



**Board of Selectmen – Joint Meeting with Finance Committee and Moderator**  
**Ware Town Hall, Meeting Room, 126 Main Street**  
**Regular Meeting Minutes**  
**Thursday, May 2, 2019 at 7:00 p.m.**

**Meeting Opened by Chairman Carroll.**

**Present:** Selectman John E. Carroll, Selectman Keith J. Kruckas, Selectman Tracy R. Opalinski, Town Manager Stuart Beckley, Clerk Mary L. Midura, Ware Community TV General Manager Stanley Ciukaj, Finance Committee Chairman Denis Ouimette, Finance member Dan O’Connor, Finance member Janice Hills, Finance member Devin Peterson.

**Absent:** Selectman Nancy J. Talbot, Selectman Alan G. Whitney, Town Moderator Kathleen Coulombe.

- **Review Articles of May 13, 2019 Special Town Meeting and Annual Town Meeting with Finance Committee and Moderator**

**WARRANT FOR SPECIAL TOWN MEETING**

**ARTICLE 1.** To see if the town will vote to appropriate or transfer from available funds a sum of money to pay unpaid bills from prior fiscal years, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing, or any other means or any combination thereof, or take any other action relative thereto. **Free Cash \$392**

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**ARTICLE 2:** To see if the Town will vote to amend or adjust any of the line items of the Fiscal Year 2019 Town Budget, including debt and interest, and to determine what sums of money the Town will appropriate for any such adjustments or amendments and to determine the manner of meeting said appropriation, whether by transfer from available funds, transfer from other items or appropriations, borrowing, or any other means or combination thereof, or take any other action relative thereto. **Free cash or transfer**

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**ARTICLE 3.** To see if the Town will vote to raise and appropriate a sum of money to remove accumulated solids from the winter side of the aeration basin at the Ware wastewater treatment plant including related mechanical and structural work and engineering services and to determine the manner of meeting said appropriation, whether by taxation, borrowing, transfer from available funds, or any other means or combination thereof, or take any other action relative thereto.

**\$200,000+ from Sewer Enterprise Reserves**

Mr. St. George-Sorel explained that Sewer Enterprise Reserves are at \$250,000, and DEP must have this by November 1, 2019.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**ARTICLE 4.** To see if the Town will vote to raise and appropriate a sum of money to fund infrastructure improvements to Spring Street, and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof; or take another action relative thereto.

**To Be Dismissed**

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**ARTICLE 5.** To see if the Town will vote to authorize the Board of Selectmen, on behalf of the Town of Ware, to acquire by gift, purchase, eminent domain, or any other means, or combination thereof, land and easements necessary for the Main Street Reconstruction Project and further vote to raise and appropriate a sum of money for said purpose and to determine the manner of meeting said appropriation, whether by taxation, borrowing, transfer from available funds, or any other means or combination thereof, or take any other action relative thereto.

**\$7,850 from Free Cash**

Mr. Beckley explained there are 6 permanent and 24 temporary easements; owners may also donate the easements.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**ARTICLE 6.** To see if the Town will vote to raise and appropriate a sum of money to pay for the engineering and design of a culvert on Old Poor Farm Road and to determine the manner of meeting said appropriation, whether by taxation, transfer from available funds, borrowing, or any other means or combination thereof, or take any other action relative thereto.

**\$3,500 from Free Cash**

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**WARRANT FOR ANNUAL TOWN MEETING**

Consent Articles 1 – 9

**Article 1.** To see if the Town will vote to hear the report of the Finance Committee or take any other action relative thereto.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 2.** To see if the Town will vote to authorize the Treasurer/Tax Collector to enter into Compensating Balance Agreements during Fiscal Year 2020 as permitted by Massachusetts General Laws, Chapter 44, §53F, or take any other action relative thereto.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 3.** To see if the Town will vote to authorize the Treasurer/Tax Collector, with the approval of the Selectmen to borrow money from time to time in anticipation of the revenue of the Fiscal Year 2020, beginning July 1, 2019 in accordance with the Provisions of Massachusetts General Laws, Chapter 44, §4, and to renew notes or notes payable as may be given for a period of less than one (1) year in accordance with Massachusetts General Laws, Chapter 44, §17 or taken any other action relative thereto.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 4.** To see if the Town will vote to accept and appropriate any Grant Funds awarded to the Town of Ware under Massachusetts Community Development Fund by the Executive Office of Housing and Economic Development and to authorize the Board of Selectmen and Community Development Authority to expend the funds in accordance with the Terms and Conditions of the Grant Agreement or take any action relative thereto.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 5.** To see if the Town will vote to accept all State and Federal Educational Grants in any amount as may be awarded for the direct educational expenditures for Fiscal Year 2020 to be expended by the Pathfinder Regional Vocational Technical High School District or take any other action relative thereto.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 6.** To see if the Town will vote to accept all State and Federal Educational Grants in any amount as may be awarded for the direct educational expenditures for Fiscal Year 2020 to be expended by the Ware Public Schools or take any other action relative thereto.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 7.** To see if the Town will authorize the Board of Selectmen and Town Manager to apply for, accept and expend any grants or donations from State or Federal governments or private agencies, individuals or institutions, or take any other action relative thereto.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 8.** To see if the Town will vote to raise and appropriate a sum of money to be expended for road repairs in anticipation of reimbursement by the Commonwealth of Massachusetts Highway Department under the Chapter 90 State Highway Aid Program and to determine the manner of meeting said appropriation, whether by taxation, transfer from available funds, borrowing, or any other means or any combination thereof or take any other action relative thereto.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 9.** To see if the Town will vote to establish the total amount to be expended from each of the Town's revolving funds for certain Town departments under Massachusetts General Laws, Chapter 44, §53 E ½ for the fiscal year beginning July 1, 2019 or take any other action relative thereto.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 10.** To see if the Town will vote to fix the salaries of the several Elected Officers of the Town for the Fiscal Year 2020 and to determine whether any Town Board, Commission or Committee shall be authorized to employ any of its members for additional salary or compensation, or take any other action relative thereto.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 11.** To see if the Town will vote to raise and appropriate a sum of money to operate the Water Enterprise during Fiscal Year 2020 and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof or take any other action relative thereto.

**Budget – Water \$646,877**

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 12.** To see if the Town will vote to raise and appropriate a sum of money to operate the Sewer Enterprise during Fiscal Year 2020 and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof or take any other action relative thereto.

**Budget Sewer \$738,649**

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 13.** To see if the Town will vote to determine what sums of money the Town will raise and appropriate including appropriations from Available Funds of whatever type, to defray the charges and expenses of the Town including Debt and Interest for Fiscal Year 2020 or take any other action relative thereto.

**BUDGET \$29,142,476**

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

Before the recommendation, the Board of Selectmen had the following discussion with Town Manager Beckley and Finance Committee:

Account 122: Selectman Opalinski questioned the amount of \$18,600. Mr. Beckley noted this included \$15,000 for regionalization study of the school department. Selectman Opalinski stated the Board was told on January 9 that this would be an article, but why is this now a line item. She stated we all need to be on the same page. Selectman Opalinski stated this appeared sneaky and documentation must be presented to show this preliminary step and to describe the process. She noted a resident was concerned and did not want to miss out on the process. She stated that this should not be put in as a line item, and that the School Committee and Selectmen agreed on January 9 to place this as an article. She stated this is not a grown up way to do this and we want to see the process.

Resident Terry Smith stated this can be questioned at Town Meeting. WRN Reporter Emma Monahan noted concern that this does not show this is for a study. Selectman Kruckas stated this gives a misconception and the process was agreed upon with the School Committee. Finance member Janice Hills suggested an explanation be added to the packet.

Account 123: Finance Chairman Denis Ouimette questioned the increase to Town Manager account; Accountant Tracy Meehan noted the Executive Secretary will increase to 35 hours on July 1.

Account 131: Denis Ouimette stated that the Finance Committee prefers \$55,000, not \$60,000 for line 5701.

Account 145: Increase in Salaries is increased hours for 2 ½ employees. Selectman Carroll noted that a resident complained when the office was closed for lunch; Mr. Beckley will address.

Account 292: Mr. Beckley explained that the salary is paid by Town of Palmer, 1-2 % escalator and other is \$1,200 for vet bills.

Account 421: Selectman Kruckas questioned why there is no line item for roadwork; Mr. Beckley explained that 5800 is Capital Expenditures and is for roadwork.

Account 423: Mr. St. George-Sorel explained that the Town cannot appropriate less than previous years, and can only spend what is appropriated, unless emergency, and cannot take from next year's budget.

Account 510: The increase is in anticipation of a high level of permits for the Optimus/Ware Senior Living project.

Account 693: Line 5120 should be higher; Mr. Beckley will review and correct.

Account 710: Mr. Beckley noted it may be necessary to borrow for next year for stormwater/infiltration, purchase of Pleasant Street house, culvert. Selectman Opalinski noted on the recap sheet that a surplus of \$164,000 should go to road repair, and incorporated into the budget.

Account 911: Finance member Dan O'Connor questioned if the Hampshire County Retirement is affected by Hampshire Council of Governments; Mr. Beckley explained that these are separate entities. Selectman Opalinski requested a spreadsheet breakdown of costs.

Account 914: Selectman Kruckas questioned the FY20 Request v. Town Manager FY20 Recommended; Mr. Beckley explained that the calculation was done in January, and the new calculated amount is the final amount.

Selectman Opalinski noted \$400,000 left in Enterprise Funds, \$294,000 operating budget, and \$421,000 one-time Capital Planning Improvements; Mr. Beckley noted direct and indirect costs. The trend is to use less free cash.

Selectman Opalinski questioned the school budget; Mr. Beckley noted that Ware's portion of the Pathfinder budget is less as attendance is down. Preliminary numbers for Ware Public Schools were available in January, and the public hearing was held on May 1, a very useful process. The schools seek \$550,000 more than current budget.

**Article 14.** To see if the Town will vote to raise and appropriate a sum of money to fund the Employee Compensated Absences Reserve Fund and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof; or take another action relative thereto.

**\$20,000 from available funds**

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 15.** To see if the Town will vote to amend the Zoning Bylaw by amending the Zoning Map Ware Zoning Map and Bylaw by changing 4 parcels from Downtown Commercial (DTC) district to the Mill Yard (MY) district as defined by Sections 3.1.7 and Section 3.1.8, of the Zoning Bylaw, Said properties are listed on Assessor's Map 57-0-64, 57-0-65, 57-0-66, and 57-0-67; or to take any action related thereto.

Recommended by:	Board of Selectmen:	Yes (Selectman Kruckas), No (Selectman Carroll), Abstain (Selectman Opalinski)
	Finance Committee	Not Financial
	Town Manager	Yes



**Article 16.** To see if the Town will vote to amend the Zoning Bylaw for a zoning use change to allow self-storage facility by right in Residential Business (RB) District in accordance with the attached petition, or take any other action related thereto.

Mr. Beckley noted this would allow Site Plan review for Palmer Road and Gilbertville Road.

Recommended by: Board of Selectmen: Yes (Selectman Carroll, Selectman Opalinski),  
Abstain (Selectman Kruckas)  
Finance Committee Not Financial  
Town Manager Yes

**Article 17.** To see if the Town of Ware will vote to authorize the Selectman to petition the Legislature for a special Act of Legislation exempting Christopher Scott Romani, who has already taken the Civil Service Exam, from the maximum age requirement for applying for Civil Service appointment as a Police Officer in the Town of Ware. The Legislation seeks to allow the appointment of Christopher Scott Romani as a Ware Police Officer despite the fact that he surpasses the 32 year age limit on March 28, 2002. This vote specifically authorizes the Board of Selectman to petition the Legislature for a Special Act of Legislation as follows:

Whereas the deferred operation of this Act would tend to defeat its purpose, which is set forthwith exempt Christopher Scott Romani from the maximum age requirement for applying for civil service appointment as a police officer in the Town of Ware, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Section 1. Notwithstanding Chapter 31 of the General Laws or any other general or special law or rule of regulation to the contrary regulating the maximum age of an applicant for appointment as a police officer, Christopher Scott Romani of the Town of Ware, shall be eligible to have his name certified for original appointment to the position of police officer in the town of Ware notwithstanding his having reached the age of 32 before taking any Civil Service Examination in connection with that appointment. Christopher Scott Romani shall be eligible for appointment to the position of police officer in the Town of Ware provided that he meets all other requirements for certification and appointment to this position.

Section 2. This Act shall take effect upon its passage.

And further that the Town of Ware authorize the Legislature to reasonably vary the form and substance of this requested Legislation within the scope of the general public objectives of this petition.

Or take any other action relating thereto.

Recommended by: Board of Selectmen: Yes (Selectman Kruckas, Selectman Opalinski),  
No (Selectman Carroll)  
Finance Committee Not Financial  
Town Manager No

**Article 18.** To see if the Town will vote to raise and appropriate a sum of money for the support of veterans through the Brookfield Institute Care for the Troops program, or to take any action related thereto.

**\$2,000 from Free cash**

Mr. Beckley noted there is a letter from Brookfield Institute Care, a non-profit with counseling and other services for veterans.

Recommended by: Board of Selectmen Yes (Selectman Carroll), No  
Recommendation (Selectman Kruckas, Selectman Opalinski)  
Finance Committee No Recommendation  
Town Manager Yes

**Article 19.** To see if the Town will vote to raise and appropriate a sum of money for the engineering, design and installation of water mains and appurtenant works at the Barnes Street Pumping Station and to determine the manner of meeting said appropriation, whether by taxation, transfer from available funds, borrowing, or any other means, or combination thereof, or take any other action relative thereto.

**\$75,000 from Water Enterprise Reserve**

Mr. St. George-Sorel explained that this is to extend the water main at Barnes Street. This should be changed to **\$85,000**.

Recommended by: Board of Selectmen Yes  
Finance Committee Yes  
Town Manager Yes

**Article 20.** To see if the Town will vote to raise and appropriate a sum of money to fund the purchase of an overseeder for the Parks and School Departments, and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof; or take another action relative thereto.

**\$8,000 from Free Cash**

John Piechota, Parks Director, stated that this is a joint venture to not duplicate equipment.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 21.** To see if the Town will vote to raise and appropriate a sum of money to be expended for the replacement of water service lines and appurtenant works to the buildings on Main Street as part of the Main Street Reconstruction Project and to determine the manner of meeting said appropriation, whether by taxation, transfer from available funds, borrowing, or any other means, or combination thereof, or take any other action relative thereto.

**\$60,000 from Water Enterprise Reserve**

Mr. St. George-Sorel explained that this is for 23 water service lines to be replaced. He noted that a street cannot be dug up for three years after paved, unless emergency, so any owners must do their lines now. Selectman Opalinski stated that owners of vacant buildings should be notified of this. Resident Terry Smith asked if business owners could tie into existing lines; Mr. St. George-Sorel stated that depends on the side of the street, how the lines travel, and other factors. Acting Fire Chief Ed Wloch noted that the business owners must bear some of the cost.

WRN Report Emma Monahan questioned the parking situation during Main Street construction; Mr. Beckley noted that off-street parking will work around the construction and the Town hopes to minimize the impact to businesses.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 22.** To see if the Town will vote to raise and appropriate a sum of money for the purchase and outfitting of a police vehicle, and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof or take any other action relative thereto.

**\$53,000 from Free Cash**

Police Chief Crevier noted that the vehicle is a Ford hybrid, and savings are approximately \$3,500 per year. Finance Committee Chairman Denis Ouimette noted that the Finance Committee recommends this be a line item.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 23.** To see if the Town will vote to raise and appropriate a sum of money for speed control signs for the Police department, and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof or take any other action relative thereto.

**\$5,800 Free Cash**

Police Chief Crevier noted these would be used at Beaver Lake, Pulaski Street or other streets to do traffic count and time of day. Resident Terry Smith noted the resident at the last meeting who complained about speeding cars on Pulaski Street and stated that to monitor and count vehicles is the only way to change this situation. Finance Committee Chairman Denis Ouimette stated these have been ineffective on Church Street, and he recommends the Town rent these signs. Resident Andrew Choquette stated that these are very costly to rent and the new style gives more detailed data. Selectman Opalinski asked for information if this were done as a study or grant. Resident Brandy Bruso stated this is a good investment, as she brought this up last year when a student was injured, and should be used on Gould Road in the school zone as many children are walking on that road after school.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	No
	Town Manager	Yes

**Article 24.** To see if the Town will vote to raise and appropriate a sum of money for the purchase of improvements to the telephone system for the Police Department, and to determine the manner of meeting said appropriation whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof or take any other action relative thereto.

**\$15,000 Free Cash**

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 25.** To see if the Town will vote to raise and appropriate a sum of money to be purchase a backhoe or excavator for the Department of Public Works and to determine the manner of meeting said appropriation, whether by taxation, transfer from available funds, borrowing, or any other means, or combination thereof, or take any other action relative thereto.

**Excavator \$200,000**

Mr. St. George-Sorel stated the price may be \$165,000, the vehicle was a rental and has 500 hours and is versatile and rotates 360 degrees. The market is now a municipal market. Other towns that have purchased this backhoe/excavator are Belchertown, Agawam, and Wilbraham. This will replace the 2004 backhoe. Resident Terry Smith stated this is more efficient and fuel efficient. Finance Committee Chairman Denis Ouimette stated support for more efficient equipment that can be used interchangeably.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 26.** To see if the Town will vote to raise and appropriate a sum of money to be purchase a dump truck for the Department of Public Works and to determine the manner of meeting said appropriation, whether by taxation, transfer from available funds, borrowing, or any other means, or combination thereof, or take any other action relative thereto.

**\$255,000 Borrow**

Mr. St. George-Sorel explained that this is a 10 wheeler and carries more and is more efficient for labor, capacity, and disposal. It would replace a 1999 6 wheeler that has 10,360 hours, and a 2001 6 wheeler that has 9,579 hours and 95,000 miles. Finance Committee Chairman Denis Ouimette stated that they were told that the 10 wheeler was too big and the Town doesn't need

this. Mr. St. George-Sorel noted that even if the vehicle is approved at Town Meeting, it takes 180-210 days to receive the vehicle, which would bring receipt of the vehicle to March 2020.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 27.** To see if the Town will vote to appropriate a sum of money to fund the purchase and outfitting of a pickup truck for the Department of Public Works and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof,, or take any other action relative thereto.

**\$44,000 Free Cash**

Mr. St. George-Sorel stated that \$36,500 is the cost, and this would replace a 2006 250 Pickup that is 13 years old, and this vehicle would also do plowing.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 28.** To see if the town will vote to appropriate a sum of money for the construction of the Ware Dog Park on Pleasant Street, and to determine the manner of meeting said appropriation, whether by taxation, transfer from available funds, borrowing, or any other means or combination thereof or take any other action relative thereto.

**\$10,000 Free Cash**

Mr. Beckley stated this would be \$13,000 from free cash. Finance Committee Chairman Denis Ouimette stated that the Finance Committee does not recommend this because the first proposal assured the citizens that there would be no cost to the Town. Selectman Opalinski noted that she likes the idea of the dog park, but does not like the unknowns. Mr. St. George-Sorel stated that the parking lot must be made ADA accessible and must be dug out and leveled, with gravel put down, reshaped and repaved. Selectman Opalinski stated there should be documentation for Town Meeting. Selectman Carroll questioned the liability for this park. Resident Terry Smith questioned if there are engineering plans to include expanding the parking lot. Resident Brandy Bruso noted this \$13,000 buffer as the design is already done through the Stanton Foundation. The dog park is an investment in the Town, not a burden, and it will bring people into town. The recent fundraiser brought in many people from out of town. Selectman Opalinski asked if this could be incorporated into the Bank Street project; Mr. Beckley noted the Bank Street project is several years away. Resident Terry Smith questioned the long term maintenance.

Selectman Kruckas questioned how this will affect winter parking. Resident Andrew Choquette questioned the Town's cost to pay back; Mr. Beckley stated \$14,000. Brandy Brusio noted the design includes ground cover and maintenance will be less. John Piechota questioned what would happen if the Friends of the Ware Dog Park were to disband, would the Town be left to maintain the park.

Recommended by: Board of Selectmen Yes (Selectman Opalinski), No (Selectman Carroll, Selectman Kruckas)  
Finance Committee No  
Town Manager Yes

**Article 29.** To see if the town will vote to appropriate a sum of money to fund its share of the construction of a Regional Animal Control Shelter, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.

**\$162,000 Borrow**

Mr. Beckley explained that the current proposed site is next to the DPW in Warren. The Palmer proposed site is near a flood plain. The towns of Palmer, Monson, Warren and Ware would share the costs of the Regional Animal Control Shelter. Devin Peterson noted a resident who has a kennel, and suggested the Town could add on and have its' own Animal Control Officer. Mr. Beckley noted that a kennel must be large enough to separate strays. Mr. Beckley noted that Ware's share per year would be \$22,000. Selectman Opalinski noted average was only 2 dogs from Monson and 10 from Warren per month. Selectman Kruckas suggested the Town reach out and invest in local business. Mr. Beckley stated the Town has already benefitted greatly from participation in the regional animal control shelter with much better service. The Town was funding much more prior to this. Finance Committee member Dan O'Connor asked the deadline for this approval; Mr. Beckley noted that Warren has approved, Palmer has the funding in their budget, and Monson Town Meeting is the same night as Ware. Selectman Opalinski stated her disappointment that no site was considered in Ware. Resident Terry Smith stated that if the Town took this on, the building would have to be constructed under public construction laws, prevailing wage, codes, Board of Health, and while \$162,000 may seem high, in comparison it would cost much more.

Recommended by: Board of Selectmen Yes (Selectman Carroll), No (Selectman Kruckas, Selectman Opalinski)  
Finance Committee No  
Town Manager Yes

**Article 30.** To see if the Town will vote to appropriate a sum of money to fund the purchase and outfitting of a pickup truck for the Parks department and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.

**\$44,000 Free Cash**

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 31.** To see if the Town will vote to appropriate a sum of money to fund the purchase of personal computers for various Town departments, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.

**\$20,000 Available Funds**

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 32.** To see if the town will vote to appropriate a sum of money to fund the engineering review and repair related to the structure and foundation of the Ware Senior Center, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.

**\$14,000 Free Cash**

This is for the engineering review only. Final repairs may be \$200,000 - \$400,000.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes



**Article 33.** To see if the town will vote to appropriate a sum of money to fund the purchase and outfitting of a pickup truck for the Fire Department, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.

**\$45,200 Free Cash**

Acting Fire Chief Ed Wloch noted this would be a replacement at \$44,000 and would also plow.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 34.** To see if the town will vote to appropriate a sum of money for the replacement of AIR SCDA units, breathing/air tanks and gear, for the Fire Department, and to determine the manner of meeting said appropriation, whether by taxation, transfer from available funds, borrowing, or any other means or combination thereof or take any other action relative thereto.

**\$25,000 from Free Cash**

This would replace older units, contingent on not receiving a grant for 10 units.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 35.** To see if the town will vote to appropriate a sum of money to fund the operations of the local and regional transportation service, the Quaboag Connector, and to determine the manner of meeting said appropriation, whether by taxation, transfer of available funds, borrowing or any other means or any combination thereof, or take any other action relative thereto.

**\$15,000 Available Funds – from the \$164,000.** Selectman Carroll requested to change to \$20,000.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 36.** To see if the Town will vote to authorize the Board of Selectmen to approve a Preservation Restriction on Ware Town Hall to be held by the Massachusetts Historical Commission subject to the Town's participation in the Massachusetts Preservation Projects Fund, or take any other action relative thereto.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 37.** To see if the Town will vote to accept a revised layout of Buckley Court and to authorize the Board of Selectmen to record said layout in the Hampshire County Registry of Deeds, or take any other action relative thereto.

Recommended by:	Board of Selectmen	No Recommendation
	Finance Committee	Not Financial
	Town Manager	No Recommendation

Plans adopted in 1947 were incorrect layout.

**Article 38.** To see if the Town will vote to authorize the Board of Selectmen to accept the proposed Payment in Lieu of Tax program as presented on March 29, 2019 by Goldilocks Capital, UC to the Town of Ware involving a dual-use solar plus agricultural project on land owned by Terrance Smith & Ivy Peritz-Smith at 209 Greenwich Plains Road, Ware, as presented in the attached petition, or take any other action relative thereto.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

Terry Smith described his agricultural land and noted this article was by citizen petition because of the timing of the moratorium and setbacks. He would have a 20 year solar facility for 20% for the first five years from day one at \$428,000, and would be under the new SMART program. He noted that solar facilities must get National Grid approval before pursuing town permits.

**Article 39.** To see if the Town will vote to authorize the Board of Selectmen to enter into a tax agreement pursuant to M.G.L. Chapter 59, Section 38H(b), and Chapter 164, Section 1, or any other enabling authorizing, for personal property in the annual amount of \$11,900 per MW DC escalating at 1.2% annually, associated with a privately owned and operated solar photovoltaic facility to be located on the property located at 313 Palmer Road and referred to as parcel ID 10-0-105 in the Assessor's database and filed in the Hampshire County Registry of Deeds in Plan Book 8803 Page 60, for a term of 20 years; and to take all actions as may be necessary on behalf of the Town to undertake the purpose of this article; or take any other action relative thereto.

Mr. Beckley noted the first year would bring \$50,000. This is consistent with Assessors' and in compliance with DOR.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Article 40.** To see if the Town will vote to authorize the Board of Selectmen to ratify and approve an agreement made between the Town of Ware and CS Ware West LLC or subsidiary pursuant to G.L. C. 59, §38H, and regulations promulgated thereunder, with respect to annual payments in lieu of real and personal property taxes for a 20 year period relative to a parcel of land located at 417 Belchertown Road; said PILOT agreement is based upon the proposed construction and operation of a solar photovoltaic power plant with an expected nameplate capacity of approximately 1.79 megawatts and may be executed in conjunction with a Massachusetts Solar Net Excess Generation Credit Purchase Agreement, or take any other action relating thereto.

Mr. Beckley noted the first year would bring \$21,000. This is consistent with Assessors' and in compliance with DOR.

Recommended by:	Board of Selectmen	Yes
	Finance Committee	Yes
	Town Manager	Yes

**Selectman Opalinski made the motion to Adjourn Regular Session at 9:20 p.m.; Selectman Kruckas seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Selectman Talbot, Selectman Whitney).**

Attest:   
**Mary L. Midura, Executive Assistant**