

Town of Newbury
12 Kent Way
Byfield, MA 01922
Phone: 978-465-0862
Fax: 978-465-3064

To Newbury Voters:

On Tuesday, October 18, 2016, at 7:00 PM there will be a Special Town Meeting. The meeting will be held in the gymnasium of the Newbury Elementary School on Hanover Street.

The purpose of the meeting is to act on the Warrant Articles enclosed with this letter. In the past these were distributed at the meeting. The Finance Committee has decided to provide copies of the Warrant Articles prior to the meeting to give voters more time to review the articles before voting on them.

There are ten articles to be acted on at the Town Meeting. Articles 1 through 9 are presented by the Board of Selectmen and recommended by the Finance Committee. Article 10 is by citizens' petition and is not recommended by the Board of Selectmen or the Finance Committee.

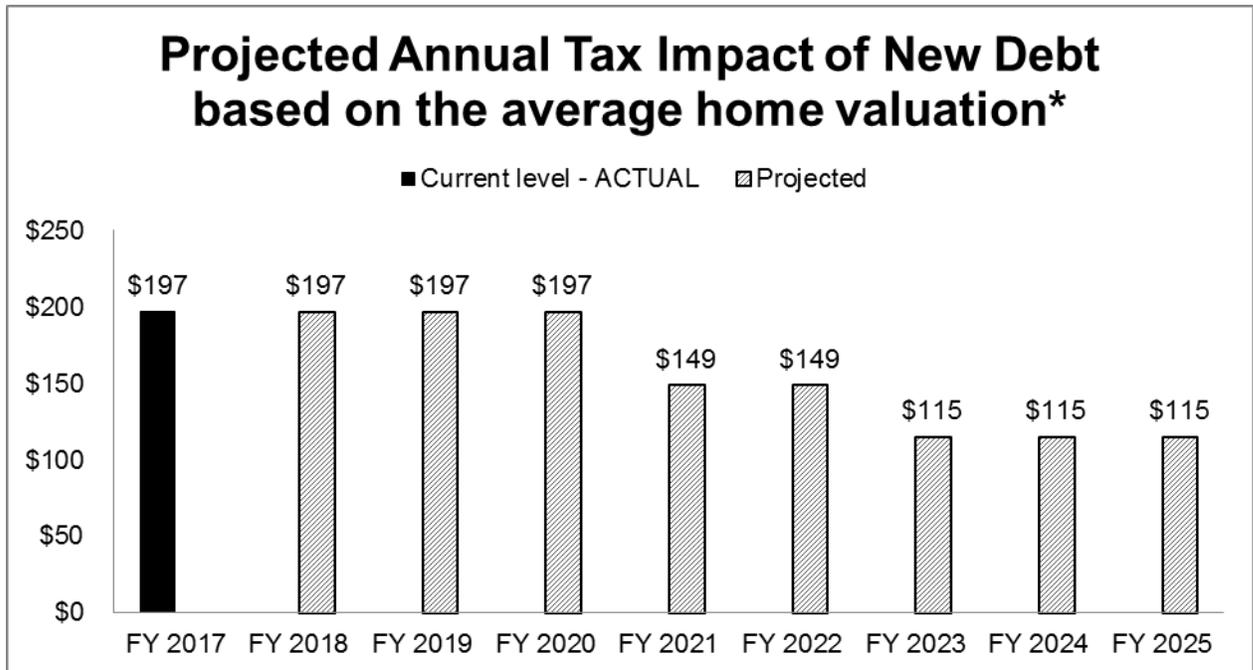
We encourage you to review the articles and the rationale provided for each.

- Articles 3 through 8 request that funds be transferred from Free Cash and if all are approved would leave a Free Cash balance of \$1,604,200.
- Articles 9 and 10, addressing the Police Station/Town Hall and Police Station only issues respectively, require a 2/3 majority to pass at town meeting as well as the passage of the debt exclusion override ballot Question #5 on November 8, 2016 to move forward.

The Town of Newbury's financial health is solid. Our tax rate is in the lowest quartile in Essex County and our Moody's rating is Aa2. Over the past five years our debt has been reduced significantly, and the impact on taxes has decreased from \$1.24 per thousand to \$0.41 per thousand this year. Current balances in our reserve funds are as follows:

- Stabilization: \$125,718
- Land Sale Fund: \$408,875
- Free Cash certified at: \$1,929,148

Given our solid finances we are in a position to qualify for bond interest rates of less than 3% for the proposed \$6.5 million Police Station/Town Hall building project. Currently, the Town has received projected bond schedules based on \$6,500,000, 30 year bond, starting in FY2017 at a 2.80% interest rate. The chart below uses the average home valuation of \$479,372 to project the impact of this new debt on annual property taxes. Overall, the impact on taxes will remain the same until 2020. Starting in FY 2021, the annual impact will decrease by \$48 for 2 years, and in FY 2023 will drop again by \$34. Based on these figures and the project scope, the Finance Committee recommends this project.



**Assumptions: Bond starts in FY 2017. \$6,500,000, 30 years, 2.80% interest rate. Free Cash applied to mitigate the tax impact for FY 2018, 2019, and 2020. \$810,000 over 3 years. Average home valuation of \$479,372.*

We encourage you to review the articles and the rationale provided for each of the recommendations in the Appropriations Booklet, and to attend the Special Town Meeting on October 18th to be held at the Newbury Elementary School at 7pm.

The Newbury Finance Committee
 Gene Case, Chairman
 Erica Jacobsen, Vice Chairman
 Linda Allen
 Larry Guay
 Marshall Jespersen
 Paul Myette
 Frank Remley

**TOWN OF NEWBURY
SPECIAL TOWN MEETING
OCTOBER 18, 2016**

ESSEX SS.

TO: ONE OF THE CONSTABLES FOR THE TOWN OF NEWBURY,
MASSACHUSETTS

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, YOU ARE HEREBY DIRECTED TO NOTIFY AND WARN THE INHABITANTS OF THE TOWN OF NEWBURY, QUALIFIED TO VOTE IN TOWN AFFAIRS, TO MEET AT THE NEWBURY ELEMENTARY SCHOOL ON HANOVER STREET IN SAID TOWN OF NEWBURY ON TUESDAY, THE 18th DAY OF OCTOBER 2016 AT 7:00 P.M. TO ACT ON THE FOLLOWING ARTICLES, VIZ:

ARTICLE 1. To see if the Town will vote to add the following amounts to the line items voted under Article 3 (the general budget) of the April 26, 2016 Annual Town Meeting:

	<u>Change</u>
IT Program Services Expenses	\$2,200.00
Postage Expense	1,500.00
Zoning Board Salary & Wages	600.00
Town Clerk Salary & Wages	1,406.00
Shellfish Salary & Wages	3,900.00
Inspectional Services Expenses	10,000.00

or act in relation thereto.

Submitted by: Board of Selectmen

Selectmen Recommendation: 5-0-0

Finance Committee Recommendation: 7-0-0

Rationale: *During the course of the budget process revenue estimates are used to determine the amount of budgetary spending that can occur within the confines of Proposition 2 ½. These estimates are adjusted periodically based on actual amounts received. Article 1 proposes a net of \$19,606.00 in additional appropriations and includes:*

- *IT Expenses for supplies (\$400), mileage (\$300), printer services (\$1,000) and outlook licenses (\$500)*
- *Additional Zoning wages to address a 40B Proposal*
- *Town Clerk Assistant wages for vacation coverage and Early Voting*
- *Shellfish Commissioner Stipends*
- *Inspectional Services software costs, which are funded through a surcharge on each permit*

ARTICLE 2. To see if the Town will vote to transfer the sum of \$680.00, or any other sum, from Inspectional Services Expenses to IT/Program Services Expenses; or take any other action in relation thereto.
Submitted by: IT/Communications Program Manager

Selectmen Recommendation: 5-0-0
Finance Committee Recommendation: 7-0-0

Rationale: *This article transfers the annual costs of the IT Director's iPad to the IT/Program Services Expense Account, appropriately accounting for this expenditure.*

ARTICLE 3. To see if the Town will vote to authorize the payment of the following fiscal year 2016 bills, said sums to be taken from Free Cash; or take any other action in relation thereto.

Charles Laudani	\$ 675.00
CDM Smith	6,500.00
Live Vault	95.00
Doody Calls	119.00

Submitted by: Various Department Managers

Selectmen Recommendation: 5-0-0
Finance Committee Recommendation: 7-0-0

Rationale: *The Town's Fiscal Year closes on June 30th. We are allowed to pay bills through July 15th. Every now and then bills arrive past the July 15th deadline. These bills require Town Meeting action (9/10 vote of approval) in order for them to be processed.*

ARTICLE 4. To see if the Town will vote to transfer the sum of \$7,859.00, or any other sum, from Free Cash to meet the 5% match required for the Assistance to Firefighters Grant; or take any other action in relation thereto.

Submitted by: Board of Fire Engineers

Selectmen Recommendation: 5-0-0

Finance Committee Recommendation: 7-0-0

Rationale: *The Newbury Fire Department has been selected to receive a grant in the amount of \$157,189.00 for much needed communications equipment. This equipment will improve the Department's aging infrastructure allowing for greater efficiency, but requires that the Town contribute a 5% match towards the purchase.*

ARTICLE 5. To see if the Town will vote to transfer the sum of \$20,000.00, or any other sum, from Free Cash to pay the cost of physicals, Hepatitis B and other vaccinations for Public Safety Personnel; or take any other action in relation thereto.

Submitted by: Board of Fire Engineers

Selectmen Recommendation: 5-0-0

Finance Committee Recommendation: 7-0-0

Rationale: *The Board of Fire Engineers have notified us that we are required to provide job safety and health protection for our personnel and should allocate funds for TB, Hepatitis and "fit for duty" physical examinations.*

ARTICLE 6. To see if the Town will vote to transfer the sum of \$25,000.00 or any other sum, from Free Cash to make structural modifications to facilitate the relocation of the Communications Center to the first floor of the temporary Police Station, including the replacement of the radio antennas, radios and cabling and; or take any other action in relation thereto.

Submitted by: Chief of Police

Selectmen Recommendation: 5-0-0

Finance Committee Recommendation: 7-0-0

Rationale: *These funds will be used to replace the radio antennas and cabling on the antenna tower, replace the obsolete, non-conventional "mobile" emergency radios in the Communications Center with a more suitable, remote head updated design "base" radio system. And to make structural modifications to facilitate the relocation of the*

Communications Center to the 1st floor of the temporary police station.

ARTICLE 7. To see if the Town will vote to transfer the sum of \$260,000.00, or any other sum, from Free Cash to repair the Main Street Bridge; or take any other action in relation thereto.

Submitted by: Board of Selectmen

Selectmen Recommendation: 5-0-0

Finance Committee Recommendation: 7-0-0

Rationale: *The Town has recently contracted with an engineer to identify the repairs necessary to address the issues with the Main Street Bridge. In addition, the Town has applied for grant funding through the Mass Small Bridge Program to help defray the cost of the repairs.*

ARTICLE 8. To see if the Town will vote to transfer the sum of \$4,700.00, or any other sum, from Free Cash to purchase and install a telephone system at the Council on Aging; or take any other action in relation thereto.

Submitted by: IT/Communications Program Manager

Selectmen Recommendation: 5-0-0

Finance Committee Recommendation: 7-0-0

Rationale: *After receiving numerous complaints about the telephone service, the IT & Communication Program Manager conducted a thorough evaluation of the existing lines and services and determined that the existing PBX system (1998) is not capable of handling the features required and the existing voice and data lines are patched and split throughout the COA work area further affecting the quality of their telephone and data connections. In order to handle the more than 2,000 incoming calls (they also log an additional 2,000 outgoing calls as well) that the center deals with annually, it is recommended that the system be replaced.*

ARTICLE 9. To see if the Town will vote to appropriate a sum of money to pay costs of (i) designing, constructing and originally equipping a new police station, and (ii) remodeling, reconstructing and making extraordinary repairs to the Town Hall, and for the payment of all other costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; or to take any other action relative thereto.

Submitted by: Board of Selectmen

Selectmen Recommendation: 4-1-0
Finance Committee Recommendation: 7-0-0

Rationale: *The culmination of approximately four years of study and evaluation of the Town's municipal building needs resulted in a recommendation by the Municipal Building Committee to build a combined public safety facility and renovate the Town Hall at an estimated cost of \$11 million dollars.*

After two failed attempts to secure funding for this project, the Board of Selectmen voted to downscale the project to include only the construction of a Police Facility with a renovation to Town Hall at an approximate cost of \$6.5 million dollars.

This project requires a two-step approval process; it must be approved at Town Meeting by a 2/3 majority vote on October 18th and then must also be approved at the ballot election held on November 8th by a simple majority in order to move forward.

ARTICLE 10. To see if the Town will vote to appropriate the sum of \$4,250,000.00 for the purpose of designing, constructing, equipping and furnishing a new standalone police station building on Town-owned land at 7-7R Morgan Avenue, including all costs incidental or related thereto, and to authorize the Treasurer with the approval of the Board of Selectmen to issue bonds or notes of the Town for that purpose, as authorized by General Laws Chapter 44, Section 7(21), or any other general or special law, provided, however that this appropriation and debt authorization be contingent upon passage of a Proposition 2 ½ debt exclusion referendum under General Laws Chapter 59, Section 21C.

Submitted by: Citizen Petition

Selectmen Recommendation: No Vote Taken
Finance Committee Recommendation: 2-5-0