussion of Stipends for Board, Committee, and Commission Members

VI. Adjournment



Measure #: 2024-082

TOWN COUNCIL MEASURE SUBMITTAL

Date: 3/25/2024

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

Repurpose \$1.1 mm of the HS Athletic Complex Borrowing for the Amvet Roof Project

Signed:

Michael Borg

Digitally signed by Michael Borg
DN: c=US, ou=Town Manager, cn=Michael Borg, email=Emmborg@nattleboro.com
Reason: I am the author of this document
Location:
Date: 2024.03.25 14:48:50-04'00'
Foxit PDF Editor Version: 12.0.0

PURPOSE AND JUSTIFICATION:

That the Town appropriates the amount of One Million One Hundred Thousand Dollars (\$1,100,000) for the purpose of paying the costs of the AMVET Blvd. School Roof Replacement project, including without limitation all associated Americans with Disability Act (ADA) compliance work, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1) or pursuant to any other enabling authority, and to issue bonds and notes therefore; that the Town Manager is authorized to accept and expend any state or federal grants that are or may become available for this project under the provisions of the Town By-Laws where applicable; and that the Town Manager is authorized to expend all funds available for the project and to take any other action necessary to carry out the project.

SPECIAL REQUIREMENTS:

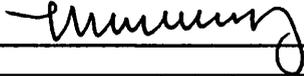
ATTACHMENTS: Measure 2023-066

REFER TO SUB-COMMITTEE: Finance

TOWN COUNCIL MEASURE SUBMITTAL

Date: 04/10/2023	Submitted by: Town Manager	Telephone # 508-699-0100
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MEASURE DESCRIPTION:
 FY2024 General Fund Capital Improvement Plan and Funding for Borrowing

Signed:  07 APR 23

PURPOSE AND JUSTIFICATION:
 I hereby submit the following measure to the Town Council for its consideration and action:
 "That the Town of North Attleborough appropriate from borrowing the sum of \$5,850,000.00 for the purpose of completing the following Capital Improvement Projects listed below: "

Department	Project Title	Cost
Library	RML Refurbishment Project	\$2,100,000.00
Public Works - Highway	Roads, Bridges and Sidewalks	\$1,000,000.00
Public Works - Highway	6-Wheel Vehicle Replacement	\$350,000.00
Schools	AMVET Blvd. School Roof Replacement	\$2,400,000.00
Total Bonding for General Fund Capital Improvement Projects:		\$5,850,000.00

SPECIAL REQUIREMENTS:
 This measure requires a legal notice and public hearing.

ATTACHMENTS:
 FY2024 Capital Projects Request

REFER TO SUB-COMMITTEE:
 Finance Sub-Committee

TOWN OF NORTH ATTLEBOROUGH

FY'24 Capital Projects Requests

Dept	Sect	Project Title	Cost	Dept Pri	Cmte Pri	Prev Req	Rec Fund Source	Notes
DPW	Water	Vehicle Replacement	\$110,000.00	4	3		Bonding	
DPW	Wastewater	Primary Clarifier Repair	\$350,000.00	1	1		Bonding	
DPW	Wastewater	SCADA Upgrades	\$575,000.00	2	3		Bonding	
DPW	Wastewater	Grimaldi Pump Station Rehab	\$700,000.00	3	3		Bonding	
DPW	Wastewater	Pump Station Upgrades	\$50,000.00	4	3		Bonding	
DPW	Wastewater	Headworks HVAC and Equip Replacement	\$1,000,000.00	5	3		Bonding	

Total Bonding \$10,110,000.00

Ambulance Fund

NAFD	EMS	Class V EMS Response Vehicle	\$68,000.00	1	6		Ambulance Fund	New request due to dept reorganization.
NAFD	EMS	Lucas CPR Devices	\$54,000.00	2	6		FY '23 F.C.	Replace older models/improve operations.

Total Ambulance Fund \$122,000.00

Projects Delayed / Rejected for FY '24

NAFD		New Fire Station Design	\$3,000,000.00	1	4			FY '25 CIP. Confirm bonding pays design.
Park & Rec		Doran Property Land Acquisition	\$800,000.00	1	6			
Park & Rec		Parking Lot Guardrails	\$100,000.00	7	5			FY'25 CIP
Park & Rec		Community Field Playground Replacement	\$450,000.00	10	5			FY'26 CIP
Schools		Community School Gymnasium Upgrade	\$130,000.00		6			FY'25 CIP
Schools		Band Instrument Replacement	\$25,000.00		6			Recommend no funding. O&M responsibility.
Schools		NAHS Gymnasium AV Upgrade	\$75,000.00		6			FY'25 CIP
Schools		Roosevelt Elementary Playground	\$300,000.00		6			FY'25 CIP

Total Rejected / Delayed \$4,880,000.00

Enterprise Fund Capital Projects

DPW	Solid Waste	Scale Building Renovation	\$120,000.00	1	6		Enterprise Funded	
DPW	Solid Waste	Rubber Tire Excavator	\$175,000.00	2	6		Enterprise Funded	
DPW	Solid Waste	Hooklift Body and Containers	\$80,000.00	3	6		Enterprise Funded	
DPW	Solid Waste	Cardboard Compactor	\$75,000.00	4	6		Enterprise Funded	
		Total Enterprise Fund	\$450,000.00					
		Total Town Requests	\$15,799,106.00					

- Cmte Pri Key
- 1 = Critical Safety Concern
 - 2 = Mandated by statute or law
 - 3 = Needed to maintain level service
 - 4 = Element of on-going capital project
 - 5 = Element of department 5-year plan
 - 6 = New project nomination

TOWN OF NORTH ATTLEBOROUGH

FY'24 Capital Projects Requests								
Dept	Sect	Project Title	Cost	Dept Pri	Cmte Pri	Prev Req	Rec Fund Source	Notes
FY '23 F.C.								
Conservation		Vehicle Replacement	\$45,000.00	1	3		FY '23 F.C.	
NAFD	EM	Hazard Mitigation Plan Update	\$30,000.00	1	2		FY '23 F.C.	Needed for continued grant applications
NAPD		Cruiser Replacement	\$248,000.00	1	3		FY '23 F.C.	
Park & Rec		Grounds Trailer and Accessories	\$40,000.00	5	3		FY '23 F.C.	
Park & Rec		Truck Replacement	\$120,000.00	11	3		FY '23 F.C.	
Public Works	Highway	Municipal Parking Lot Maintenance	\$200,000.00	2	3		FY '23 F.C.	
Public Works	Highway	Sidewalk Mini-Paver	\$65,000.00	5	5		FY '23 F.C.	
Public Works	Highway	2-Ton Roller and Trailer	\$50,000.00	6	5		FY '23 F.C.	Could delay to FY '24 F.C.
Public Works	Highway	Brine Making System	\$35,000.00	7	6		FY '23 F.C.	
Schools		Falls Elementary Boiler Replacement	\$600,000.00	2	1		FY '23 F.C.	
Schools		Roosevelt School Accessibility Package	\$175,000.00	3	2		FY '23 F.C.	
Schools		Security Camera Installation	\$125,000.00	4	1		FY '23 F.C.	Possible funding through cannabis mitigations
Schools		Zone Controllers and Access Points	\$300,000.00	5	3		FY '23 F.C.	Could be delayed to FY '24 F.C.
Schools		VMWare/Domain Controller Hardware Replacement	\$330,000.00	6	1		FY '23 F.C.	
Schools		Community School Asbestos Abatement	\$100,000.00	7	4		FY '23 F.C.	
Schools		School Dishwasher Replacement	\$58,106.00	8	3		FY '23 F.C.	
Schools		ELC Playground Surface Replacement	\$60,000.00	9	1		FY '23 F.C.	
Total FY '23 F.C.			\$2,581,106.00					
FY '24 F.C.								
NAFD		Shift Commander Vehicle	\$156,000.00	2	5		FY '24 F.C.	Improve Department Operations
Park & Rec		Mason Field B'Ball / Pickleball Rink and Grounds	\$250,000.00	2	5		FY '24 F.C.	
Park & Rec		WWI Park Lot Repaving	\$400,000.00	3	3		FY '24 F.C.	
Park & Rec		Beach Grounds and Fencing Upgrades	\$300,000.00	4	6		FY '24 F.C.	
Park & Rec		UTV and Accessories	\$50,000.00	6	3		FY '24 F.C.	
Park & Rec		Field Grooming Equipment	\$40,000.00	8	3		FY '24 F.C.	
Park & Rec		Community Field Light Replacement	\$650,000.00	9	3		FY '24 F.C.	
Public Works	Admin	Truck Replacement	\$45,000.00	1	3		FY '24 F.C.	
Public Works	Admin	Office Renovations	\$40,000.00	2	5		FY '24 F.C.	
Public Works	Admin	Document Filing Upgrades	\$30,000.00	3	4		FY '24 F.C.	Could delay to FY '25 CIP
Public Works	Highway	268 Smith Street Demolition	\$325,000.00	3	4		FY '24 F.C.	
Schools		District Grounds Mower, Blower and Trailer	\$50,000.00	10	3		FY '24 F.C.	
Town Manager		Town Hall Safety and Security Phase I	\$200,000.00	1	1		FY '23 F.C.	
Total FY '24 F.C.			\$2,536,000.00					
Bonding								
Library		RML Refurbishment Project	\$2,100,000.00	1	4		Bonding	
Public Works	Highway	Roads, Bridges and Sidewalks	\$1,000,000.00	1	3		Bonding	
Public Works	Highway	6-Wheel Vehicle Replacement	\$350,000.00	4	3		Bonding	
Schools		AMVET Blvd School Roof Replacement	\$2,400,000.00	1	6		Bonding	Suggest compulsory facilities plan.
DPW	Water	Water Main Replacement	\$1,050,000.00	1	4		Bonding	
DPW	Water	Whiting Street Valve Replacement	\$125,000.00	2	6		Bonding	
DPW	Water	Clearwell Baffles	\$300,000.00	3	2		Bonding	



Measure #: 2024-077

TOWN COUNCIL MEASURE SUBMITTAL

Date: 3/14/2024

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

Authorization to transfer and re-purpose \$30,000 which was authorized for the Hazard Mitigation Plan review (Account # 30220262 584027). The funding for the hazard mitigation plan was from FY 2023 Free Cash and this measure is requesting the funding to be transferred to the Fire Station Feasibility Study CIP Project.

Signed:

Michael Borg

Digitally signed by Michael Borg
DN: c=US, ou=Town Manager, cn=Michael Borg, email=Emborg@
nattleboro.com
Reason: I am the author of this document
Location:
Date: 2024.03.22 12:53:00 -0400
Foxit PDF Editor Version: 12.0.0

PURPOSE AND JUSTIFICATION:

Purpose:

The purpose of this measure is to reallocate the previously approved \$30,000 in funding, initially designated for the review and update of the Town of North Attleborough's Hazard Mitigation Plan. This plan, crucial for identifying potential hazards impacting the town, mandates an update every five years. Due to a fortunate development, the state of Massachusetts has included our town in the 2025 cohort for state-funded updates to this plan, thereby freeing up the initially allocated funds for alternative urgent needs.

Justification:

The newfound availability of the \$30,000 presents an opportunity to address two unforeseen expenses that have arisen within the scope of the fire station feasibility project, specifically, the requirements for wetlands delineation and a comprehensive site survey. During the initial proposal phase of the feasibility study, it was incorrectly assumed that a current site survey of the property was available. By redirecting the funds initially intended for the Hazard Mitigation Plan update—now covered by the state—to these unexpected but essential expenses, the Town Council ensures that the fire station feasibility project progresses without delay, ultimately supporting the town's safety and infrastructure development goals.

SPECIAL REQUIREMENTS:

ATTACHMENTS:

REFER TO SUB-COMMITTEE: Finance

Measure #: 2024-077

TOWN COUNCIL MEASURE SUBMITTAL

Date: 3/14/2024

Submitted By: Town Manager

Telephone #: 508-699-0100

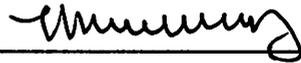
PURPOSE AND JUSTIFICATION CONTINUED:

TOWN COUNCIL MEASURE SUBMITTAL

Date: 04/10/2023	Submitted by: Town Manager	Telephone # 508-699-0100
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MEASURE DESCRIPTION:

General Government Capital Improvement Plan -FY2023 Free Cash

Signed:  07APR23

PURPOSE AND JUSTIFICATION:

Page 1 of 2

I hereby submit the following measure to the Town Council for its consideration and action:

"That the Town of North Attleborough appropriate the sum of \$2,581,106.00 for the purpose of completing the Capital Improvement Projects listed on the Summary of Capital Improvement Projects with FY2023 Free Cash as indicated below:

Department	Project	Total Cost
Conservation	Vehicle Replacement	\$45,000.00
NAFD	Hazard Mitigation Plan Update	\$30,000.00
NAPD	Cruiser Replacement	\$248,000.00
Park & Rec.	Grounds Trailer and Accessories	\$40,000.00
Park & Rec.	Truck Replacement	\$120,000.00
DPW-Highway	Municipal Parking Lot Maintenance	\$200,000.00
DPW-Highway	Sidewalk Mini-Paver	\$65,000.00
DPW-Highway	2-Ton Roller & Trailer	\$50,000.00
DPW-Highway	Brine Making System	\$35,000.00

SPECIAL REQUIREMENTS:

This measure requires a legal ad and a public hearing.

ATTACHMENTS:

FY2024 Capital Projects Request

REFER TO SUB-COMMITTEE:

Finance Sub-Committee

TOWN COUNCIL MEASURE SUBMITTAL

Date: 04/10/2023	Submitted by: Town Manager	Telephone # 508-699-0100
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MEASURE DESCRIPTION:
 General Government Capital Improvement Plan -FY2023 Free Cash

Signed:  07 APR 23

PURPOSE AND JUSTIFICATION: Page 2 of 2

Department	Project	Total Cost
Schools	ELC Playground Surface Replacement	\$60,000.00
Schools	VMWare/Domain Controller Hardware Replacement	\$330,000.00
Schools	Falls Elementary Boiler Replacement	\$600,000.00
Schools	Security Camera Installation	\$125,000.00
Schools	Roosevelt School Accessibility Package	\$175,000.00
Schools	Zone Controllers and Access Points	\$300,000.00
Schools	School Dishwasher Replacement	\$58,106.00
Schools	Community School Asbestos Abatement	\$100,000.00
	Total	\$2,581,106.00

SPECIAL REQUIREMENTS:
 This measure requires a legal ad and a public hearing.

ATTACHMENTS:
 FY2024 Capital Projects Request

REFER TO SUB-COMMITTEE:
 Finance Sub-Committee

TOWN OF NORTH ATTLEBOROUGH

FY'24 Capital Projects Requests

Dept	Sect	Project Title	Cost	Dept Pri	Cmte Pri	Prev Req	Rec Fund Source	Notes
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TOWN OF NORTH ATTLEBOROUGH								
FY'24 Capital Projects Requests								
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Total Bonding \$10,110,000.00

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Total Ambulance Fund \$122,000.00

Projects Delayed / Rejected for FY '24								
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NAFD		New Fire Station Design	\$3,000,000.00	1	4			FY '25 CIP. Confirm bonding pays design.
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Schools		Roosevelt Elementary Playground	\$300,000.00		6			FY'25 CIP

Total Rejected / Delayed \$4,880,000.00

Enterprise Fund Capital Projects								
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DPW	Solid Waste	Hooklift Body and Containers	\$80,000.00	3	6		Enterprise Funded	
DPW	Solid Waste	Cardboard Compactor	\$75,000.00	4	6		Enterprise Funded	
		Total Enterprise Fund	\$450,000.00					
		Total Town Requests	\$15,799,106.00					

- Cmte Pri Key
- 1 = Critical Safety Concern
 - 2 = Mandated by statute or law
 - 3 = Needed to maintain level service
 - 4 = Element of on-going capital project
 - 5 = Element of department 5-year plan
 - 6 = New project nomination



Measure #: 2024-078

TOWN COUNCIL MEASURE SUBMITTAL

Date: 3/25/2024	Submitted By: Town Manager	Telephone #: 508-699-0100
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MEASURE DESCRIPTION:

Authorization to begin the negotiation process with the current owners of the Webster Mill Property

Signed: Michael Borg

Digitally signed by Michael Borg
DN: c=US, ou=Town Manager, cn=Michael Borg, email=emrborg@nattleboro.com
Reason: I am the author of this document
Date: 2024.03.22 11:40:44 -0400
Foxit PDF Editor Version: 12.0.0

PURPOSE AND JUSTIFICATION:

Purpose:
The purpose of this measure is to authorize the initiation of negotiations and discussions with the current owners of the Webster Mill Property on Broadway, following its recent demolition due to safety concerns. The objective is to explore the potential procurement of this property by the Town of North Attleborough. This initiative seeks to resolve the current state of the property—now a blighted and demolished site—to address public safety and environmental concerns, while also considering the future development and use of the land to benefit the community. The Town aims to engage with the property's current owners and relevant state environmental agencies to outline a clear path forward for addressing remaining demolition debris, brownfield remediation, and the exploration of potential public uses for the property.

Justification:
Public Safety and Environmental Remediation: The property has been a blight on the community for over 40 years, presenting both safety hazards and environmental concerns. The recent demolition over safety issues underscores the urgent need for a comprehensive plan to address the remaining challenges, including debris removal and brownfield remediation. By taking proactive steps, the Town can ensure that these concerns are addressed promptly and effectively, mitigating any potential risks to public health and safety.
Economic and Community Development: Acquiring the Webster Mill Property presents an opportunity for the Town of North Attleborough to guide the redevelopment of the site in a manner that aligns with community needs and priorities. Whether the land is returned to the tax rolls through private development or utilized for public purposes, such as open space or a park, the redevelopment can stimulate economic growth, enhance community amenities, and contribute to the overall vitality of the area.
Community Engagement and Input: This measure emphasizes the importance of seeking public input in determining the future use of the property. By involving the community in the decision-making process, the Town can ensure that the redevelopment of the Webster Mill Property reflects the values, needs, and aspirations of North Attleborough residents. This inclusive approach fosters a sense of ownership and pride in the community's development projects.

SPECIAL REQUIREMENTS:

ATTACHMENTS:

REFER TO SUB-COMMITTEE: Finance, Economic Development

Measure #: 2024-078

TOWN COUNCIL MEASURE SUBMITTAL

Date: 3/25/2024

Submitted By: Town Manager

Telephone #: 508-699-0100

PURPOSE AND JUSTIFICATION CONTINUED:



Measure #: _____

TOWN COUNCIL MEASURE SUBMITTAL

Date: _____	Submitted By: _____	Telephone #: _____
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MEASURE DESCRIPTION:

Signed: _____

PURPOSE AND JUSTIFICATION:

SPECIAL REQUIREMENTS:

ATTACHMENTS:

REFER TO SUB-COMMITTEE:

Measure #:

TOWN COUNCIL MEASURE SUBMITTAL

Date:	Submitted By:	Telephone #:
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PURPOSE AND JUSTIFICATION CONTINUED:



Measure #: _____

TOWN COUNCIL MEASURE SUBMITTAL

Date: _____	Submitted By: _____	Telephone #: _____
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MEASURE DESCRIPTION:

Signed: _____

PURPOSE AND JUSTIFICATION:

SPECIAL REQUIREMENTS:

ATTACHMENTS:

REFER TO SUB-COMMITTEE:

Measure #:

TOWN COUNCIL MEASURE SUBMITTAL

Date:	Submitted By:	Telephone #:
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PURPOSE AND JUSTIFICATION CONTINUED: