

**WARRANT ARTICLE
SUPPORTING DOCUMENTATION
Special Town Meeting**

Article 1

Unpaid Bills from Prior Fiscal Years

Schedule of Unpaid Bills				
Invoice Date	Invoice Number	Vendor	Amount	Department
2/10/2025	8-765-71114	Fed Ex	\$ 45.00	Police
6/27/2025	98910	Tristan Medical Occupational Health	\$ 535.00	Police
6/27/2025	99404	Tristan Medical Occupational Health	\$ 580.00	Police
5/14/2024	93796	JM Pet Resort	\$ 185.24	Animal Control
4/8/2025	99804	Intercambio	\$ 77.34	Library
3/3/2025	8-785-82162	Fed Ex	\$ 23.08	Fire Department
6/9/2025	517590A	Next-Gen Supply Group	\$ 4,091.00	
5/6/2025	IAC6757019	Waste Management	\$ 7,517.10	DPW
6/24/2025	251750057220203	Direct Energy	\$ 2,458.32	DPW/Sewer
4/15/2025	HS54802426	NRG	\$ 28.98	Cedar Hill
4/15/2025	HS54802434	NRG	\$ 397.49	Cedar Hill
6/12/2025	HS54897031	NRG	\$ 205.74	Cedar Hill
5/13/2025	HS54847620	NRG	\$ 244.90	Cedar Hill
			\$ 16,389.19	



Invoice Number	Invoice Date	Account Number
8-765-71114	Feb 10, 2025	1351-4029-5

Page
1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364

Shipping Address:

STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary**FedEx Ground Services**

Total Charges **USD** **\$45.00**
TOTAL THIS INVOICE **USD** **\$45.00**

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

**Account Summary as of Feb 10, 2025**

Previous Balance	96.88
Payments	0.00
Adjustments	0.00
New Charges	45.00
New Account Balance	\$141.88

Important Service Message:

For added security, enable Two-Step Verification (2SV) on your FedEx account today! This simple step helps protect your account from unauthorized access. How to Enable 2SV: Log In to your FedEx account, Visit the Account Settings section. Follow the prompts to activate Two-Step Verification.

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
8-765-71114	USD \$45.00	1351-4029-5	USD \$141.88

Remittance Advice

Your payment is due by Mar 12, 2025

876571114100000450051351402951000014188700000450050

STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number
8-765-71114	Feb 10, 2025	1351-4029-5

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2 of 2

FedEx Ground Shipment Summary By Payor Type

FedEx Ground Shipments (Original)

	Date	Shipments	Rated Weight lbs	Transportation Charges	Other Handling Charges	Net Chg/Tax Credits/Other	Total Charges
Ground-Bill Third Party	01/24	1	12	28.04	16.96		45.00
						Ground-Bill Third Party Subtotal	\$45.00
Total FedEx Ground		1	12	\$28.04	\$16.96		\$45.00

TOTAL THIS INVOICE

USD

\$45.00

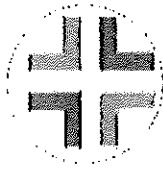
FedEx Ground Bill Third Party Detail (Original)

Ship Date: Jan 24, 2025	Cust. Ref.: NO REFERENCE INFORMATION	P.O. #:
Payor: Third Party	Dept/:	
We calculated your charges based on a dimensional weight of 12.0 lbs, 15 in x 12 in x 11 in, using a dimensional factor of 166.		
Tracking ID	284717425021	Recipient
Service Type	Direct Signature Req	SPECIAL SERVICES GROUP
Zone	08	3340 PAUL DAVIS DR
Packages	1	MARINA CA 93933-225899
Actual Weight	11.0 lbs	Transportation Charge 28.04
Rated Weight	12 lbs	Fuel Surcharge 1.96
Declared Value	USD 1,000.00	Declared Value 15.00
Delivered	Jan 30, 2025	Total Charge USD \$45.00
Bill Third Party Subtotal USD \$45.00		
Total FedEx Ground USD \$45.00		

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

Tristan Medical Occupational Health
184 W Main St
Norton, MA 02766 US
508-824-0243
billing@tristannmed.com
www.tristannmed.com

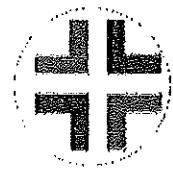


INVOICE

BILL TO
Stoughton Police Dept
Attn: Mary Daley DiCastro
26 Rose St
Stoughton, MA 02072

INVOICE #	DATE	TERMS	DUE DATE		
98910	06/27/2025	Net 30	07/27/2025		
DATE	SERVICE	PATIENT	QTY	RATE	AMOUNT
06/27/2025			1	100.00	100.00
06/27/2025			1	40.00	40.00
06/27/2025			1	45.00	45.00
06/27/2025			1	50.00	50.00
06/27/2025			1	60.00	60.00
06/27/2025			1	25.00	25.00
06/27/2025			1	45.00	45.00
06/27/2025			1	40.00	40.00
06/27/2025			1	130.00	130.00
BALANCE DUE				\$535.00	

Tristan Medical Occupational Health
184 W Main St
Norton, MA 02766 US
508-824-0243
billing@tristannmed.com
www.tristannmed.com



INVOICE

BILL TO
Stoughton Police Dept
Attn: Mary Daley Dicastro
26 Rose St
Stoughton, MA 02072

INVOICE # 99404 DATE 07/18/2025 TERMS Net 30 DUE DATE 08/17/2025

DATE	SERVICE	PATIENT	QTY	RATE	AMOUNT
06/27/2025			1	100.00	100.00
06/27/2025			1	40.00	40.00
06/27/2025			1	50.00	50.00
06/27/2025			1	45.00	45.00
06/27/2025			1	60.00	60.00
06/27/2025			1	130.00	130.00
06/27/2025			1	45.00	45.00
06/27/2025			1	25.00	25.00
06/27/2025			1	45.00	45.00
06/27/2025			1	40.00	40.00

BALANCE DUE **\$580.00**



JM Veterinary Clinic and Pet Resort
1014 Pearl Street
Brockton, MA 02301
Phone: 508-588-5661
Fax: 508-584-7801
Info@jmpetvet.com
www.Jmpetresort.com

Veterinary Clinic

Invoice

Client: Stoughton Animal Control
Address: 26 Rose Street
Stoughton, Massachusetts 02072

Invoice No: 93796
Invoice Date: May 14, 2024
Terms: Due upon receipt

Patient:	Date:	Item:	Qty:	Unit Price (Inc. fees):	Discount:	Ext. Price:
Noli	May 14, 2024	Technician Exam	0 Procedure(s)	\$0.00	\$0.00	\$0.00
Neema	May 14, 2024	Technician Exam	0 Procedure(s)	\$0.00	\$0.00	\$0.00
Neema	May 14, 2024	Bordetella Oral Vaccine	1 Vaccine(s)	\$45.00	(\$4.50)	\$40.50
Noli	May 14, 2024	Bordetella Oral Vaccine	1 Vaccine(s)	\$45.00	(\$4.50)	\$40.50
Neema	May 14, 2024	Canine Influenza Bivalent 2-4 Week Vaccine	1 Vaccine(s)	\$45.00	(\$4.50)	\$40.50
Noli	May 14, 2024	Canine Influenza Bivalent 2-4 Week Vaccine	1 Vaccine(s)	\$45.00	(\$4.50)	\$40.50

Notes:	Subtotal:	\$162.00
	Tax (T):	\$0.00
	Finance Charge:	\$23.24
	Total:	\$185.24
	Balance Due:	\$185.24
	Account Balance:	\$609.80

Thank you for choosing JM Pet Resort and JM Pet Vet Clinic.

Did you know you can now text us at (866) 708-0932? You can text refill requests, non-urgent appointment requests, and questions!



INVOICE

Invoice # 99804

Order # 73639

Order Date 04/08/25

Bill To:

Literacy Volunteers of Stoughton
Smadar Gekow
84 Park Street
Stoughton MA, 02072

PURCHASE ORDER #	ORDERED BY	TERMS	DUE DATE
25002441-00d	Smadar Gekow	Net 30	04/23/25

PRODUCT	QUANTITY	UNIT PRICE	TOTAL
Confidence and Connections - Student Book Intro	5	\$13.00	\$65.00
Order Processing Fee	1	\$1.50	\$1.50
Shipping	1	\$10.84	\$10.84
Total			\$77.34

Thank you for your order!

Please Note:

Discounts are typically reflected in the price of the item, not as a separate line item.

Your order may have shipped in multiple packages. Please be sure you have received all packages and be sure to check the items you've received. Contact orders@intercambio.org for any discrepancies.

To pay by credit card, please make note of the invoice number at the top of this document and use this link: <https://intercambio.org/invocepayment>

To pay by check, please send a check to:

Intercambio Uniting Communities

4735 Walnut Street, Suite B

Boulder, CO 80301

TOWN OF STOUGHTON

Intercambio's Federal Tax ID: 20-0078381

For a copy of the Intercambio W9, visit www.intercambio.org/shop/ordering-faqs/



Invoice Number	Invoice Date	Account Number
8-785-82162	Mar 03, 2025	1351-4029-5

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1 of 2

FedEx Tax ID: 71-0427007

Billing Address:
STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364

Shipping Address:
STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Ground Services

Total Charges	USD	\$23.08
TOTAL THIS INVOICE	USD	\$23.08

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Account Summary as of Mar 03, 2025

Previous Balance	141.88
Payments	-23.08
Adjustments	0.00
New Charges	23.08
New Account Balance	\$141.88

Important Service Message:

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Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
8-785-82162	USD \$23.08	1351-4029-5	USD \$141.88

Remittance Advice

Your payment is due by Apr 02, 2025

878582162300000230851351402951000014188700000230850



STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number
8-785-82162	Mar 03, 2025	1351-4029-5

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2 of 2

FedEx Ground Shipment Summary By Payor Type

FedEx Ground Shipments (Original)

	Date	Shipments	Rated Weight lbs	Transportation Charges	Other Handling Charges	Ret Chg/Tax Credits/Other	Total Charges
Ground-Prepaid	02/21	1	8	14.56	8.52		23.08
Total FedEx Ground		1	8	\$14.56	\$8.52		\$23.08

TOTAL THIS INVOICE

USD

\$23.08

FedEx Ground Prepaid Detail (Original)

Ship Date:	Feb 21, 2025	Cust. Ref.:	NO REFERENCE INFORMATION	P.O.#:	
Payor:	Shipper		Dept. #:		
We calculated your charges based on a dimensional weight of 8.0 lbs, 15 in x 9 in x 9 in, using a dimensional factor of 166.					
Tracking ID	772209439138	Sender	Recipient	Transportation Charge	14.56
Service Type	Ppd, Domestic	Sara Blackader	DAVID CLARK CUSTOMER SERVICE	Fuel Surcharge	1.02
Zone	02	Sara Blackader	DAVID CLARK COMPANY	Declared Value	7.50
Packages	1	1550 Central Street	360 FRANKLIN ST	Total Charge	USD
Actual Weight	5.2 lbs	Stoughton MA 02072	WORCESTER MA 01604-491660		
Rated Weight	8 lbs				
Declared Value	USD 500.00				
Delivered	Feb 25, 2025				

Prepaid Subtotal

USD

\$23.08

Total FedEx Ground

USD

\$23.08

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



**11 Norfolk Street
Mansfield, MA 02048
877-4-JANSAN
www.nextgensupply.com**

INVOICE

BradyPLUS

Now proudly part of BradyPLUS
BradyPLUS.com

Page 1/1

Sold To
Stoughton Public Library
ATT: Accounts Payable
84 Park Street
Stoughton MA 02072

Ship To _____
Stoughton Public Library
84 Park Street
Stoughton MA 02072

Customer #	Order Date	Sales Order #	Buyer	Customer P/O #	Ship Via	Salesmen
0003595	06/06/2025	517590			Tr T11/015	MAC
Invoice #	Invoice Date	Ship Date	Freight Terms	Job Number	Terms	
517590A	06/09/2025	06/09/25	PREPAID		Net 30 Days	

Signature Proof of Delivery:

ALL RETURNS, IN RESALE CONDITION, ARE SUBJECT TO
A 25% RESTOCKING FEE.

ar@nextgensupply.com
Terms & Conditions
Please Note New Remit to Address:
Next-Gen Supply Group, LLC.
PO Box 411446
Boston, MA 02241-1446

Merchandise	4,081.20
Freight	0.00
FUEL CHARGE	9.80
Sub Total	4,091.00
Taxable	0.00
Tax (MAE)	0.00
TOTAL	\$4,091.00

Christopher 06/09/25 12:36

Pay By 07/09/2025

Writter: IDY



Invoice Number: IAC6757019

Invoice Date: 5/6/2025

Bill To:

TOWN OF STOUGHTON
950 CENTRAL STREET
STOUGHTON, MA 02072

25000146

FOR BILLING QUESTIONS OR CREDIT CARD PAYMENTS, PLEASE CALL 1-866-897-8930

Payment Terms:	Due Date:	Account #
NET30 (30 DAYS FM INV DATE)	6/5/2025	ACC9426
	Net Balance Due For Recycling	\$7,517.10 USD

Please GO GREEN. WMRA now offers a paperless billing option for your invoices.
Sign up today by emailing inboundteam@wm.com.

Bill To :

TOWN OF STOUGHTON
950 CENTRAL STREET
STOUGHTON, MA 02072

Please Remit To: IAC6757019

WM Recycle America Invoice Date: 5/6/2025
PO Box 73350
Chicago IL 60673-7350
United States

Total Amount Due : \$7,517.10 USD



SELLER REPRESENTS THAT IT HAS FULLY COMPLIED WITH THE PROVISIONS OF THE FAIR LABOR
STANDARDS ACT OF 1938, AS AMENDED

STANDARD

ORIGINAL



Invoice Number: IAC6757019

Invoice Date: 5/6/2025

Customer: TOWN OF STOUGHTON

Service Location: MA-STOUG01

Service Address: 10 PEARL STREET, STOUGHTON, MA, USA, 02072

Ticket Date	Ticket Number	BOL	Description	Net Weight	Qty	Carrier/Truck No	Pricing	Net Amount
4/2/2025	AVN115436		SINGLE STREAM - LOOSE	9,320 LB	4.66	TOWN OF STOU /18	79.8800 / ST	\$372.24
4/3/2025	AVN116556		SINGLE STREAM - LOOSE	8,080 LB	4.04	TOWN OF STOU /18	79.8800 / ST	\$322.72
4/4/2025	AVN116679		SINGLE STREAM - LOOSE	9,900 LB	4.95	TOWN OF STOU /18	79.8800 / ST	\$395.41
4/7/2025	AVN116805		SINGLE STREAM - LOOSE	13,940 LB	6.97	TOWN OF STOU /24	79.8800 / ST	\$556.76
4/9/2025	AVN116805		SINGLE STREAM - LOOSE	8,380 LB	4.18	TOWN OF STOU /24	79.8800 / ST	\$333.90
4/14/2025	AVN116331		SINGLE STREAM - LOOSE	14,620 LB	7.31	TOWN OF STOU /18	79.8800 / ST	\$583.92
4/16/2025	AVN116526		SINGLE STREAM - LOOSE	9,380 LB	4.69	TOWN OF STOU /18	79.8800 / ST	\$374.64
4/17/2025	AVN116845		SINGLE STREAM - LOOSE	7,760 LB	3.88	TOWN OF STOU /18	79.8800 / ST	\$309.93
4/18/2025	AVN116765		SINGLE STREAM - LOOSE	10,840 LB	5.42	TOWN OF STOU /18	79.8800 / ST	\$432.95
4/18/2025	AVN116807		SINGLE STREAM - LOOSE	5,360 LB	2.68	TOWN OF STOU /18	79.8800 / ST	\$214.08
4/22/2025	AVN116987		SINGLE STREAM - LOOSE	15,920 LB	7.96	TOWN OF STOU /24	79.8800 / ST	\$635.84
4/22/2025	AVN116993		SINGLE STREAM - LOOSE	4,740 LB	2.37	TOWN OF STOU /18	79.8800 / ST	\$189.32
4/23/2025	AVN117057		SINGLE STREAM - LOOSE	5,820 LB	2.91	TOWN OF STOU /19	79.8800 / ST	\$232.45
4/23/2025	AVN117100		SINGLE STREAM - LOOSE	10,200 LB	5.10	TOWN OF STOU /24	79.8800 / ST	\$407.39
4/24/2025	AVN117228		SINGLE STREAM - LOOSE	7,510 LB	3.76	TOWN OF STOU /19	79.8800 / ST	\$299.95
4/24/2025	AVN117267		SINGLE STREAM - LOOSE	10,920 LB	5.46	TOWN OF STOU /24	79.8800 / ST	\$436.14
4/26/2025	AVN117516		SINGLE STREAM - LOOSE	9,820 LB	4.91	TOWN OF STOU /24	79.8800 / ST	\$392.21
4/29/2025	AVN117624		SINGLE STREAM - LOOSE	9,570 LB	4.79	TOWN OF STOU /19	79.8800 / ST	\$382.23
4/29/2025	AVN117657		SINGLE STREAM - LOOSE	4,760 LB	2.38	TOWN OF STOU /24	79.8800 / ST	\$190.11
4/30/2025	AVN117793		SINGLE STREAM - LOOSE	3,760 LB	1.88	TOWN OF STOU /24	79.8800 / ST	\$160.17
4/30/2025	AVN117795		SINGLE STREAM - LOOSE	7,630 LB	3.82	TOWN OF STOU /19	79.8800 / ST	\$304.74

MA-STOUG01 Sub Total: \$7,517.10 USD

Total Amount Due: \$7,517.10 USD



SELLER REPRESENTS THAT IT HAS FULLY COMPLIED WITH THE PROVISIONS OF THE FAIR LABOR STANDARDS ACT OF 1938, AS AMENDED

STANDARD

ORIGINAL

INVOICE

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BILL To:

TOWN OF STOUGHTON
950 CENTRAL STREET
STOUGHTON, MA 02072

Please Remit To:

WM Recycle America
PO Box 73356
Chicago IL 60673-7356
United States

Invoice Number: IAC6757019**Invoice Date:** 5/6/2025**Total Amount Due:** \$7,517.10 USD

SELLER REPRESENTS THAT IT HAS FULLY COMPLIED WITH THE PROVISIONS OF THE FAIR LABOR
STANDARDS ACT OF 1938, AS AMENDED

STANDARD

ORIGINAL

Invoice



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 1

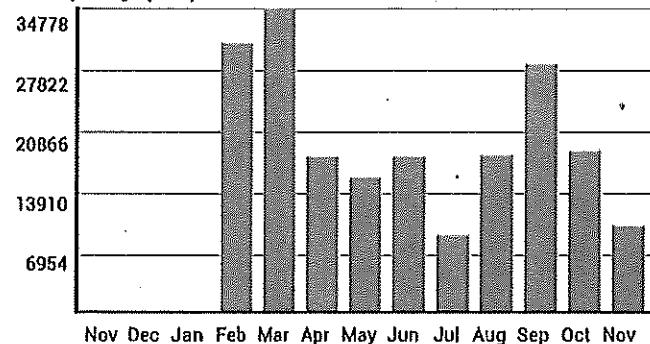
CUSTOMER INFORMATION

Company: Kathleen Powers

Billing Address: Kathleen Powers
 Stoughton Public Works - SEWER
 950 Central St.
 Stoughton, MA 02072

USAGE HISTORY

Monthly Usage (kWh)



MESSAGE CENTER

IMPORTANT: This invoice contains an adjustment for the Fuel Security Program. If a credit is owed, we'll issue you a check to cover it, but we need some info from you first. Visit directenergy.com/checkrefund and complete the required fields on the digital form using the information from this invoice. If you have a balance due, please follow the instructions above to remit payment to us. (397)

INVOICE SUMMARY

Previous Balance	\$4,569.95
Payment Received (February 26, 2025)	-\$4,569.95
Total Balance Forward	\$0.00
Adjustments	\$0.00
Late Payment Charge	\$0.00
Current Usage Charges	\$2,458.32
Taxes	\$0.00
Total Current Charges	\$2,458.32
Amount Due By July 24, 2026	\$2,458.32

PAYMENT OPTIONS

- By web myaccount.directenergy.com
- By phone 888.925.9115
- By mail Remittance slip below

QUESTIONS?

- Visit Us myaccount.directenergy.com
- Call Us 888.925.9115
- Outages 1.800.465.1212

Detach here and return this portion with check or money order. Do not staple or fold.



1001 Liberty Avenue
 Pittsburgh, PA 15222

Kathleen Powers
 Stoughton Public Works - SEWER
 950 Central St.
 Stoughton, MA 02072

Invoice #
 Account #

251750057220203
 1775686

Amount Due by July 24, 2025

\$2,458.32

Amount Enclosed

Please write your account number on your check or money order made payable to Direct Energy Business.

Please remit to

██

Direct Energy Business
 P.O. Box 70220
 Philadelphia, PA 19176-0220

50000000000000017756862025072400002458323



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 2

Congestion-related charges associated with accounts may be passed-through as per Paragraph 7 ("Price") of the Agreement with Direct Energy Business. Any noted congestion charge on your monthly bill is ESTIMATED and will be subject to an adjustment to reflect actual congestion charges.

GENERAL INFORMATION

For questions or concerns relating to this bill, please call Direct Energy Business's Customer Relations Department at:

8 AM - 6 PM ET, Monday through Friday
myaccount.directenergy.com
 Phone: 888.925.9115

If mailing correspondence, please forward to
 Direct Energy Business
 Attn: Customer Relations
 1001 Liberty Avenue
 Pittsburgh, PA 15222

Delivery problems such as power outages are typically due to problems with local distribution facilities. For service problems call the utility's 24-hour service center at: Massachusetts Electric Company - National Grid 1.800.466.1212.

According to the terms contained in your energy service agreement with Direct Energy, if you end your service prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your energy service agreement for details.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Variable Rate. This rate is subject to change monthly. Please refer to your agreement for additional information.

RIGHT TO FILE A PUC COMPLAINT: If you believe this bill contains any unauthorized charges, please contact Direct Energy Business Customer Relations at the information above. If, after contacting Customer Relations, you are not satisfied with the resolution, you have the right to file a complaint with DTE Department of Telecommunication and Energy 1-800-392-6066, out of state callers dial (617)-605-3591. DTE Mailing address: Department of Telecommunication and Energy, One South Station, Boston, MA 02110.

Direct Energy Business's Competitive Supplier License Number: CS - 021

Generation charges shown on this bill represent the average price you paid for Electric Service this month.

For more information on terms and definitions found within this invoice, please visit us online at directenergybusiness.com/ or through MyAccount. If you would prefer to have a copy of invoice terms and definitions sent to you, please submit your request via phone at 1-888-925-9115.

Change of Address?

Please contact the Direct Energy Business Customer Relations team at:

Direct Energy Business
 Attn: Customer Relations
 1001 Liberty Avenue
 Pittsburgh, PA 15222
 Phone 1-888-925-9115



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 3

YOUR SERVICE CHARGES

75 YORK ST PMP BSWR POLE 6, STOUGHTON MA
 EDC.# 0065390007 Store Number :
 PO #:

Direct Energy Business

Electric Service

Meter#

Service Period November 26, 2024 to January 2, 2025 Actual-Total

2.41 ^{kW}
UCAP

Meter Multiplier of 1

Meter# UNKNOWN

Service Period November 26, 2024 to January 2, 2025 Actual-Total

9,978 kWh

Meter Multiplier of 1

November 26, 2024 to January 2, 2025

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh \$1,108.66

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh \$1,108.66

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh -\$1,108.66

Current Actual Charges

\$1,108.66

Meter#

Service Period September 26, 2024 to November 26, 2024 Actual-Total

2.41 ^{kW}
UCAP

Meter Multiplier of 1

Meter# UNKNOWN

Service Period September 26, 2024 to November 26, 2024 Actual-Total

12,427 kWh

Meter Multiplier of 1

September 26, 2024 to November 26, 2024

Fixed Price - 12,427 kWh Total @ \$0.112/kWh

\$1,391.82

Current Actual Charges

\$1,391.82

TOTAL CHARGES FOR EDC.# 0065390007

\$2,500.38

Invoice



Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25
Page 4

75 YORK ST PMP BSWR POLE 6, STOUGHTON MA (Continued)

EDC.# 0065390007 Store Number :

PO #:

WEST ST POLE 126, #D, STOUGHTON MA

EDC.# 3786595027 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

December 1, 2024 to February 28, 2025

Fuel Security - IEP True Up December 2024 - February 2025	-\$4.00
Current Other Charges and Adjustments	-\$4.00
TOTAL CHARGES FOR EDC.# 3786595027	-\$4.00

QUEEN ANNE WAY, STOUGHTON MA

EDC.# 4066446011 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$3.26
Current Other Charges and Adjustments	-\$3.26
TOTAL CHARGES FOR EDC.# 4066446011	-\$3.26

TURNPIKE ST, STOUGHTON MA

EDC.# 5312112016 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$1.84
Current Other Charges and Adjustments	-\$1.84
TOTAL CHARGES FOR EDC.# 5312112016	-\$1.84

Invoice



Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25
Page 5

TURNPIKE ST, STOUGHTON MA (Continued)

EDC.# 5312112016 Store Number :

PO #:

TOTAL CHARGES FOR EDC.# 5312112016

-\$1.84

TURNPIKE ST POLE 3, STOUGHTON MA

EDC.# 6299104006 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$7.19

Current Other Charges and Adjustments

-\$7.19

TOTAL CHARGES FOR EDC.# 6299104006

-\$7.19

17 LUCAS DR, STOUGHTON MA

EDC.# 6573319003 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.98

Current Other Charges and Adjustments

-\$1.98

TOTAL CHARGES FOR EDC.# 6573319003

-\$1.98

OFF HAWES WAY POLE 7A5, STOUGHTON MA

EDC.# 7545886009 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 6

OFF HAWES WAY POLE 7A5, STOUGHTON MA (Continued)
 EDC.# 7545886009 Store Number :
 PO #:

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$7.28
Current Other Charges and Adjustments	-\$7.28

TOTAL CHARGES FOR EDC.# 7545886009 -\$7.28

CARSON DR LOT 1 L1, STOUGHTON MA
 EDC.# 7545896032 Store Number :
 PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$5.14
Current Other Charges and Adjustments	-\$5.14

TOTAL CHARGES FOR EDC.# 7545896032 -\$5.14

DALY DRIVE EXT PMP BWTR, STOUGHTON MA
 EDC.# 7819286002 Store Number :
 PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$8.25
Current Other Charges and Adjustments	-\$8.26

TOTAL CHARGES FOR EDC.# 7819286002 -\$8.25

ROYAL RD PMP BSWR, STOUGHTON MA
 EDC.# 9102942011 Store Number :
 PO #:

Current meter read(s) not available.

Direct Energy Business

Invoice



Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25
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ROYAL RD PMP BSWR, STOUGHTON MA (Continued)

EDC.# 9102942011 Store Number :
PO #:

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$1.36
Current Other Charges and Adjustments	-\$1.36

TOTAL CHARGES FOR EDC.# 9102942011

-\$1.36

MORTON ST POLE 18, STOUGHTON MA

EDC.# 9103051019 Store Number :
PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$1.76
Current Other Charges and Adjustments	-\$1.76

TOTAL CHARGES FOR EDC.# 9103051019

-\$1.76

Invoice



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 1

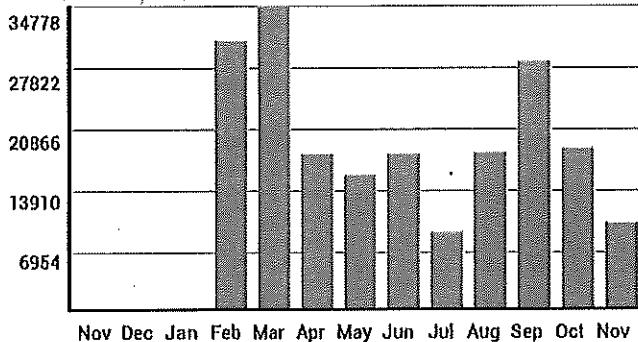
CUSTOMER INFORMATION

Company: Kathleen Powers

Billing Address: Kathleen Powers
 Stoughton Public Works - SEWER
 950 Central St.
 Stoughton, MA 02072

USAGE HISTORY

Monthly Usage (kWh)



MESSAGE CENTER

IMPORTANT: This invoice contains an adjustment for the Fuel Security Program. If a credit is owed, we'll issue you a check to cover it, but we need some info from you first. Visit directenergy.com/checkrefund and complete the required fields on the digital form using the information from this invoice. If you have a balance due, please follow the instructions above to remit payment to us. [397]

INVOICE SUMMARY

Previous Balance	\$4,559.95
Payment Received (February 25, 2026)	-\$4,559.95
Total Balance Forward	\$0.00
Adjustments	\$0.00
Late Payment Charge	\$0.00
Current Usage Charges	\$2,458.32
Taxes	\$0.00
Total Current Charges	\$2,458.32
Amount Due By July 24, 2026	\$2,458.32

PAYMENT OPTIONS

- By web myaccount.directenergy.com
- By phone 888.925.9115
- By mail Remittance slip below

QUESTIONS?

- Visit Us myaccount.directenergy.com
- Call Us 888.925.9115
- Outages 1.800.465.1212

Detach here and return this portion with check or money order. Do not staple or fold.



1001 Liberty Avenue
 Pittsburgh, PA 15222

Kathleen Powers
 Stoughton Public Works - SEWER
 950 Central St.
 Stoughton, MA 02072

Invoice # 251750057220203
 Account # 1775686

Amount Due by July 24, 2026 **\$2,458.32**

Amount Enclosed
 Please write your account number on your check or money order made payable to Direct Energy Business.

Please remit to
 Direct Energy Business

P.O. Box 70220
 Philadelphia, PA 19176-0220

50000000000000017756862025072400002458323



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 2

Congestion-related charges associated with accounts may be passed-through as per Paragraph 7 ("Price") of the Agreement with Direct Energy Business. Any noted congestion charge on your monthly bill is ESTIMATED and will be subject to an adjustment to reflect actual congestion charges.

GENERAL INFORMATION

For questions or concerns relating to this bill, please call Direct Energy Business's Customer Relations Department at:

8 AM - 6 PM ET, Monday through Friday
myaccount.directenergy.com
Phone: 888.925.9115

If mailing correspondence, please forward to
Direct Energy Business
Attn: Customer Relations
1001 Liberty Avenue
Pittsburgh, PA 15222

Delivery problems such as power outages are typically due to problems with local distribution facilities. For service problems call the utility's 24-hour service center at: Massachusetts Electric Company - National Grid 1-800-466-1212.

According to the terms contained in your energy service agreement with Direct Energy, if you end your service prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your energy service agreement for details.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Variable Rate. This rate is subject to change monthly. Please refer to your agreement for additional information.

RIGHT TO FILE A PUC COMPLAINT: If you believe this bill contains any unauthorized charges, please contact Direct Energy Business Customer Relations at the information above. If, after contacting Customer Relations, you are not satisfied with the resolution, you have the right to file a complaint with DTE Department of Telecommunication and Energy 1-800-392-6066, out of state callers dial (617)-605-3531. DTE Mailing address: Department of Telecommunication and Energy, One South Station, Boston, MA 02110.

Direct Energy Business's Competitive Supplier License Number: CS - 021

Generation charges shown on this bill represent the average price you paid for Electric Service this month.

For more information on terms and definitions found within this invoice, please visit us online at directenergybusiness.com or through MyAccount. If you would prefer to have a copy of invoice terms and definitions sent to you, please submit your request via phone at 1-888-925-9115.

Change of Address?

Please contact the Direct Energy Business Customer Relations team at:

Direct Energy Business
Attn: Customer Relations
1001 Liberty Avenue
Pittsburgh, PA 15222
Phone 1-888-925-9115

Invoice



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 3

YOUR SERVICE CHARGES

75 YORK ST PMP BSWR POLE 6, STOUGHTON MA
 EDC.# 0065390007 Store Number :
 PO #:

Direct Energy Business

Electric Service

Meter#

Service Period November 26, 2024 to January 2, 2025 Actual-Total

2.41 ^{KW}
UCAP

Meter Multiplier of 1

Meter# UNKNOWN

Service Period November 26, 2024 to January 2, 2025 Actual-Total

9,978 kWh

Meter Multiplier of 1

November 26, 2024 to January 2, 2025

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh

\$1,108.66

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh

\$1,108.66

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh

-\$1,108.66

Current Actual Charges

\$1,108.66

Meter#

Service Period September 26, 2024 to November 26, 2024 Actual-Total

2.41 ^{KW}
UCAP

Meter Multiplier of 1

Meter# UNKNOWN

Service Period September 26, 2024 to November 26, 2024 Actual-Total

12,427 kWh

Meter Multiplier of 1

September 26, 2024 to November 26, 2024

Fixed Price - 12,427 kWh Total @ \$0.112/kWh

\$1,391.82

Current Actual Charges

\$1,391.82

TOTAL CHARGES FOR EDC.# 0065390007

\$2,500.38



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
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75 YORK ST PMP BSWR POLE 6, STOUGHTON MA (Continued)

EDC.# 0065390007 Store Number :

PO #:

WEST ST POLE 125, #D, STOUGHTON MA

EDC.# 3786595027 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

December 1, 2024 to February 28, 2025

Fuel Security - IEP True Up December 2024 - February 2025

-\$4.00

Current Other Charges and Adjustments

-\$4.00

TOTAL CHARGES FOR EDC.# 3786595027

-\$4.00

QUEEN ANNE WAY, STOUGHTON MA

EDC.# 4066446011 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$3.26

Current Other Charges and Adjustments

-\$3.26

TOTAL CHARGES FOR EDC.# 4066446011

-\$3.26

TURNPIKE ST, STOUGHTON MA

EDC.# 6312112016 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.84

Current Other Charges and Adjustments

-\$1.84

Invoice



Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
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Page 5

TURNPIKE ST, STOUGHTON MA (Continued)

EDC.# 5312112016 Store Number :

PO #:

TOTAL CHARGES FOR EDC.# 5312112016

-\$1.84

TURNPIKE ST POLE 3, STOUGHTON MA

EDC.# 6299104006 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025 **-\$7.19**

Current Other Charges and Adjustments **-\$7.19**

TOTAL CHARGES FOR EDC.# 6299104006

-\$7.19

17 LUCAS DR, STOUGHTON MA

EDC.# 6573319003 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025 **-\$1.98**

Current Other Charges and Adjustments **-\$1.98**

TOTAL CHARGES FOR EDC.# 6573319003

-\$1.98

OFF HAWES WAY POLE 7A5, STOUGHTON MA

EDC.# 7545886009 Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
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OFF HAWES WAY POLE 7A5, STOUGHTON MA (Continued)

EDC.# 7545886009

Store Number :

PO #:

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$7.28
Current Other Charges and Adjustments	-\$7.28

TOTAL CHARGES FOR EDC.# 7545886009

-\$7.28

CARSON DR LOT 1 LT1, STOUGHTON MA

EDC.# 7545896032

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$5.14
Current Other Charges and Adjustments	-\$5.14

TOTAL CHARGES FOR EDC.# 7545896032

-\$5.14

DALY DRIVE EXT PMP BWTR, STOUGHTON MA

EDC.# 7819286002

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$0.25
Current Other Charges and Adjustments	-\$0.25

TOTAL CHARGES FOR EDC.# 7819286002

-\$0.25

ROYAL RD PMP BSWR, STOUGHTON MA

EDC.# 9102942011

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Invoice



Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25
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ROYAL RD PMP BSWR, STOUGHTON MA (Continued)

EDC.# 9102942011

Store Number :

PO #:

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$1.36
Current Other Charges and Adjustments	-\$1.36

TOTAL CHARGES FOR EDC.# 9102942011

-\$1.36

MORTON ST POLE 18, STOUGHTON MA

EDC.# 9103051019

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025	-\$1.76
Current Other Charges and Adjustments	-\$1.76

TOTAL CHARGES FOR EDC.# 9103051019

-\$1.76

**IF YOU SUSPECT A NATURAL GAS LEAK, SMELL GAS OR HAVE ANY OTHER GAS RELATED EMERGENCIES,
PLEASE DIAL 911 OR CONTACT YOUR LOCAL DISTRIBUTION UTILITY COMPANY.**

GENERAL INFORMATION

If you end your service with NRG prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your agreement for additional information.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Based Rate or dropped.

DEFINITIONS CONTINUED

Line Loss – The difference between the amount of natural gas brought to the city gate, versus the amount of natural gas usage report at the meter (burner tip). Line loss was previously included in your local pricing. Line loss is a regulated charge based on percentages determined by each utility to compensate for the utility's pipeline system loss.

Local Distribution Company (LDC) Charges – The fee assessed by the local utility for delivery of natural gas to the customer's home or business through the utility's distribution lines. In most cases this charge is billed separately by the utility.

MCF – 1,000 cubic feet or 10 CCFs. This is a measure of gas usage.

Meter – A device for measuring levels and volumes of a customer's natural gas usage. The local utility retains responsibility for reading and maintaining these meters.

MMBTU – Million British thermal units, which is a heating equivalent measure for natural gas and is an alternative measure of natural gas reserves.

Service Period – The time period associated with when the Utility reads or estimates the customer's natural gas usage for billing purposes. The customer's service period is established by the Utility.

Therm – One hundred thousand (100,000 British thermal units (1 Therm=100,000 BTU).

DEFINITIONS

Board of Public Utilities – State agency responsible for regulating local utility companies. (May also be called Public Service Commission).

Burner Tip – Point where natural gas is ultimately used by the customer (the meter).

CCF – 100 cubic feet. This is a measure of gas usage.

City Gate – Physical connection of an interstate pipeline and the pipeline of the local natural gas utility.

Commodity Charge – The cost of natural gas provided to you during the billing period.

GSA (Gas Settlement Adjustment) – charge or credit for the value of natural gas usage that differs from contracted volume.

Late Payment Charges – Charges for payment of a billed amount after the due date specified on the customer's invoice. Late payment charges may apply as specified in your contract with NRG.

Invoice #: HS54802426

Statement Group #: 71355

Contract Volumes:

March 930 MMBTU

April 441 MMBTU

Billing Unit: MMBTU

Serv Loc ID:	721582	Description	Deal ID	Date From - To	Volume	Unit Price	Total
Service Period:	03/14/2025-04/11/2025	Commodity	2816301	03/14/2025 -04/11/2025	2.95	\$8.25	\$24.34
Utility Name:	Baystate	Change in Law - 01/01/2025	2816301	03/14/2025 -04/11/2025	2.95	\$0.2496	\$0.74
Pool/Point:	BROCK DCQ POOL	Change in Law - 02/01/2024	2816301	03/14/2025 -04/11/2025	2.95	\$0.4343	\$1.28
Utility Acct #:	71002436849-P37030	Change in Law - 12/01/2024	2816301	03/14/2025 -04/11/2025	2.95	\$0.5288	\$1.56
PO #:							
Address:	1137 Park St., STOUGHTON, MA 02072						
				Total :	2.95		\$27.92

Billed volumes are inclusive of a utility line loss factor of 0.98240 for March, 0.98240 for April



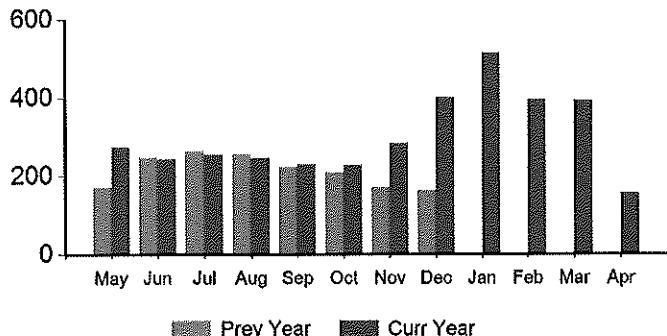
CUSTOMER INFORMATION

Company: Town of Stoughton

Billing Address: Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

USAGE HISTORY

Monthly Gas (THERMS)



INVOICE SUMMARY

Previous Balance	\$1,307.55
Payment Received	\$0.00
Total Balance Forward	\$1,307.55
Adjustments	\$0.00
Late Payment Charge	\$8.29
Current Usage Charges	\$389.20
Total Current Charges	\$397.49

Amount Due by May 15, 2025 \$1,705.04

PAYMENT OPTIONS

- By web nrg.com/myaccount
- By phone 1.844.737.6742
- By mail Remittance slip below

QUESTIONS?

- Visit Us nrg.com/myaccount
- Call Us 1.844.737.6742

Detach here and return this portion with check or money order. Do not staple or fold.



Invoice #: HS54802434
Account #: 721565 - 71363

Amount Due by May 15, 2025 \$1,705.04

Amount Enclosed

Please write your account number on your check or money order made payable to NRG Business Marketing.

Check Remittance To:

NRG Business Marketing
P.O. Box 32179
New York, NY 10087-2179

Town of Stoughton

Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

DNI

**IF YOU SUSPECT A NATURAL GAS LEAK, SMELL GAS OR HAVE ANY OTHER GAS RELATED EMERGENCIES,
PLEASE DIAL 911 OR CONTACT YOUR LOCAL DISTRIBUTION UTILITY COMPANY.**

GENERAL INFORMATION

If you end your service with NRG prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your agreement for additional information.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Based Rate or dropped.

DEFINITIONS CONTINUED

Line Loss – The difference between the amount of natural gas brought to the city gate, versus the amount of natural gas usage report at the meter (burner tip). Line loss was previously included in your local pricing. Line loss is a regulated charge based on percentages determined by each utility to compensate for the utility's pipeline system loss.

Local Distribution Company (LDC) Charges – The fee assessed by the local utility for delivery of natural gas to the customer's home or business through the utility's distribution lines. In most cases this charge is billed separately by the utility.

MCF – 1,000 cubic feet or 10 CCFs. This is a measure of gas usage.

Meter – A device for measuring levels and volumes of a customer's natural gas usage. The local utility retains responsibility for reading and maintaining these meters.

MMBTU – Million British thermal units, which is a heating equivalent measure for natural gas and is an alternative measure of natural gas reserves.

Service Period – The time period associated with when the Utility reads or estimates the customer's natural gas usage for billing purposes. The customer's service period is established by the Utility.

Therm – One hundred thousand (100,000 British thermal units (1 Therm=100,000 BTU)).

DEFINITIONS

Board of Public Utilities – State agency responsible for regulating local utility companies. (May also be called Public Service Commission).

Burner Tip – Point where natural gas is ultimately used by the customer (the meter).

CCF – 100 cubic feet. This is a measure of gas usage.

City Gate – Physical connection of an Interstate pipeline and the pipeline of the local natural gas utility.

Commodity Charge – The cost of natural gas provided to you during the billing period.

GSA (Gas Settlement Adjustment) – charge or credit for the value of natural gas usage that differs from contracted volume.

Late Payment Charges – Charges for payment of a billed amount after the due date specified on the customer's invoice. Late payment charges may apply as specified in your contract with NRG.

Invoice #:	HS54802434	Contract Volumes:					
Statement Group #:	71363	March 930 MMBTU					
		April 441 MMBTU					
		Billing Unit: MMBTU					
Serv Loc ID:	721590	Description	Deal ID	Date From - To	Volume	Unit Price	Total
Service Period:	03/14/2025-04/11/2025	Commodity	2816301	03/14/2025 -04/11/2025	41.13	\$8.25	\$339.32
Utility Name:	Baystate	Change In Law - 01/01/2025	2816301	03/14/2025 -04/11/2025	41.13	\$0.2496	\$10.27
Pool/Point:	BROCK DCQ POOL	Change In Law - 02/01/2024	2816301	03/14/2025 -04/11/2025	41.13	\$0.4343	\$17.86
Utility Acct #:	71004376142-P33898	Change in Law - 12/01/2024	2816301	03/14/2025 -04/11/2025	41.13	\$0.5288	\$21.75
PO #:				Total :	41.13		\$389.20
Address:	1137 Park St., STOUGHTON, MA 02072						

Billed volumes are inclusive of a utility line loss factor of 0.98240 for March, 0.98240 for April



Invoice #: HS54897031
Account #: 721565 - 71363
Invoice Date: 06/12/2025
Payment Due Date: 07/12/2025

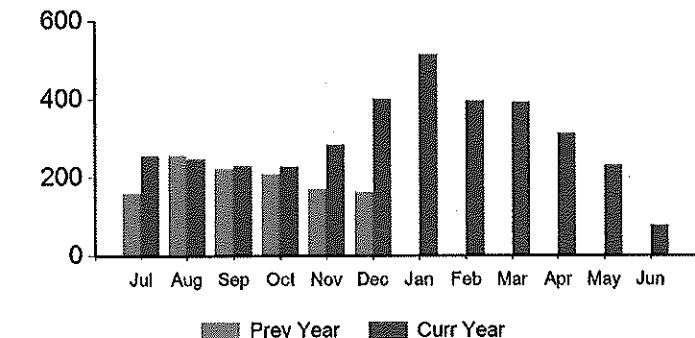
CUSTOMER INFORMATION

Company: Town of Stoughton

Billing Address: Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

USAGE HISTORY

Monthly Gas (THERMS)



INVOICE SUMMARY

Previous Balance	\$1,141.92
Payment Received	\$0.00
Total Balance Forward	\$1,141.92
Adjustments	\$0.00
Late Payment Charge	\$7.31
Current Usage Charges	\$198.43
Total Current Charges	\$205.74

Amount Due by Jul 12, 2025 \$1,347.66

PAYMENT OPTIONS

- By web nrg.com/myaccount
- By phone 1.844.737.6742
- By mail Remittance slip below

QUESTIONS?

- Visit Us nrg.com/myaccount
- Call Us 1.844.737.6742

Detach here and return this portion with check or money order. Do not staple or fold.

Invoice #: HS54897031
Account #: 721565 - 71363

Amount Due by Jul 12, 2025 \$1,347.66

Amount Enclosed

Please write your account number on your check or money order made payable to NRG Business Marketing.

Check Remittance To:

NRG Business Marketing
P.O. Box 32179
New York, NY 10087-2179

Town of Stoughton

Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

DNI

**IF YOU SUSPECT A NATURAL GAS LEAK, SMELL GAS OR HAVE ANY OTHER GAS RELATED EMERGENCIES,
PLEASE DIAL 911 OR CONTACT YOUR LOCAL DISTRIBUTION UTILITY COMPANY.**

GENERAL INFORMATION

If you end your service with NRG prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your agreement for additional information.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Based Rate or dropped.

DEFINITIONS CONTINUED

Line Loss – The difference between the amount of natural gas brought to the city gate, versus the amount of natural gas usage report at the meter (burner tip). Line loss was previously included in your local pricing. Line loss is a regulated charge based on percentages determined by each utility to compensate for the utility's pipeline system loss.

Local Distribution Company (LDC) Charges – The fee assessed by the local utility for delivery of natural gas to the customer's home or business through the utility's distribution lines. In most cases this charge is billed separately by the utility.

MCF – 1,000 cubic feet or 10 CCFs. This is a measure of gas usage.

Meter – A device for measuring levels and volumes of a customer's natural gas usage. The local utility retains responsibility for reading and maintaining these meters.

MMBTU – Million British thermal units, which is a heating equivalent measure for natural gas and is an alternative measure of natural gas reserves.

Service Period – The time period associated with when the Utility reads or estimates the customer's natural gas usage for billing purposes. The customer's service period is established by the Utility.

Therm – One hundred thousand (100,000 British thermal units (1 Therm=100,000 BTU).

DEFINITIONS

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Burner Tip – Point where natural gas is ultimately used by the customer (the meter).

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City Gate – Physical connection of an Interstate pipeline and the pipeline of the local natural gas utility.

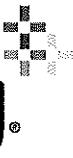
Commodity Charge – The cost of natural gas provided to you during the billing period.

GSA (Gas Settlement Adjustment) – charge or credit for the value of natural gas usage that differs from contracted volume.

Late Payment Charges – Charges for payment of a billed amount after the due date specified on the customer's invoice. Late payment charges may apply as specified in your contract with NRG.

Invoice #:	HS54897031	Contract Volumes:					
Statement Group #:	71363	May 110 MMBTU					
		June 57 MMBTU					
		Billing Unit: MMBTU					
Serv Loc ID:	721590	Description	Deal ID	Date From - To	Volume	Unit Price	Total
Service Period:	05/13/2025-06/11/2025	Commodity	2816301	05/13/2025 -06/11/2025	20.97	\$8.25	\$173.00
Utility Name:	Baystate	Change in Law - 02/01/2024	2816301	05/13/2025 -06/11/2025	20.97	\$0.4343	\$9.11
Pool/Point:	BROCK DCQ POOL	Change in Law - 01/01/2025	2816301	05/13/2025 -06/11/2025	20.97	\$0.2496	\$5.23
Utility Acct #:	71004376142-P33898	Change in Law - 12/01/2024	2816301	05/13/2025 -06/11/2025	20.97	\$0.5288	\$11.09
PO #:							
Address:	1137 Park St., STOUGHTON, MA 02072						
				Total :	20.97		\$198.43

Billed volumes are inclusive of a utility line loss factor of 0.98240 for May,0.98240 for June



nrg.[®]

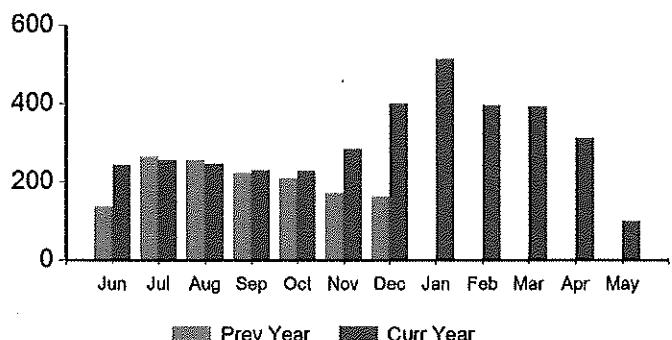
CUSTOMER INFORMATION

Company: Town of Stoughton

Billing Address: Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

USAGE HISTORY

Monthly Gas (THERMS)



MESSAGE CENTER

GO PAPERLESS TODAY

Enroll in paperless billing today and help reduce your carbon footprint at nrg.com/myaccount.

Invoice #: HS54847620
Account #: 721565 - 71363
Invoice Date: 05/13/2025
Payment Due Date: 06/12/2025

INVOICE SUMMARY

Previous Balance	\$1,705.04
Payment Received (Apr 30, 2025)	(\$808.02)
Total Balance Forward	\$897.02
Adjustments	\$0.00
Late Payment Charge	\$4.08
Current Usage Charges	\$240.82
Total Current Charges	\$244.90

Amount Due by Jun 12, 2025 \$1,141.92

PAYMENT OPTIONS

-  By web nrg.com/myaccount
-  By phone 1.844.737.6742
-  By mail Remittance slip below

QUESTIONS?

Visit Us nrg.com/myaccount
Call Us 1.844.737.6742

Detach here and return this portion with check or money order. Do not staple or fold.

Invoice #: HS54847620
Account #: 721565 - 71363



Town of Stoughton

Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

Check Remittance To:

NRG Business Marketing
P.O. Box 32179
New York, NY 10087-2179

DN

Page 1 of 3

**IF YOU SUSPECT A NATURAL GAS LEAK, SMELL GAS OR HAVE ANY OTHER GAS RELATED EMERGENCIES,
PLEASE DIAL 911 OR CONTACT YOUR LOCAL DISTRIBUTION UTILITY COMPANY.**

GENERAL INFORMATION

If you end your service with NRG prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your agreement for additional information.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Based Rate or dropped.

DEFINITIONS CONTINUED

Line Loss – The difference between the amount of natural gas brought to the city gate, versus the amount of natural gas usage report at the meter (burner tip). Line loss was previously included in your local pricing. Line loss is a regulated charge based on percentages determined by each utility to compensate for the utility's pipeline system loss.

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Invoice #: HS54847620
Statement Group #: 71363

Contract Volumes:
April 441 MMBTU
May 110 MMBTU

Billing Unit: MMBTU

Serv Loc ID:	721590	Description	Deal ID	Date From - To	Volume	Unit Price	Total
Service Period:	04/12/2025-05/12/2025	Commodity	2816301	04/12/2025 -05/12/2025	25.45	\$8.25	\$209.96
Utility Name:	Baystate	Change in Law - 01/01/2025	2816301	04/12/2025 -05/12/2025	25.45	\$0.2496	\$6.35
Pool/Point:	BROCK DCQ POOL	Change in Law - 02/01/2024	2816301	04/12/2025 -05/12/2025	25.45	\$0.4343	\$11.05
Utility Acct #:	71004376142-P33898	Change in Law - 12/01/2024	2816301	04/12/2025 -05/12/2025	25.45	\$0.5288	\$13.46
PO #:							
Address:	1137 Park St., STOUGHTON, MA 02072						
				Total :	25.45		\$240.82

Billed volumes are inclusive of a utility line loss factor of 0.98240 for April, 0.98240 for May

Article 2

Adopt MGL Chapter 200A Section 9A

Chapter 200A Section 9A: Disposition of unclaimed property.

Synopsis: This is essentially the same as Unclaimed Money that the State advertises. In private industry companies are required to turnover any unclaimed funds to the state (uncashed checks). This MGL allow the community to keep the unclaimed funds after the appropriate advertisement and notification to the payees.

Title II

DESCENT AND DISTRIBUTION, WILLS, ESTATES OF
DECEASED PERSONS AND ABSENTEES, GUARDIANSHIP,
CONSERVATORSHIP AND TRUSTS

Chapter 200A DISPOSITION OF UNCLAIMED PROPERTY**Section 9A**

DISPOSITION OF ABANDONED FUNDS BY CITY OR TOWN;
NOTICE OF PERIOD DURING WHICH FUNDS MAY BE
CLAIMED; CITY TREASURER AUTHORIZED TO HEAR
CLAIMS; APPEAL; DISBURSEMENT

Section 9A. (a) In any city, town or district that accepts this section in the manner provided in section 4 of chapter 4, there shall be an alternative procedure for disposing of abandoned funds held in the custody of the city, town or district as provided in this section.

(b) Any funds held in the custody of a city, town or district may be presumed by the city, town or district treasurer to be abandoned unless claimed by the corporation, organization, beneficiary or person entitled thereto within 1 year after the date prescribed for payment or delivery; provided, however, that the last instrument intended as payment shall bear upon its face the statement "void if not cashed within 1 year from date of issue". After the expiration of 1 year after the date of issue, the treasurer of a city, town or district may cause the financial institution upon which the instrument was drawn to stop payment on the instrument

or otherwise cause the financial institution to decline payment on the instrument and any claims made beyond that date shall only be paid by the city, town or district through the issuance of a new instrument. The city, town or district and the financial institution shall not be liable for damages, consequential or otherwise, resulting from a refusal to honor an instrument of a city, town or district submitted for payment more than a year after its issuance.

(c) The treasurer of a city, town or district holding funds owed to a corporation, organization, beneficiary or person entitled thereto that are presumed to be abandoned under this section shall post a notice entitled "Notice of names of persons appearing to be owners of funds held by (insert city, town or district name), and deemed abandoned". The notice shall specify the names of those persons who appear from available information to be entitled to such funds, shall provide a description of the appropriate method for claiming the funds and shall state a deadline for those funds to be claimed; provided, however, that the deadline shall not be less than 60 days after the date the notice was either postmarked or first posted on a website as provided in this section. The treasurer of the city, town or district may post such notice using either of the following methods: (1) by mailing the notice by first class mail, postage prepaid, to the last known address of the beneficiary or person entitled thereto; or (2) if the city, town or district maintains an official website, by posting the notice conspicuously on the website for not less than 60 days. If the apparent owner fails to respond within 60 days after the mailing or posting of the notice, the treasurer shall cause a notice of the check to be published in a newspaper of general circulation, printed in English, in the county in which the city or town is located.

(d) In the event that funds appearing to be owed to a corporation, organization, beneficiary or person is \$100 or more and the deadline as provided in the notice has passed and no claim for the funds has been made, the treasurer shall cause an additional notice, in substantially the same form as the aforementioned notice, to be published in a newspaper of general circulation in the county in which the city, town or district is located; provided, however, that the notice shall provide an extended deadline beyond which funds shall not be claimed and such deadline shall be at least 1 year from the date of publication of the notice.

(e) Once the final deadline has passed under subsection (d), the funds owed to the corporation, organization, beneficiary or person entitled thereto shall escheat to the city, town or district and the treasurer thereof shall record the funds as revenue in the General Fund of the city, town or district and the city, town or district shall not be liable to the corporation, organization, beneficiary or person for payment of those funds or for the underlying liability for which the funds were originally intended. Upon escheat, the funds shall be available to the city, town or district's appropriating authority for appropriation for any other public purpose. In addition to the notices required in this section, the treasurer of the city, town or district may initiate any other notices or communications that are directed in good faith toward making final disbursement of the funds to the corporation, organization, beneficiary or person entitled thereto.

Prior to escheat of the funds, the treasurer of the city, town or district shall hear all claims on funds that may arise and if it is clear, based on a preponderance of the evidence available to the treasurer at the time the claim is made, that the claimant is entitled to disbursement of the funds, the treasurer shall disburse funds to the claimant upon receipt by the treasurer of a written indemnification agreement from the claimant

wherein the claimant agrees to hold the city, town or district and the treasurer of the city, town or district harmless in the event it is later determined that the claimant was not entitled to receipt of the funds. If it is not clear, based on a preponderance of the evidence before the treasurer at the time of the claim that the claimant is entitled to disbursement of the funds, the treasurer shall segregate the funds into a separate, interest-bearing account and shall notify the claimant of such action within 10 days. A claimant affected by this action may appeal within 20 days after receiving notice thereof to the district, municipal or superior court in the county in which the city, town or district is located. The claimant shall have a trial de novo. A party adversely affected by a decree or order of the district, municipal or superior court may appeal to the appeals court or the supreme judicial court within 20 days from the date of the decree.

If the validity of the claim shall be determined in favor of the claimant or another party, the treasurer shall disburse funds in accordance with the order of the court, including interest accrued. If the validity of the claim is determined to be not in favor of the claimant or another party or if the treasurer does not receive notice that an appeal has been filed within 1 year from the date the claimant was notified that funds were being withheld, then the funds, plus accrued interest, shall escheat to the city, town or district in the manner provided in this section.

If the claimant is domiciled in another state or country and the city, town or district determines that there is no reasonable assurance that the claimant will actually receive the payment provided for in this section in substantially full value, the superior court, in its discretion or upon a petition by the city, town or district, may order that the city, town or district retain the funds.

Article 4

Amend Town Code – Tax Title Payment Agreements

Part I

ADMINISTRATION OF THE GOVERNMENT

Title IX

TAXATION

Chapter 60 COLLECTION OF LOCAL TAXES**Section 62A** MUNICIPALITIES; PAYMENT AGREEMENTS

Section 62A. Municipalities may by bylaw or ordinance authorize payment agreements between the treasurer and persons entitled to redeem parcels in tax title. Such agreements shall be for a maximum term of no more than 5 years or such lesser period as the ordinance or bylaw may specify and may waive not more than 50 per cent of the interest that has accrued on the amount of the tax title account, subject to such lower limit as the ordinance or bylaw may specify. An ordinance or bylaw under this section shall provide for such agreements and waivers uniformly for classes of tax titles defined in the ordinance or bylaw.

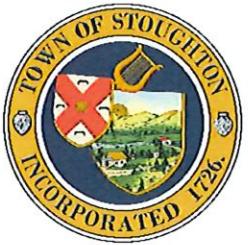
Any such agreement must require a minimum payment at the inception of the agreement of 25 per cent of the amount needed to redeem the parcel. During the term of the agreement the treasurer may not bring an action to foreclose the tax title unless payments are not made in accordance with the schedule set out in the agreement or timely payments are not made on other amounts due to the municipality that are a lien on the same parcel.

Article 6

Watermain Replacements

Stoughton Water & Sewer Department

1748 Central Street · Stoughton MA 02072 · (781) 344-2112



August 11, 2025

Water System Phase 7 improvements
Re: Special Town Meeting Capital Funding Memo
FY26 -- \$2,225,000

This capital request is for funding for Phase 7 water main replacement for continued infrastructure improvements to the towns' water distribution network. There are numerous areas throughout the town and its' one hundred and fifty-one + miles of water main infrastructure that are in need of replacement. It is recommended that the Town continue with its proactive approach to identify areas and upgrade/replace existing, aging and deteriorating water mains that are problematic. This request is the towns' commitment to provide funding for all costs associated with the design, permitting, construction and construction services for this project.

Respectfully,

Keith Nastasia
Water & Sewer Superintendent

City/Town

Capital Project Request

Project Number: 01

Department/Committee:	WATER & SEWER
Requested By:	KEITH NASTASIA
Submission Date:	08/11/2025
Project Title:	PHASE 7 WATER MAIN REPLACEMENT
Project Category:	Building/Construction
Priority:	1. Urgent

Project description:

ENGINEERING DESIGN, PERMITTING, PROCUREMENT ASSISTANCE, CONSTRUCTION SERVICES, CONSTRUCTION AND CONTINGENCIES FOR WATER MAIN REPLACEMENT/IMPROVEMENTS FOR VARIOUS ROADS

Purpose: Service Enhancement	Project Status: New
Benefit/Impact delaying purchase/project IMPROVED INFRASTRUCTURE FOR DEPENDABILITY, WATER QUALITY AND SYSTEM ENHANCEMENT	

Project Financing

Estimated Project Cost: \$2,225,000	Life Expectancy: 50+ YEARS
Estimated timeframe to complete project or receive asset:	6 MONTHS
Estimated date for completion or delivery:	JUNE 2026
Requested date for funding authorization:	DECEMBER 1, 2025

Operating Cost Impact

INCREASED RATES

Describe any discounts or cost reductions (trade-ins, etc.) N/A
--

Are there available revenue sources or grants other than Municipal funds? NOT AT THIS TIME



August 8, 2025

Keith Nastasia
Superintendent of Water/Sewer
Water & Sewer Department
1748 Central Street
Stoughton, MA 02072-1840

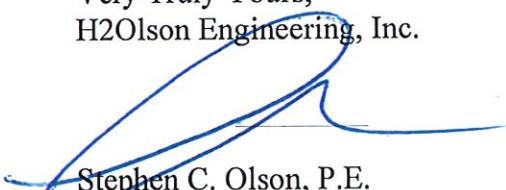
RE: Phase 7 Water Main Improvements: Capital Cost Budget

Dear Mr. Nastasia:

Based on our recent meeting to discuss targeted water system infrastructure improvements, we have developed a budget for future anticipated capital costs which include engineering (design, permitting, procurement assistance, and construction phase services), construction, and contingencies. Please find attached a table which summarizes the scope of the proposed water main improvements and associated capital costs.

Please do not hesitate to contact me at 781-588-6800 should you have any questions or comments regarding the enclosed capital budget. We are happy to be able to assist you with these important water system infrastructure improvements.

Very Truly Yours,
H2Olson Engineering, Inc.


Stephen C. Olson, P.E.
President

Encl: Phase 7 Water Main Improvements – Capital Budget Summary

Town of Stoughton
Phase 7 Water Main Improvements
Capital Cost Budget

Location	Description	Proposed Diameter, in	Engineering Budget	Construction Budget	Total Cost
Pearl St Place	Pearl St to Cushing St	New 8" Ductile Iron Main	\$33,000	\$324,000	\$357,000
Bay Rd & Westwood Rd	192 Bay Rd to end of Westwood Rd	New 8" Ductile Iron Main	\$41,000	\$396,000	\$437,000
Talbot St	Lambert Ave to Central St	New 8" Ductile Iron Main	\$20,000	\$198,000	\$218,000
Bell St	Entirety	New 6" Ductile Iron Main	\$10,000	\$101,000	\$111,000
Freeman St & Hayden St	Fire Station to Porter St	New 8" Ductile Iron Main	\$28,000	\$270,000	\$298,000
CampANELLI Parkway	Turnpike St to Shuman Ave	New 12" Ductile Iron Main	\$75,000	\$729,000	\$804,000
			Total		\$2,225,000

Prepared by: H2Olson Engineering, Inc. August 8, 2025



Article 7

Annual Roadway Paving

STM 2025 Paving Estimates from TL Edwards

Article Estimate	\$	2,500,000.00
------------------	----	--------------

Area	Street	Estimate
1	Old Maple Street	\$ 381,660.00
1	Pleasant Street (Pine St. intersection)	
1	Sunrise Terrace	
2	Amherst Road	\$ 1,298,850.00
2	Doty Drive	
2	Faxon Road	
2	Kenmore Road	
2	Laarhoven Terrace	
2	Ralph Mann Drive	
2	Rayburn Road	
2	Royal Road	
2	Stoughton Street	
2	Woodbine Road	
2	Valley Drive	
3	Leach Street (Prospect to Park)	\$ 368,795.00
3	Belcher Street	
3	Pierce Street	
4	Ash Park Drive	\$ 450,560.00
4	Bramblebush Road	
4	Winship Way	
		\$ 2,499,865.00

Article 8

Purchase of Sidewalk Tractor

Article 9

Community Center Unforeseen and FF & E

Town of Stoughton

Public Works Department

950 Central St • Stoughton, MA 02072 • (781) 341-1300 Ext 9312 • (781) 344-2112
www.stoughton-ma.gov

August 8, 2025

Dear Honorable Town Meeting Representatives,

The former Stoughton Train Depot is quickly becoming our very own community center. With more than \$2.3 million from the Commonwealth, we are going to great lengths to preserve the building's historical beauty while repairing its structure and replacing all of its mechanical systems, i.e. electrical, plumbing, HVAC, etc. We are doing all of this while creating a first class space for Stoughton citizens to meet and socialize.

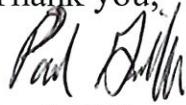
The train station was built in 1888. It has survived a train derailment which nearly destroyed the building, a fire and years of neglect. The building has been shuttered for nearly 15 years. Had not been for the CPC providing funds to replace the boiler and roof, the building would have been lost.

The architectural design of the new building and resulting construction specifications anticipated that the electrical and plumbing systems would need to be **upgraded**. Once the systems were exposed, it became clear that the entire system would need to be removed and **replaced**. The bid specs anticipated the need to remove and replace 40% of the floor rises. In order to meet construction codes and ADA requirements, substantial changes were needed in the size of the door entries and floor levels. In order to accommodate a capacity of 100 people, additional bathrooms and toilets are needed. Finally, we learned shortly after starting the project, that there was not a single piece of insulation behind the external walls or ceiling wood panels.

It is very common in historical restoration projects to encounter unknown conditions. We have met each challenge and we promise to deliver a building located in the center of our downtown district which will become the pride of Stoughton. However, in order to meet these challenges, additional funds are needed, which will allow us to complete this project by the holidays.

Attached you will see quoted prices and estimates needed to complete the interior of the building. I request that Town Meeting authorize this spending in order for us to complete the project this year.

Thank you,



Paul Giffune
DPW Director



STM 2025

Community Center Expense Summary

(Original reconstruction cost estimate was \$3,983,426 from (2020) : see Exhibit C)

Beginning cash balance from state grants (1)	\$ 2,142,857.14
Base interior construction bid (2)	\$ 1,997,435.00
Surplus Cash as of 5/31/25	\$ 145,422.14
Charge Orders as of 9/1/25 (Exhibit A) (3)	\$ (280,057.92)
Deficit as of 9/1/25	\$ (134,635.78)
Unbudgeted costs to complete (Exhibit B) (4)	\$ 210,000.00
Total necessary funding from Town Meeting	<hr/> \$ 344,635.78

FOOTNOTES

- 1.) \$2M Massworks grant and \$142,857.14 state budget earmark.
- 2.) GVW Contracting was low bidder based on architectural drawings and bid specifications.
- 3.) Expense associated with unforeseen conditions, i.e. electrical system, plumbing infrastructure, structural reinforcement, insulation and additional bathrooms.
- 4.) The majority of the unspecified costs relate to interior construction. As shown in Exhibit B, this is the costs for further interior upgrades, amenities and exterior painting.

*** Please note: The construction team has submitted an application to the Community Preservation Committee (CPC) for exterior hardscaping and landscaping around the building.

DESCRIPTION	ADD/ DEDUCT	AMOUNT
Bench salvage and reinstall	Deduct	-\$3,178.72
Insulation Under Flooring	Deduct	-\$14,000.00
Added Lighting	Add	\$18,641.22
Unforeseen Toilet Room Framing	Add	\$8,515.48
Boiler Scope - Stay in Basement	Deduct	-\$274.40
Masonry Cleaning	Add	\$5,367.81
Remove Paper towel and Toilet Paper Dispenser from Scope	Deduct	-\$321.00
Cleaning of Vaulted Ceilings	Add	\$1,680.00
Basement Door Refurbish	Add	\$3,000.00
Toilet Room Masonry Repair - Revised PCO-R1	Add	\$10,328.72
Added Wood Trim: Chair Rail and Picture Molding	Add	\$15,000.00
Basement HVAC Scope - DEHUMIDIFIER	Add	\$12,906.55
Window Flashing Changes	ADD	\$7,465.25
Floor Pattern in 'Waiting Room B'	Add	\$5,000.00
Basement Plumbing Repair	Add	\$20,452.23
ADA-UNISEX Toilet and Restroom Revision	Add	\$128,441.77
Modify Ramp Scope	Deduct	-\$12,000.00
Roof Vents and Penetrations (RFI)	Add	\$3,000.00
Fireplace Gas Line and Electrical	Add	\$4,000.00
Structural - Basement Beam	Add	\$10,149.61
Fire Alarm & Smoke Detectors	Add	\$23,551.67
Storeroom Function Locks	Add	\$2,500.00
Power to Dehumidifiers and Water Heaters	Add	\$1,800.00
FRP @ Janitor Sink Area	Add	\$1,500.00
Floor in Waiting Room A - Sloped Subfloor	Add	\$6,656.16
Power for Water fountains	Add	\$1,875.57
Refrigerated storage		\$18,000.00
		\$280,057.92

Stoughton Community Center
Unspecified but needed building repairs as of September 2, 2025
Exhibit B

Description	Estimated Cost
Clock tower repairs	\$ 25,000
Architectural/Engineering fees for change orders	\$ 15,000
Furniture	\$ 60,000
Gas fireplace installation	\$ 15,000
Exterior wood rot repairs & painting	\$ 80,000
Additional millwork to common areas (i.e. chair rail, moldings)	\$ 15,000
	\$ 210,000

2020 RECONSTRUCTION COST ESTIMATE: EXHIBIT C

TOWN WIDE FACILITIES MASTER PLAN REPORT STOUGHTON, MA

Stoughton Railroad Building 45 Wyman Street				
Item Number	Description	Value	Fiscal Year	PRIORITY
1	PRESERVATION OF EXTERIOR ELEMENTS	\$ 625,907	2021	1
2	EXTERIOR RESTORATION	\$ 525,542	2021	2
3	INTERIOR RESTORATION & SITE IMPROVEMENTS	\$ 486,862	2021	3
4	BUILDING SYSTEMS (MEP) & SITE	\$ 1,107,086	2021	4
5	<i>Historic Building Exceptions - Upgrades N/A as long as use is not changed.</i>	\$ -		G

Construction Total	\$ 2,745,397
Soft Costs (30% - Design Fees, Testing, Etc.)	\$ 823,619.10
Owner Contingency (15%)	\$ 411,809.55
MBTA Fees	\$ 2,600.00
Total Project Budget	\$ 3,983,426

Article 10

Repairs for ADA Improvements to Town Buildings

Repairs for ADA Compliance to Town Buildings

Summary of Costs

Collins Report Recommendations		Facilities Recommendations	
Town Hall	\$94,100	Town Hall	\$25,600
Public Library	\$12,250	Public Library	\$ 4,600
Animal Control	\$22,950	Animal Control	\$12,650
Recreation Center	\$23,100	Recreation Center	\$21,600
DPW Building	\$16,850	DPW Building	\$ 9,350
Council on Aging	\$33,600	Council on Aging	\$31,350
Police Station	\$53,050	Police Station	\$26,400
Fire Station 2	\$14,350	Fire Station 2	\$ 4,750
High School Auditorium	\$28,250	High School Auditorium	\$ 5,700
Cedar Hill Golf Course	\$38,200	Cedar Hill Golf Course	\$33,500
Ames Pond	\$55,500	Ames Pond	\$30,500
Total	\$392,20 0	* Total	\$206,000

*** For fiscal year 2027, we are asking for the funds needed to ensure proper public access and service. The recommendations of the facilities staff and ADA coordinator are based on these ADA improvements which best serve individuals with disabilities while remaining always focused on budget constraints. We will consider the remaining actions recommended by the Collins Center in the fiscal 2028 Capital Budget.**

STOUGHTON BUILDING AUDITS

KMA audited the following municipal buildings:

TOWN HALL 2

PUBLIC LIBRARY 16

ANIMAL CONTROL 28

RECREATION CENTER 32

DPW BUILDING 36

COUNCIL ON AGING 39

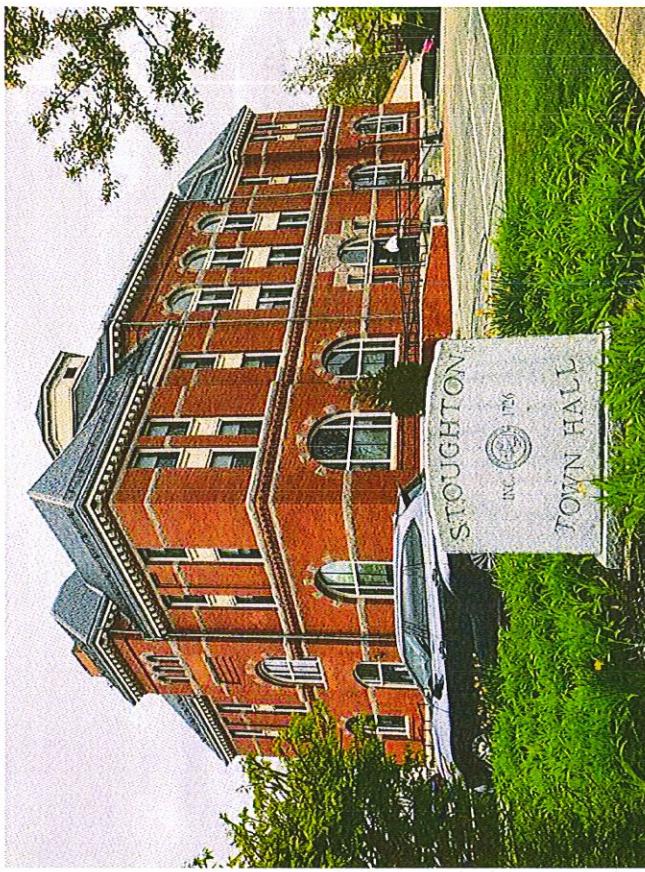
POLICE STATION 49

FIRE STATION 2 61

HIGH SCHOOL AUDITORIUM 67

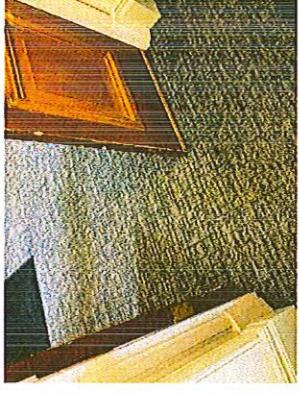
TOWN HALL

AUDITED ON: MAY 1, 2024



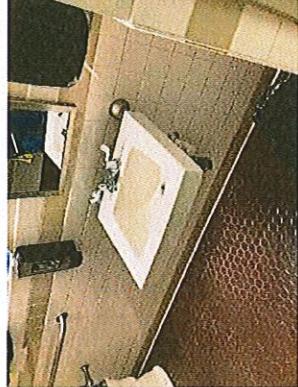
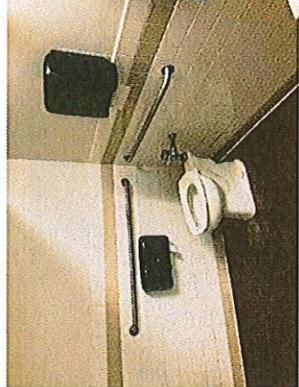
Stoughton Town Hall is located at 10 Pearl Street. The site consists of a three-story building with a basement, which includes public offices, public meeting rooms, and toilet rooms. All floors are connected by an elevator. Accessible toilet rooms are provided on all floors, except the first floor. Accessible entrances as well as accessible parking spaces are provided in front and at the rear of the building.

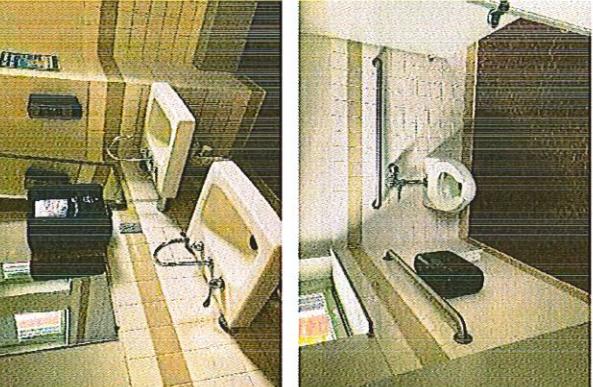
<p>10. At-grade Egress Door (Basement)</p> <p>The threshold is >1/2" high at the entrance door, @ 1".</p> <p>The door maneuvering clearance is <12" on the latch, push side for a front approach, @ 9".</p>	<p>2010 ADAS 404.2.5 2010 ADAS 404.2.4.1</p> <p>Replace the threshold. Unit Cost: \$250 ea. Quantity: 1 <i>See remediation for automatic door opener on item above.</i></p>	<p>\$250</p>
<p>11. Interior Accessible Route</p> <p>The floor transition strip of the vestibule door on the first floor is not beveled at 1:2.</p> <p>The doorway to the elevator lobby on the basement level has a running slope >5%, @ 18.9%.</p> <p>The walkway within the basement hall has running slopes >5%, @ 8.6%.</p>	<p>2010 ADAS 303.2 2010 ADAS 403.3</p> <p>Replace the transition strip. Unit Cost: \$250 ea. Quantity: 1 Regrade the flooring adjacent to the doorway. Unit Cost: \$2,500 ea. Quantity: 1 Regrade the flooring within the basement hall. Unit Cost: \$5,000 ea. Quantity: 1</p>	<p>\$7,750</p>

<p>14. Door Width (Typical)</p> <p>The doors to the Assessor's Office, Tax Collector, and HR/Payroll on the first floor provides <32" clear width, @ 28 1/4".</p>	<p>2010 ADAS 404.2.3</p>  <p>Replace the doors with off-set doors and a wider door leaf. Unit Cost: \$1,000 Quantity: 3</p> <p>\$3,000</p>
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16.	Counters (Typical) The counters serving the Tax Collector and Clerk's Office on the first floor	2010 ADAS 904.4	Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$3,000 ea. Quantity: 2	\$6,000

21.	Signage (Typical)	2010 ADAS 216.2	2010 ADAS 703.4.1	<p>The doors to the IT Department on the basement level, the Conference Room on the first floor, and Visiting Nurse Office and Building & Zoning on the second floor lack tactile/braille signage mounted 60" max. on the latch side of the door.</p> <p>The sign of the Assessor's Office, Tax Collector, Clerk's Office, Treasurer Office, located >60", measured from the baseline of the highest tactile character, up to 64".</p> <p>Install and reinstall tactile/ Braille signage on the latch side of the door at 60" AFF maximum. Coordinate with location and height requirements. Unit Cost: \$100 per sign Quantity: 6</p>	\$600
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22.	Men's & Women's Single-User Toilet Rooms (Basement) <p>The threshold to the Women's toilet room is $> \frac{1}{2}$", @ $\frac{3}{4}$". The maneuvering clearance at the door of both toilet rooms is $< 18"$ on the latch pull-side, due to the sink. The sink in the Women's toilet room pipes lack insulation. Toilet flush controls the Women's toilet room are not mounted on the open side of the toilet.</p>	<p>2010 ADAS 303.2 2010 ADAS 404.2.5 2010 ADAS 606.5 2010 ADAS 604.6 2010 ADAS 307.2 2010 ADAS 603.4 2010 ADAS 404.2.3 2010 ADAS 604.5.1</p> <p>Replace the threshold. Unit Cost: \$250 Quantity: 1 Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1 Insulate the pipes underneath the sink. Unit Cost: \$50 ea. Quantity: 1 Switch the toilet flush controls to the open side or provide automatic flush controls. Unit Cost: \$250 ea. Quantity: 2</p>	\$3,300
		  	

		<p>Install tactile/ Braille signage on the latch side of the door at 60" AFF maximum. Unit Cost: \$100 per sign Quantity: 1</p> <p>Reposition the flush valve or install an automatic flush control. Unit cost: \$1,500 Est. Quantity: 1</p> 
23.	Men's & Women's Multi-User Toilet Rooms (Second Floor) The door lacks tactile/Braille signage mounted 60" max. on the latch side (Women's).	<p>2010 ADAS 216.2 2010 ADAS 303.2 2010 ADAS 603.3 2010 ADAS 307.2 2010 ADAS 604.2 2010 ADAS 604.6 2010 ADAS 604.5.1 2010 ADAS 604.5.2 2010 ADAS 404.2.5 2010 ADAS 604.3.1 2010 ADAS 307.2</p> <p>Toilet flush controls are not mounted on the open side of the toilet (Women's).</p>

24.	<p>Men's & Women's Multi-User Toilet Rooms (Third Floor)</p> <p>The door to the lacks tactile/Braille signage mounted 60" max. on the latch side (Women's).</p>	<p>The toilet centerline is not between 16"-18" from the nearest adjacent side wall, @ 20" (Men's/Women's). Toilet flush controls are not mounted on the open side of the toilet (Women's).</p> <p></p> <p></p> <p>Reposition the toilet. Unit cost: \$1,500 ea. Est. Quantity: 1</p> <p>Reposition the flush valve or install an automatic flush control. Unit cost: \$1,500 Est. Quantity: 1</p>	<p>Install tactile/ Braille signage on the latch side of the door at 60" AFF maximum. Unit Cost: \$100 per sign Quantity: 1</p> <p>\$3100</p> <p>\$25,600</p>
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PUBLIC LIBRARY

AUDITED ON: MAY 1, 2024

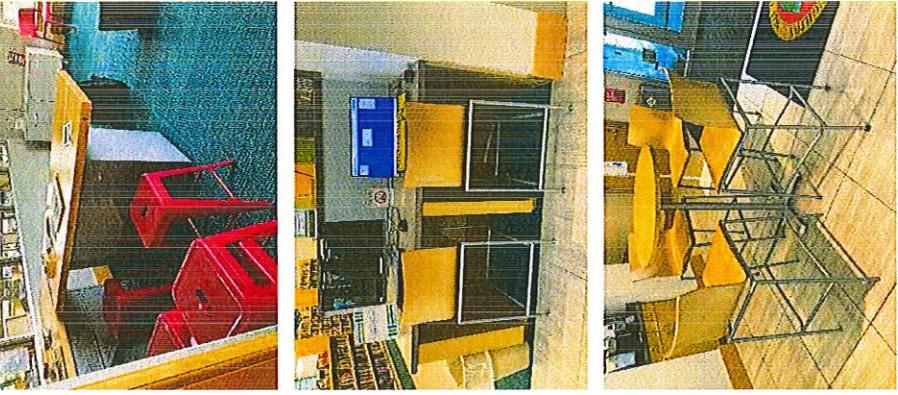


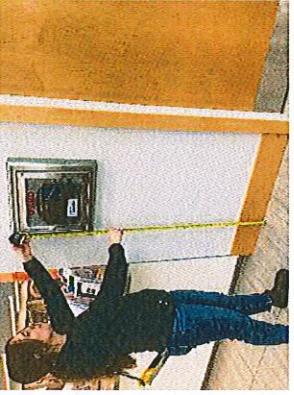
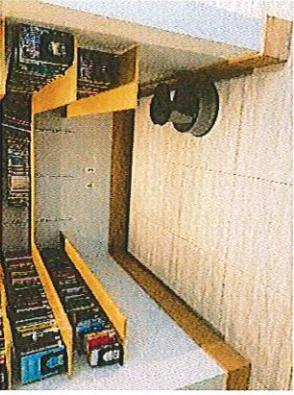
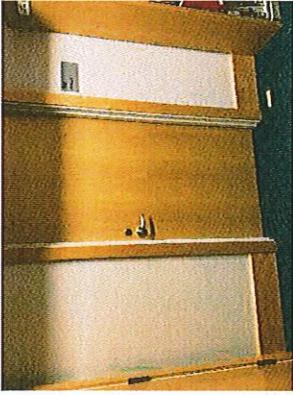
Stoughton Public Library is located at 84 Park Street. The site consists of a two-story building constructed in 2018. All floors are connected by an elevator. Accessible toilet rooms are provided on all floors. Accessible entrances as well as accessible parking spaces are provided off Park and Walnut Streets.

PUBLIC LIBRARY		Code References	Photo	Proposed Mitigation	Cost
#	Barrier Statement				
1.	<p>Parking</p> <p>The van parking space signage on the parking lot off Park Street is <60" AFF measured to the bottom of the sign, @ 55".</p> <p>The van parking space closest to the rear entrance (off Walnut Street) is <96" wide, @ 60", measured centerline to centerline.</p>	2010 ADAS 502.6 2010 ADAS 502.2	 	<p>Install a van accessible sign with the International Symbol of Accessibility at 60" AFF minimum, measured to the bottom of the sign.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 1</p> <p>Restripe a portion of the parking to add the required number of van spaces, as well as their associated signs and access aisles.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 3 (2 spaces, 1 aisle)</p>	\$550
2.	<p>Drop Box</p> <p>The afterhours drop box is not located on an accessible route due to its placement along the ramp and with slopes >2%, @ 8%.</p>	2010 ADAS 206.1		<p>Relocate the drop box to an accessible location.</p> <p>Unit Cost: \$250</p> <p>Quantity: 1</p>	\$250

3.	<p>Exterior Stair</p> <p>The handrail gripping surface of the stairs between the parking lot off Park Street and the main entrance does not have a perimeter dimension between 4"-6 1/4".</p>	<p>2010 ADAS 505.7.1</p>	<p>Install compliant handrails on both sides of the stairs. Unit Cost: \$50/LF Est. Quantity: 28</p> <p>\$1,400</p>

<p>7. K-cup Dispenser The knob at the top of the K-cup dispenser on the second-floor lobby is mounted >48" AFF, @ 66", and requires tight grasping, pinching, and/or twisting of the wrist to operate.</p>	<p>2010 ADAS 308.2 & 308.3 2010 ADAS 309.4</p> <p>Lower the K-cup dispenser. Unit Cost: \$50 ea. Quantity: 1</p> 

			<p>Provide at least one table and computer desk, and no less than 5% of the total number of tables and desks, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 3</p>	<p>\$750</p>
<p>8. Work Surfaces (Typical)</p> <p>The table inside 115 Young Adult and the computer desk at the Teen Space on the first floor and the tall table on the second-floor lobby are >34" AFF, @ 36", 35 3/4", and 42", respectively.</p> <p>The computer desks on the first floor lacks the required knee and toe clearance for a forward approach.</p>	<p>2010 ADAS 902.3 2010 ADAS 306.2 & 306.3</p>			

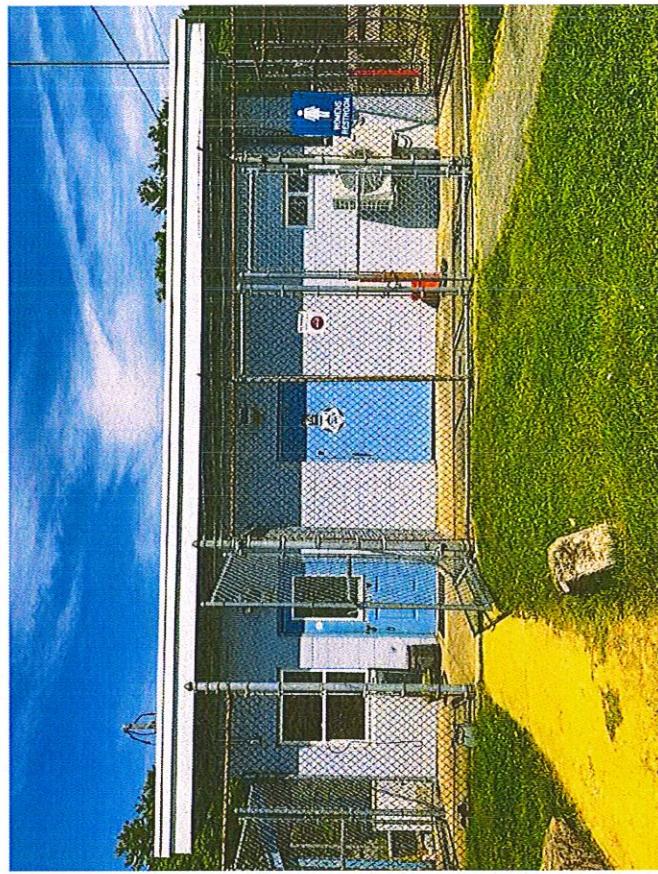
9.	AED Cabinet The pull of the AED box on the first-floor lobby is mounted >48" AFF, @ 58".	2010 ADAS 308.2 & 308.3	 Relocate the AED box. Unit Cost: \$50 ea. Quantity: 1	\$50
10.	Protruding Objects The shelving near the elevator lobby on the second floor protrude >4" into the circulation space, @ 20".	2010 ADAS 307.2	 Install wing walls on the ends of the lower shelving. Unit Cost: \$250 ea. Quantity: 2	\$500
11.	Signage (108 Storage, First Floor) There is no tactile/ Braille signage mounted on the latch side of the door.	ADAS 703.4.2	 Install tactile/ Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Est. Quantity: 1	\$100

<p>12. Single-user Toilet Room (First Floor)</p> <p>The paper towel dispenser and the feminine care dispenser protrude >4" into the circulation space, @ 8".</p>	<p>2010 ADAS 307.2</p> <p>Relocate the paper towel dispenser and the feminine care dispenser. Unit Cost: \$50 ea. Quantity: 2</p>	<p>\$100</p>
<p>13. Family Toilet Room (First Floor)</p> <p>The paper towel dispenser protrudes >4" into the circulation space, @ 8".</p>	<p>2010 ADAS 307.2</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1</p>	<p>\$50</p>

15.	<p>Single-user Toilet Rooms (Second Floor)</p> <p>The clearance around the toilet is >60" AFF, measure to the side wall, @ up to 59".</p> <p>The paper towel dispenser protrudes >4" into the circulation space, @ 8".</p> <p><i>During our audit, KMA was not able to gain access to the adjacent single-user toilet room.</i></p>	<p>2010 ADAS 604.3 2010 ADAS 307.2</p> <p>No Photo</p>	<p>Replace or relocate the sink. Unit Cost: \$750 ea. Quantity: 1</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1</p>	<p>\$800</p> <p>\$4600</p>

ANIMAL CONTROL

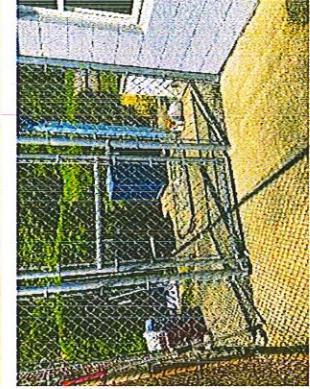
AUDITED ON: JUNE 5, 2024



The Animal Control is a single-story building located at 499 West Street, along the Manfred Kolz Soccer Fields. The building is mostly used as an animal shelter and is mostly unoccupied by staff and locked; however, the building is used occasionally by staff and members of the public. Part of the building contains two toilet rooms operated by Stoughton Youth Soccer. Both

toilet rooms were locked and were not inspected at the time of this audit. The Animal Shelter is completely inaccessible.

ANIMAL CONTROL					
#	<i>Barrier Statement</i>	<i>Code References</i>	<i>Photo</i>	<i>Proposed Mitigation</i>	<i>Cost</i>
1.	Parking There is an insufficient number of accessible parking spaces. In addition, the surface of the parking lot is not stable, firm, or slip resistant due to gravel surface.	2010 ADAS 208		Resurface a portion of the parking lot to add the required number of accessible parking spaces, including van spaces, as well as their associated signs and access aisles. Unit Cost: \$10,000 ea. Est. Quantity: 1	\$10,000

		<p>Repave the walkway from the parking lot to the main entrance. Unit Cost: \$50/LF Est. Quantity: 22 LF</p> <p>Replace the gate with a compliant type. Unit Cost: \$1,000 ea. Est. Quantity: 1</p>	
3.	<p>Walkway to Entrance</p> <p>The walkway leading to the entrance is >36" and has a change in level > 1/2" AFF, @ 1 1/2", at the fenced entry point.</p> <p>The gate lacks the minimum 10" of vertical smooth surface.</p>	<p>2010 ADAS 404.2.10</p>	<p>2010 ADAS 403</p>   

4.	Entrance The door lacks a level landing due to areas of deterioration. The door maneuvering clearance on the pull side is obstructed by the barrel. The door hardware requires tight grasping, pinching and twisting of the wrist due to knob type.	2010 ADAS 302 2010 ADAS 404	Regrade the door landing Unit Cost: \$250 ea. Quantity: 1 Replace the door hardware with a lever type. Unit Cost: \$300 ea. Quantity: 1				\$12650
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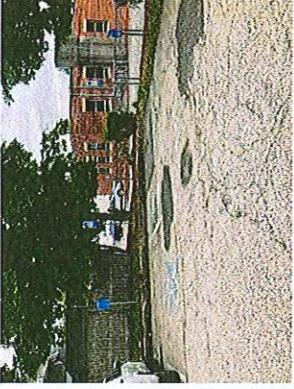
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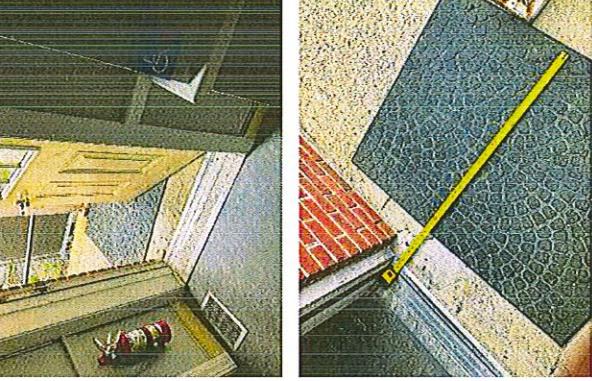
RECREATION CENTER

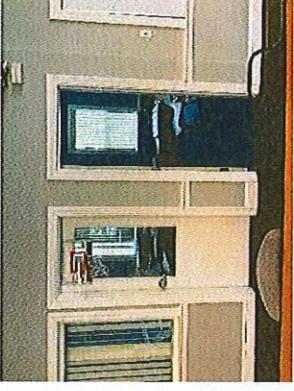
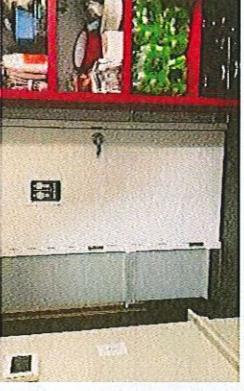
AUDITED ON: JUNE 5, 2024



The Recreation Center is a single-story building (plus basement) located at 15 Pleasant Street, directly adjacent to the Historical Society. The building is a former bank converted into a municipal building and municipal parking lot. While the front entrance is inaccessible, there has been an attempt to make the rear entrance accessible via a ramp adjacent to the parking lot. A mostly accessible toilet room is provided inside the building.

RECREATION CENTER					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking The width of the access aisle measured <60" wide from centerline to centerline. The designated accessible parking spaces and their associated access aisles have slopes >2%. The designated accessible parking space signs are mounted >60" @ 44", measured to the bottom of the sign.	2010 ADAS 502.6 2010 ADAS 502.4		Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 3 (2 spaces, 1 aisle) Install a sign with the International Symbol of Accessibility at 60" AFF minimum, measured to the bottom of the sign. Include a van accessible sign where applicable. Unit Cost: \$100 ea. Quantity: 2	\$4,700
2.	Front Entrance The facility lacks directional signage identifying the location of the accessible entrance located at the rear of the building.	2010 ADAS 216.6		Install tactile/braille signage with the International Symbol of Accessibility (ISA) where required. Unit Cost: \$100 ea. Est. Quantity: 1	\$100

3.	<p>Exterior Ramp</p> <p>The ramp leading to the accessible entrance had slopes >8.3%, @ up to 9.2%.</p> <p>The ramp lacks continuous handrails on both sides. In addition, at the one handrail that is provided, it extends <12".</p> <p>There are changes in level at the bottom of the ramp > 1/2" and are not beveled with a maximum 1:2 slope.</p>	<p>2010 ADAS 405.2 2010 ADAS 303 2010 ADAS 505</p> <p>Rebuild the ramp, including installing compliant handrails on both sides of the ramp. Unit Cost: \$15,000 ea. Quantity: 1</p>  <p>\$15,000</p>
4.	<p>Rear Entrance</p> <p>The pull side door maneuvering on the latch side perpendicular to the door measured <60", @ 40" to the opposing post. Note: an automatic door opener is provided on both sides of the door, however at the time of the audit, both door openers were malfunctioning.</p>	<p>2010 ADAS 404</p> <p>Fix automatic door opener. Unit Cost: \$1,000 ea. Quantity: 1</p>  <p>\$1,000</p>

5.	Signage All the rooms open to the public lack permanent signage mounted on the latch side of the door.	2010 ADAS 703	Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Est. Quantity: 6	\$600
6.	Single-User Toilet Room The signage is not mounted on the latch side of the door.	2010 ADAS 703 2010 ADAS 604	<p>Relocate the signage. Unit Cost: \$100 ea. Quantity: 1</p> <p>Provide a compliant baby changing table. Unit Cost: \$100 ea. Quantity: 1</p> <p>The top of the baby changing work surface measured >34" AFF, @ 39". In addition, the handle is not within reach range.</p>    	\$21,600

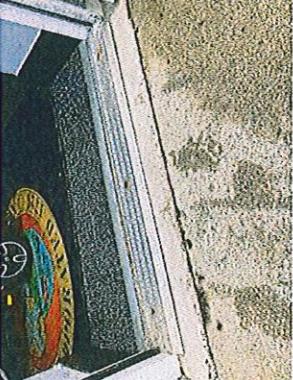
TOTAL FOR RECREATION CENTER:

DPW BUILDING

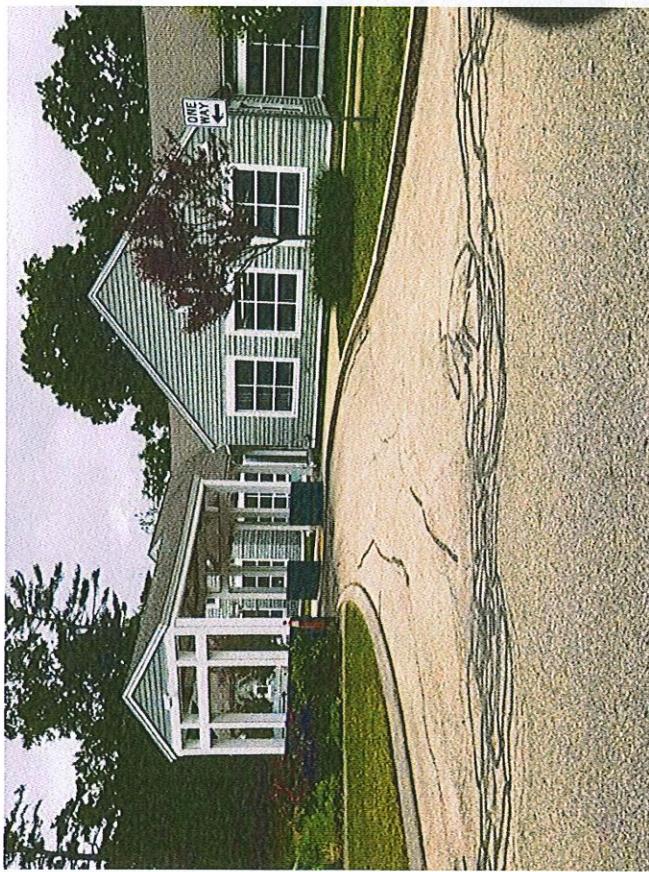
AUDITED ON: JUNE 6, 2024



The DPW Building is a single-story building located at 950 Central Street. No accessible parking spaces are provided in the parking lot. The at-grade entrance has a couple of door issues and the service counters inside the building are high and one of them is located on a ramp. No toilet rooms are provided for public use.

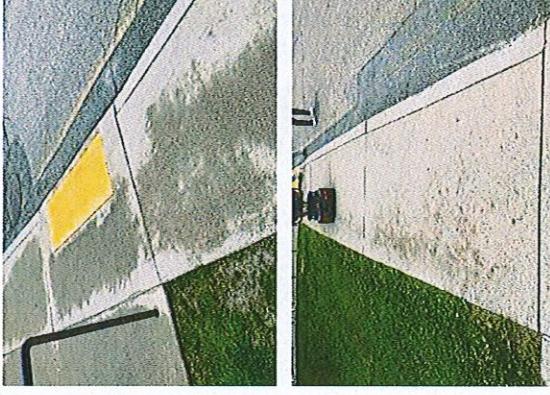
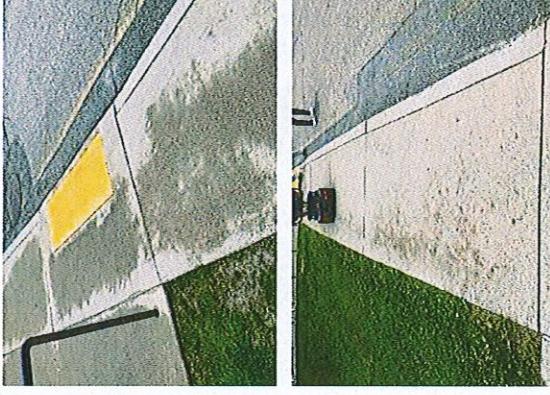
DPW BUILDING					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking There is an insufficient number of accessible parking spaces provided.	2010 ADAS 208.2		Restripe a portion of the parking to add the required number of accessible parking spaces, including van spaces, as well as their associated signs and access aisles. Unit Cost: \$1,500 ea. Est. Quantity: 1	\$1,500
2.	Entrance The exterior threshold measured > 1/2" AFF, @ 5/8". The door is located is a recess >8" deep, @ 11" on the push side and therefore does not provide the required door maneuvering clearance. The hand sanitizer dispenser is mounted >48" AFF, @ 53".	2010 ADAS 404	 	Replace the threshold. Unit Cost: \$250 ea. Quantity: 1 Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1 Lower the hand sanitizer. Unit Cost: \$50 Quantity: 1	\$2,800

3.	Vestibule Door The vestibule's interior door is located in a recess >8" deep, @ 9" on the push side and therefore does not provide the required door maneuvering clearance.	2010 ADAS 404	Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1	\$2,500
4.	Counters The height of the counters dedicated to different departments measured >36", @ 42". The water/sewer counter lacks a level clear floor space due to the location of the ramp.	2010 ADAS 305 2010 ADAS 606	Lower the counters. Unit Cost: \$2,500 ea. Quantity: 1 Remove the counter over the ramp. Unit Cost: \$50 ea. Quantity: 1	\$2,550



The Council on Aging is a single-story building located at 110 Rockland Street. Seven accessible parking spaces are provided in the parking lot adjacent to the building and one drop-off area is provided under a carport. The building has two entrances, one public and one staff. Partially accessible toilet rooms are provided.

COUNCIL ON AGING		Code References	Photo	Proposed Mitigation	Cost
#	Barrier Statement				
1.	<p>Parking at Edge of Parking Lot</p> <p>Some of the designated accessible parking spaces had slopes >2%, @ up to 7.2%.</p> <p>Some of the accessible spaces ground surface is not stable, firm or slip resistant due to material deterioration.</p> <p>One of the three accessible spaces lack signage indicating they are accessible. At others, the signage is mounted <60", @ 38", measured to the bottom of the sign.</p>	ADAS 502.4 ADAS 502.6	 	<p>Regrade and restripe the existing designated parking spaces and their associated access aisles.</p> <p>Unit Cost: \$1,500 ea.</p> <p>Quantity: 4 (3 spaces, 1 aisle)</p> <p>Install a sign with the International Symbol of Accessibility at 60" AFF minimum, measured to the bottom of the sign. Include a van accessible sign where applicable.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 3</p>	\$6,300

<p>2. Parking Near Building</p> <p>Some of the designated accessible parking spaces had slopes >2%, @ up to 3.1%.</p> <p>The width of the access aisles measured <60" wide from centerline to centerline, @ 56".</p> <p>All four accessible spaces lack signage indicating they are accessible.</p>	<p>2010 ADAS 502.4 2010 ADAS 502.3.1 2010 ADAS 502.6</p> <p>Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 3 (2 spaces, 1 aisle)</p> <p>Install a sign with the International Symbol of Accessibility at 60" AFF minimum, measured to the bottom of the sign. Include a van accessible sign where applicable. Unit Cost: \$100 ea. Quantity: 4</p> <p>Restripe the pavement markings in the parking spaces and associated access aisles. Unit Cost: \$150 ea. Quantity: 4</p>	 
<p>3. Walkway Between Parking and Entrance</p> <p>The ramp lacks a level landing $\leq 2\%$, @ up to 7.6%.</p> <p>The sidewalk has cross slopes >2%, @ up to 4.9%.</p>	<p>2010 ADAS 405.7 2010 ADAS 403.3</p> <p>Rebuild the curb ramp. Unit cost: \$1,250 ea. Quantity: 1</p> <p>Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 150 SF</p>	

	<p>Provide an accessible route to at least one of each type of site amenity.</p> <p>Unit Cost: \$25/SF Est. Quantity: 200 SF</p> <p>Provide a bin with controls within reach range.</p> <p>Unit Cost: \$500 ea. Quantity: 1</p>	
4. Site Amenities	<p>2010 ADAS 206.1 2010 ADAS 308.2.1</p> <p>Some site amenities (i.e. book box, flagpole, picnic tables, gardens) are not located along an accessible route due to the grass surface. The topmost controls at the donation bin located on the parking lot measured >48" AFF, @ 60".</p> 	

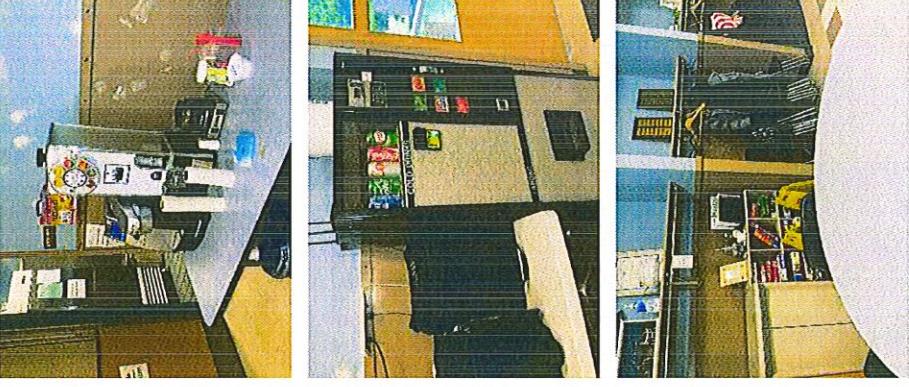
<p>5. Drop-off within Carport The access aisle serving the vehicle pull-up space is not marked.</p>	<p>2010 ADAS 503.3.3</p>	<p>Provide markings at the access aisle to discourage parking. Unit Cost: \$300 ea. Quantity: 1</p> <p></p>	<p>\$300</p>
<p>6. Main Entrance The walkway leading to the main entrance has running slopes >5%, @ 6.7%, and is not treated as a ramp.</p>	<p>2010 ADAS 405.3 2010 ADAS 405 2010 ADAS 206.1</p>	<p>The push button of the automatic door opener is not located on an accessible route due to its placement along the ramp. The pull station is not located on an accessible route due to its placement along the ramp and is mounted >44" AFF over a 20"-25" obstruction.</p> <p></p> <p></p>	<p>\$1,750</p> <p>Rebuild the curb ramp. Unit cost: \$1,250 ea. Quantity: 1 Relocate both the push button and the pull station to an accessible location. Unit Cost: \$250 ea. Quantity: 2</p>

<p>7. Entry Lobby The topmost rows at the brochure shelf are mounted > 48" AFF.</p>	<p>2010 ADAS 308.2 & 308.3</p> <p>Lower the brochure shelf. Unit Cost: \$50 ea. Quantity: 1</p> 
<p>8. Women's Toilet Room The pipes underneath the lavatory are not insulated.</p>	<p>2010 ADAS 606.5</p> <p>2010 ADAS 307.2</p> <p>The paper towel dispenser protrudes >4" into the circulation space.</p> <p>Insulate the pipes. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1</p>  

<p>9. Men's Toilet Room</p> <p>The pipes underneath the lavatory are not insulated.</p> <p>The paper towel dispenser is mounted >48" AFF, @ 54", to the highest operable part.</p> <p>2010 ADAS 606.5</p> <p>2010 ADAS 604.8.3</p> <p>2010 ADAS 605.3</p>	<p>Insulate the pipes. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1</p> <p>Provide a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the urinal partitions. Unit Cost: \$250 ea. Quantity: 1</p> 
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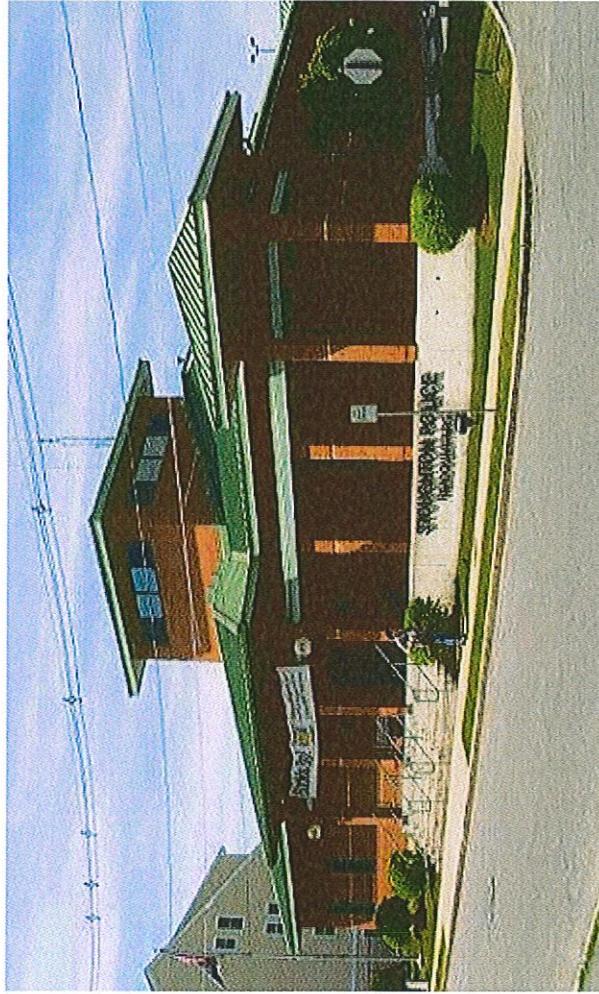
		<p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1</p> <p>Install a cane detectable object below the electric meter. Unit Cost: \$250 ea. Quantity: 1</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p>	\$3,000
10.	<p>Rear Patio</p> <p>The entry door gets stuck on the rug and lacks the required minimum 18" of maneuvering clearance on the latch push side for a forward approach, due to electric meter @ 45".</p> <p>Electric meter protrudes >4" into the circulation space, @ 12".</p> <p>The table lacks the required knee and toe clearance for a forward approach due to its pedestal base.</p>	<p>2010 ADAS 404.2.3 2010 ADAS 307.2</p> <p>2010 ADAS 902.4.1</p> 	

11.	Health Office and Conference Room	2010 ADAS 404.2.4 2010 ADAS 902.4.1	<p>The maneuvering clearance at the doors are <18" on the latch pull-side, obstructed by furniture.</p> <p>The tables lack the required knee and toe clearance for a forward approach due to their pedestal base.</p>	<p>Relocate the furniture. Unit Cost: \$50 ea. Quantity: 2</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 2</p>	\$600
  					

12.	Community Room	<p>2010 ADAS 404.2.4.1 2010 ADAS 308.2.1 2010 ADAS 902.4.1</p> <p>The door maneuvering clearance is <12" on the latch, push side for a front approach, @ 9".</p> <p>The knob at the top of the coffee cup dispenser is mounted >48" AFF, @ 54",</p>	<p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1</p> <p>Lower the coffee cup dispenser and the coat rack. Unit Cost: \$50 ea. Quantity: 2</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p> 	<p>TOTAL FOR COUNCIL ON AGING:</p> <p>\$31,350</p>
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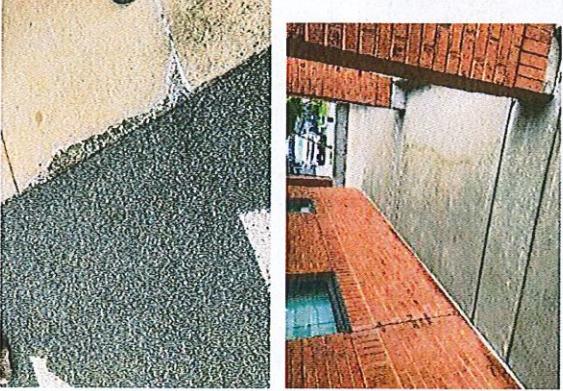
POLICE STATION

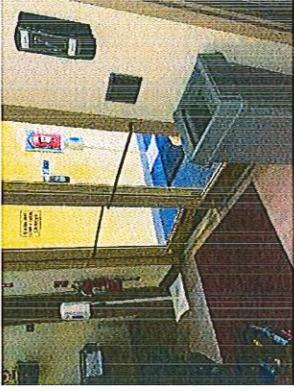
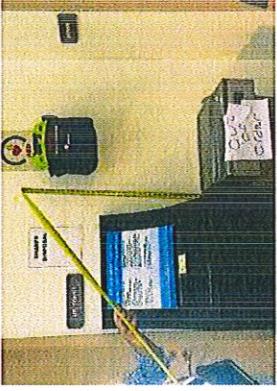
AUDITED ON: JUNE 6, 2024

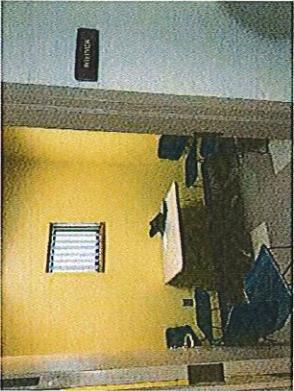


The Police Station is a two-story building (plus basement) located at 26 Rose Street. There are two entrances: one public entrance facing Rose Street and one employee entrance adjacent to the parking lot. A partially accessible, single-user toilet room is provided in the lobby. Detention areas include the sallyport, booking, interrogation rooms, and 10 detention cells (six cells for male, two cells for female, and two cells for juvenile). Two accessible parking spaces are provided on the public section of the parking lot off Rose Street.

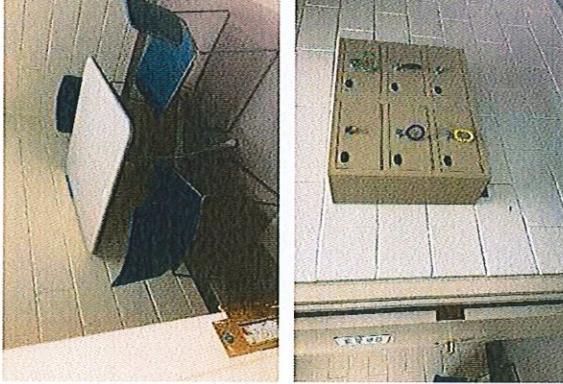
POLICE STATION		Code References	Photo	Proposed Mitigation	Cost
#	Barrier Statement				
1.	<p>Parking</p> <p>The accessible parking spaces have slopes >2%, @ up to 5.2%. The designated van accessible access aisle is <96" wide, @ 60", measured centerline to centerline. The van accessible parking space lacks the required signage.</p>	2010 ADAS 502.4 2010 ADAS 502.2 2010 ADAS 502.6	 	Regrade and restripe the existing designated parking spaces, including one van accessible parking space, and their associated signs and access aisles. Unit Cost: \$1,500 ea. Quantity: 3 (2 spaces + 1 aisle)	\$4,500

<p>3. Walkway Between Parking and Accessible Entrance</p> <p>The walkway has abrupt changes of levels $>0.5"$ where two materials meet or due to areas of deterioration/ material settlement.</p> <p>The walkway has running slopes $>5\%$ and is not treated as a ramp, @ up to 6%.</p> <p>The standpipe protrudes $>4"$ into the circulation space, @ $5\frac{1}{2}"$.</p>	<p>2010 ADAS 403.4 2010 ADAS 403.3 2010 ADAS 307.2</p>  <p>Modify the transition. Unit Cost: \$250 ea. Quantity: 1</p> <p>Replace the walkway with a compliant ramp with handrails on both sides. Unit Cost: \$15,000 Quantity: 1</p> <p>Install a cane detectable object below the standpipe. Unit Cost: \$250 ea. Quantity: 1</p>
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		<p>Relocate the pull station. Unit Cost: \$150 ea. Quantity: 1</p> <p>Replace the door with a door with a bottom rail at least 10" min. AFF. Unit Cost: \$1,000 ea. Quantity: 2</p> <p>Relocate the AED box. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the materials to an accessible reach range. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the trash can. Unit Cost: \$50 Quantity: 1</p> <p>Add a high drinking fountain. Unit Cost: \$1,500 ea. Quantity: 1</p> <p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$150 ea. Quantity: 1</p>	\$3,950
5.	<p>Entry Lobby</p> <p>The pull station is mounted >48" AFF, @ 58 1/2".</p> <p>The entry doors provide a smooth surface <10" AFF on the push side, @ up to 7 1/2".</p> <p>The AED box is mounted >48" AFF, @ 68", and its clear floor is obstructed by the drinking fountain.</p> <p>Materials displayed on the bulletin board are >48", @ 70".</p> <p>The clear floor space of the hand sanitizer is obstructed by the trash can.</p> <p>A drinking fountain for standing persons not provided.</p> <p>The doors lack tactile/Braille signage mounted 60" max. on the latch side.</p>	<p>2010 ADAS 308.2.1 2010 ADAS 404.2.10 2010 ADAS 305 2010 ADAS 211.2 2010 ADAS 703.4.2</p>   	

6.	<p>Interview Room at Lobby</p> <p>The table lacks the required knee and toe clearance for a forward approach due to its pedestal base. An audible/visual fire alarm is not provided.</p>	2010 ADAS 306.1 2010 ADA 215	<p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 1</p> <p>Install a visual/audible alarm.</p> <p>Unit Cost: \$750</p> <p>Quantity: 1</p> 
7.	<p>Single-user Toilet Room at Lobby</p> <p>The push side door maneuvering clearance is <12" on the latch side for a front approach, @ 4", due to the sharp container disposal.</p> <p>Sink pipes are not insulated.</p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 41".</p> <p>The paper towel dispenser protrudes >4" into the circulation area, @ 8".</p> <p>The coat hook is mounted >48" AFF, @ 65".</p> <p>The side grab bar extends <54" from the rear wall, @ 48".</p> 	<p>2010 ADAS 404.2.4.1</p> <p>2010 ADAS 606.5</p> <p>2010 ADAS 603.3</p> <p>2010 ADA 307.2</p> <p>2010 ADAS 604.8.3</p> <p>2010 ADAS 604.5.1</p>	<p>Relocate the sharp container disposal.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Insulate the pipes underneath the sink.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Lower the mirror.</p> <p>Unit Cost: \$50</p> <p>Quantity: 1</p> <p>Relocate the dispenser.</p> <p>Unit Cost: \$50</p> <p>Quantity: 1</p> <p>Install a coat hook mounted no higher than 48" AFF.</p> <p>Unit Cost: \$50</p> <p>Quantity: 1</p> <p>Relocate the grab bar.</p> <p>Unit Cost: \$50</p> <p>Quantity: 1</p>

8.	Community Room The podium lacks the required knee/toe clearance for a forward approach and is too high.	2010 ADAS 306.1	No Photo	Replace the podium. Unit Cost: \$500 ea. Quantity: 1	\$500

<p>11. Interrogation Room</p> <p>The table lacks the required knee and toe clearance for a forward approach due to its pedestal base. The gun locker protrudes >4" into the circulation space, @ 8'.</p> <p>Install a cane detectable object below the standpipe.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 1</p> <p>Quantity: 1</p>	<p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 1</p> <p>Unit Cost: \$500</p>
	
<p>12. Detention Cells</p> <p>The telephone is mounted >48" AFF, @ 54", and its clear floor is obstructed by the sink.</p>	<p>2010 ADAS 308.2.1</p> <p>Relocate the telephone.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 1</p> <p>\$150</p>

FIRE STATION 2

AUDITED ON: JUNE 18, 2024



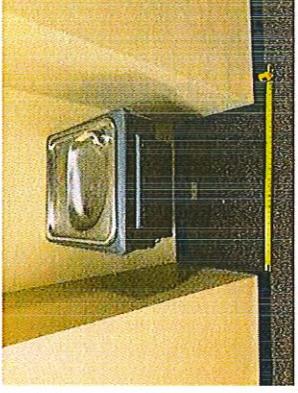
Fire Station 2 is located at 1550 Central Street. The site consists of a two-story building with a two-bay apparatus room and living quarters on the first floor and administrative offices on the second floor. An elevator connects both floors. Employee parking is provided on both sides of the building. Dedicated parking for public use is available near the public entrance.

KMA

08.16.2024 | TOWN OF STOUGHTON, ADA SETP - BUILDINGS

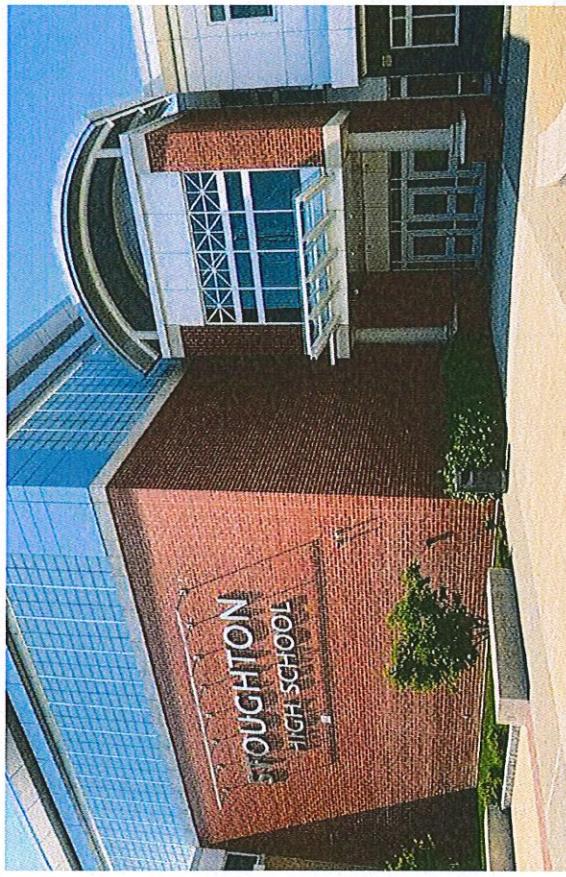
FIRE STATION 2					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The designated accessible parking signs are mounted <60", @ 42 1/2", measured to the bottom of the sign. There is an insufficient number of van accessible parking spaces. The existing accessible parking space does not meet the dimensional requirements for a van space.</p> <p>The designated van accessible access aisle is <96" wide, @ 60", measured centerline to centerline.</p>	<p>2010 ADAS 502.6 2010 ADAS 208.2.4 2010 ADAS 502.2</p>		<p>Install signs at 60" min. AFF, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1</p> <p>Restripe a portion of the parking to add the required number of accessible parking spaces, including van spaces, as well as their associated signs and access aisles. Unit Cost: \$150 ea. Quantity: 1</p>	\$250

5.	<p>Counter The counter is >36" AFF, @ 42".</p> <p>2010 ADAS 904.4.1</p>	 <p>Lower a 36" wide portion of the counter to 36" AFF. Unit Cost: \$3,000 Quantity: 1</p>	<p>\$3,000</p>

8.	Drinking Fountain A drinking fountain for standing persons is not provided.	200 ADAS 211.2	<p>Install a high drinking fountain. Unit Cost: \$1,500 ea. Quantity: 1</p> 	\$1,500
			TOTAL FOR FIRE STATION 2:	\$4,750

HIGH SCHOOL AUDITORIUM

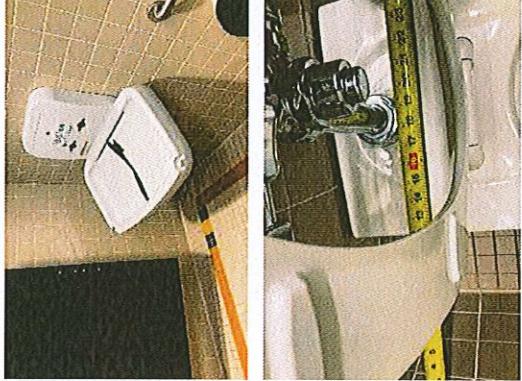
AUDITED ON: JUNE 18, 2024



The High School is located at 232 Pearl Street. The building was built in 2019 and includes an 865-seat auditorium. Entry to the auditorium is provided on both entrances on the East and West sides of the building as well as an entrance on the South side dedicated to performers and loading/unloading for events.

Dedicated parking for public use is available near all entrances. Both levels of the auditorium are connected by an elevator. Accessible toilet rooms are provided on the second floor.

4.	Auditorium The podium on the stage lacks the required knee/toe clearance for a forward approach and is too high. The handrails extend <12"+ one tread beyond the bottom riser.	2010 ADAS 306.1 2010 ADAS 505.10.3 2010 ADAS 403.3	Replace the podium. Unit Cost: \$500 ea. Quantity: 1 Install compliant handrail extensions on both sides of the stairs. Unit Cost: \$50/LF Quantity: 3	\$3700
				

6. Women's Toilet Room The entry door requires >5lbs of force to operate. The baby changing station is malfunctioning. The toilet centerline is not 16"-18" from the nearest adjacent side wall, @ 18.5". There is no pull device on the push side of the door. The stall door is not self-closing.	<p>2010 ADAS 404.2.9 ADA Title II Maintenance</p> <p>2010 ADAS 604.2 2010 ADAS 604.8.1.1 2010 ADAS 604.8.1.2</p> <p></p> <p>Adjust the door closer. Unit Cost: \$50 ea. Quantity: 1</p> <p>Replace the baby changing station. Unit Cost: \$50 ea. Quantity: 1</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1</p> <p>Install a pull device on the door. Unit Cost: \$250 ea. Quantity: 1</p> <p>Install a self-closing door. Unit Cost: \$150 Quantity: 1</p>	\$5700
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STOUGHTON OUTDOOR FACILITIES AUDITS

KMA audited the following municipal outdoor facilities:

AMES POND BEACH	10
CEDAR HILL GOLF COURSE	22

AMES POND BEACH

AUDITED ON: JUNE 5, 2024



Ames Pond Beach is located at 1000 Highland Street. The site consists of a fenced area along the Ames Long Pond, including a small building housing storage and toilet rooms which was locked and not in operation during the audit. The beach is completely inaccessible. Parking for public use is located along the fence; designated accessible parking spaces are not provided.

AMES POND BEACH					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking There are no accessible parking spaces provided on the parking lot serving the beach. For a lot with 1-25 spaces, one accessible space is required, and it must be van accessible.	2010 ADAS 208		Pave and stripe a portion of the parking lot to add one van accessible parking space, including its associated sign and access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space, 1 aisle)	\$3,000
2.	Walkway between Parking and Entry Gate The walkway is not stable, firm or slip resistant due to areas of deterioration/material settlement.	2010 ADAS 403.2		Regrade the walkway. Unit Cost: \$25 SF Est. Quantity: 50 SF	\$1,250
3.	Display The display exhibiting the history of the property is not along an accessible route due to the grass and gravel.	2010 ADAS 206.1		Provide an accessible route to the display. Unit Cost: \$25/SF Est. Quantity: 50 SF	\$1,250

4.	Beach Access There is no accessible route to the water due to the surface condition and excessive slope.	2010 ADAS 206.1	Provide an accessible route to the beach. Additional study required. Unit Cost: \$25,000 ea. Quantity: 1		\$30,500 TOTAL FOR AMES POND BEACH:
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CEDAR HILL GOLF COURSE

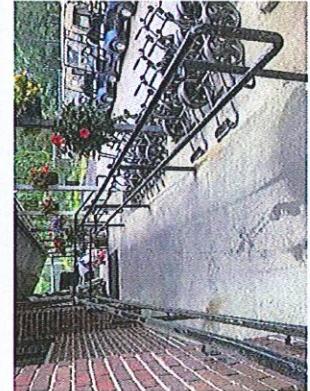
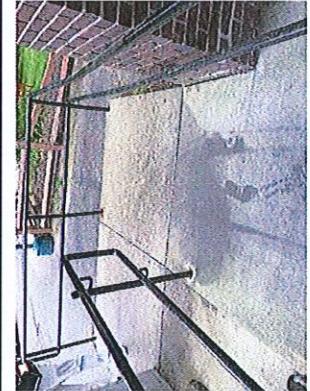
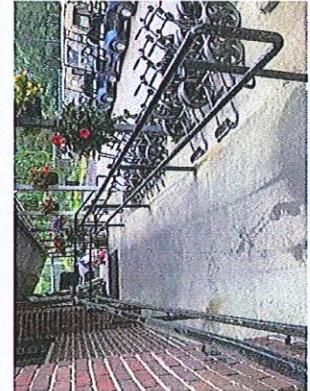
AUDITED ON: JUNE 6, 2024



The Cedar Hill Golf Course is a nine-hole course located at 1137 Park Street. While the Town owns and operates this facility, space within the clubhouse is leased to a restaurant/bar. Designated accessible spaces are provided in the parking lot and an exterior ramp provides access to the clubhouse entrance. Partially accessible toilet rooms are provided in the building.

CEDAR HILL GOLF COURSE

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The designated accessible parking spaces and their associated access aisles have slopes >2%, @ up to 6%.</p> <p>In addition, the signs for these parking spaces are mounted <60", @ 38" measured to the bottom of the sign.</p>	2010 ADAS 502		<p>Regrade and restripe the existing designated parking spaces and their associated access aisles.</p> <p>Unit Cost: \$1,500 ea.</p> <p>Quantity: 3 (2 spaces + 1 aisle)</p> <p>Install signs at 60" min. AFF, measured to the bottom of the sign.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 2</p>	\$4,700
2.	<p>Accessible Route</p> <p>The walkway from the accessible parking spaces to building entrance and golf course has slopes >8.3%, @ up to 9.2%. In addition, the ground surface is not stable, firm, or slip resistant with changes in level > 1/2" due to material deterioration.</p>	2010 ADAS 403		<p>Regrade the walkway.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 400 SF</p>	\$10,000

3.	<p>Site Amenities</p> <p>Some site amenities (i.e., picnic tables, gardens) are not located along an accessible route due to the grass surface.</p>	<p>2010 ADAS 206</p> <p>Provide an accessible route to the gardens.</p> <p>Unit Cost: \$25/SF Est. Quantity: 60 SF</p>  	<p>Provide an accessible picnic table with the required clearance for a forward approach along an accessible route.</p> <p>Unit Cost: \$250 ea. Est. Quantity: 1</p> <p>Provide an accessible route to the gardens.</p> <p>Unit Cost: \$25/SF Est. Quantity: 60 SF</p>  
4.	<p>Exterior Ramp</p> <p>At the bottom of the top section of ramp to the main entrance has slopes >8.3%, @ up to 8.8%. The ramp is <48" wide, @ 44". The ramp lacks edge protection on one side.</p>	<p>2010 ADAS 405</p>	<p>Rebuild the ramp.</p> <p>Unit Cost: \$15,000 ea. Est. Quantity: 1</p>  

<p>5. Pro Shop The height of the counter surface measured >36", @ 42".</p>	<p>2010 ADAS 902 ADA Title II Maintenance</p> <p>Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$750 ea. Quantity: 1</p> 

7.	Restaurant/Bar	2010 ADAS 902		<p>There are no accessible tables due to their pedestal base.</p> <p>Provide at least one accessible table.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 1</p>	\$250
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8. Toilet Rooms (Men's & Women's)	2010 ADAS 404 2010 ADAS 606 2010 ADAS 307 2010 ADAS 604 2010 ADAS 609	<p>The paper towel dispenser is mounted >48" AFF, @ 56".</p> <p>The self-closing hinge on the accessible stall door is faulty.</p> <p>Relocate the dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Fix the self-closing hinge on the accessible stall door. Unit Cost: \$100 ea. Quantity: 2</p> <p>Reposition the stall partition. Unit Cost: \$500 ea. Quantity: 1</p> <p>Fix the swing of the door to allow for an opening of 90 degrees. Unit Cost: \$500 ea. Quantity: 1</p>
	   	<p>The accessible stall door maneuvering clearance on the latch pull side for a side approach measured <42" @ 40 1/2" measured to the face of the heater. In addition, the door is not located maximum 4" from the side partition farthest from the toilet (Women's only).</p> <p>The entry door provides <32" of clear width due to the door being unable to open 90 degrees (Men's only).</p>

TOTAL FOR GOLF COURSE:		\$33,500

Article 11

Voting Machines



TOWN OF STOUGHTON

MASSACHUSETTS

Office of the Town Clerk

Rogeria Medeiros-Kowalczykowski, CMC
Town Clerk

10 Pearl Street
Stoughton, MA 02072
P: 781-341-1300
twnclerk@stoughton-ma.gov

TO: Marc Tisdelle
Assistant Town Manager

FROM: Rogeria Medeiros-Kowalczykowski
Town Clerk

DATE: August 13, 2025

RE: Voting Tabulators

The Town Clerk is looking to purchase an additional five (5) ES&S DS200 Voting Tabulators as we will need these for all State and Federal Elections, which include Sub-Precincts. The Town of Stoughton currently has eight (8) Tabulators and we will need thirteen (13) to cover our Sub-Precincts. These take approximately 90-120 days from the date of order to be delivered and our next State Election (unless a special is called) is set for September of 2026. I did email the Secretary of State this week and currently there are no Special elections through the end of 2025 that would affect our District.

Thanks in advance for your attention in this matter.

/reg

Town of Stoughton, MA
Purchase Proposal Quote
Submitted by Election Systems & Software

Quote Date: 8/13/2025
Quote Valid Through: 9/12/2025

Purchase Solution Includes:

Quantity	Item Description	Unit Price	Extended Price
Tabulation Hardware			
5	DS200 Poll Place Scanner and Tabulator: DS200 (Includes Internal Backup Battery, Plastic Ballot Box with Removable Carrying Case, Paper Roll and One (1) Standard 4GB Memovr Device)	\$7,175.00	\$35,875.00
Services			
X	Tabulation Equipment Installation		\$2,250.00
X	2 Year Hardware and Software Warranty		Included
X	Estimated Shipping and Handling		\$1,900.00
X	Customer Discount		(\$6,950.00)
Total Purchase Solution			<u>\$33,075.00</u>
Payment Terms Amount due within thirty (30) calendar days of contract execution:			
			<u>\$33,075.00</u>
Annual Post-Warranty License and Maintenance and Support Fees (Fees are Based Upon a 1-Year Customer Commitment to Subscribe to the Following Services)			
Annual Post-Warranty Hardware Maintenance and Support Fees:			
5	HMA DS200 - Extended Warranty with Annual Maintenance	\$250.00	\$1,250.00
Annual Post-Warranty Firmware License and Maintenance and Support Fees:			
5	Firmware License - DS200	\$105.00	\$525.00
Total Annual Post-Warranty License and Maintenance and Support Fees			<u>\$1,775.00</u>

Footnotes:

1. This quote is an estimate and is subject to final review and approval by both ES&S and the Customer.
2. Any applicable (City & State) sales taxes have not been included in pricing and are the responsibility of the customer.
3. Subject to state, municipal, jurisdictional, provincial or territory laws to the contrary, the above pricing information is confidential, proprietary and trade secret information of ES&S and is intended only for the use of the individual or entity to which the document is directed to. This information may not be disclosed or reproduced either publicly or to any other individual or entity without the prior written authorization of ES&S.

Article 12

Zoning Map Amendment



TOWN OF STOUGHTON

-Planning Department-

Town Hall
10 Pearl Street, 2nd Floor
Stoughton, MA 02072
(781) 341-1300, Ext. 9201

MEMORANDUM

TO: Select Board

Finance Committee

Town Meeting Members

FROM: William D. Roth, Jr., AICP, Town Planner

DATE: August 27, 2025

CC: Planning Board

RE: **STM 2025 Planning Board Article**

Zoning Map Amendment – Dykeman Way/Central St. & Peters Dr.

The Planning Board held a Public Hearing on August 21, 2025, and reviewed the above referenced Zoning Map Amendment and voted 4-0 to recommend to Town Meeting. The explanation and purpose is as follows.

Zoning Map Amendment - Dykeman Way/Central St. & Peters Dr.:

This Zoning Map Amendment is a continuation of the Planning Boards effort to clean up the zoning map and make it consistent with the existing uses of properties, and eliminating non-conforming uses. Some of the issues this amendment will correct are removing split zoned properties, such as four single family house lots that are split zone between Residential and Industrial zone. The amendment will eliminate a spot zone of Industrial and rezone the existing business to General Business use, which is more in keeping with their respective uses and removing an isolated Industrial Zone that is not consistent with surrounding neighborhood.

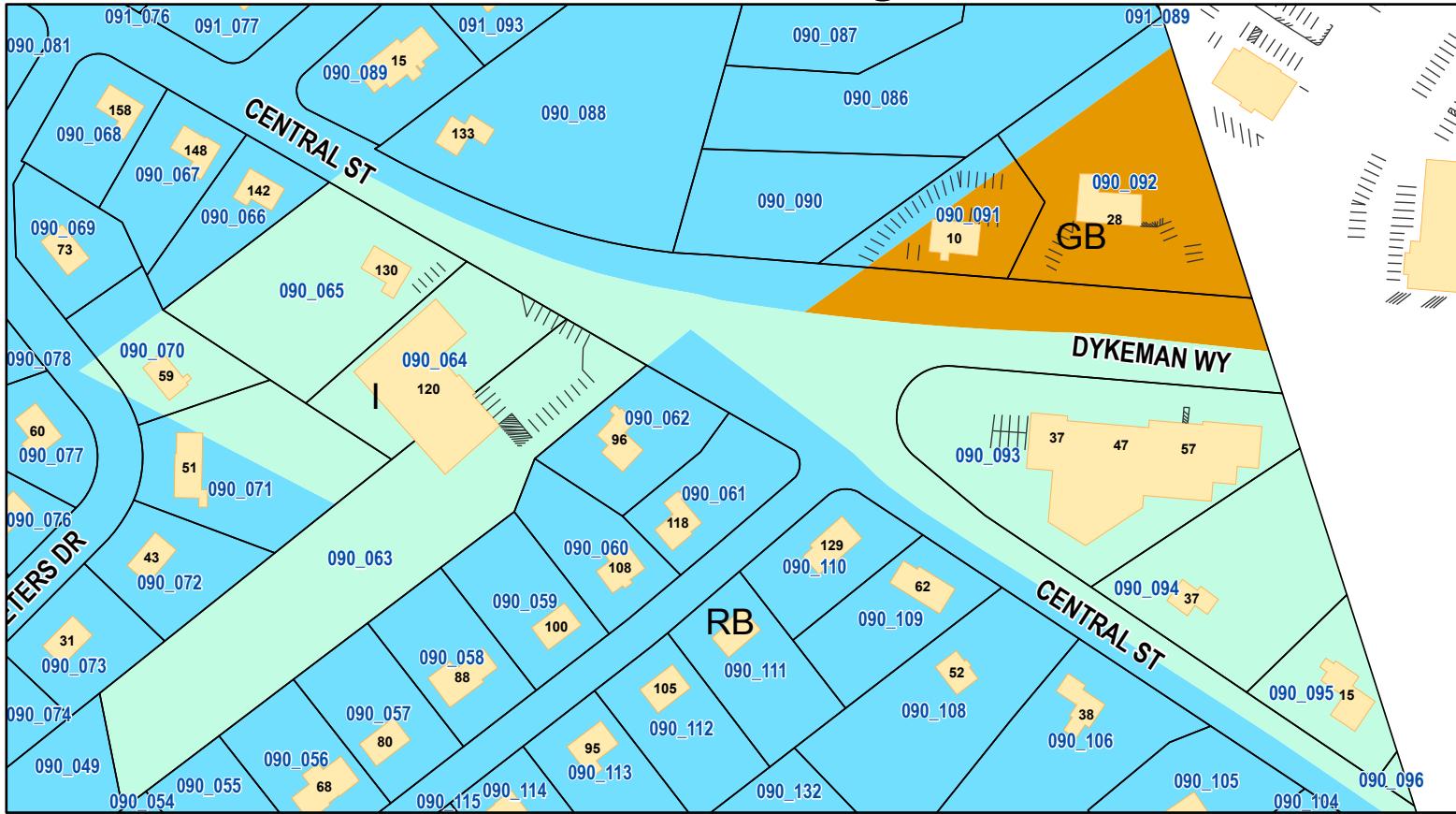
Attached are the proposed amendment and the map of the before and after of the proposed amendment.

Article # XX - Amended Zoning Map Figure 1

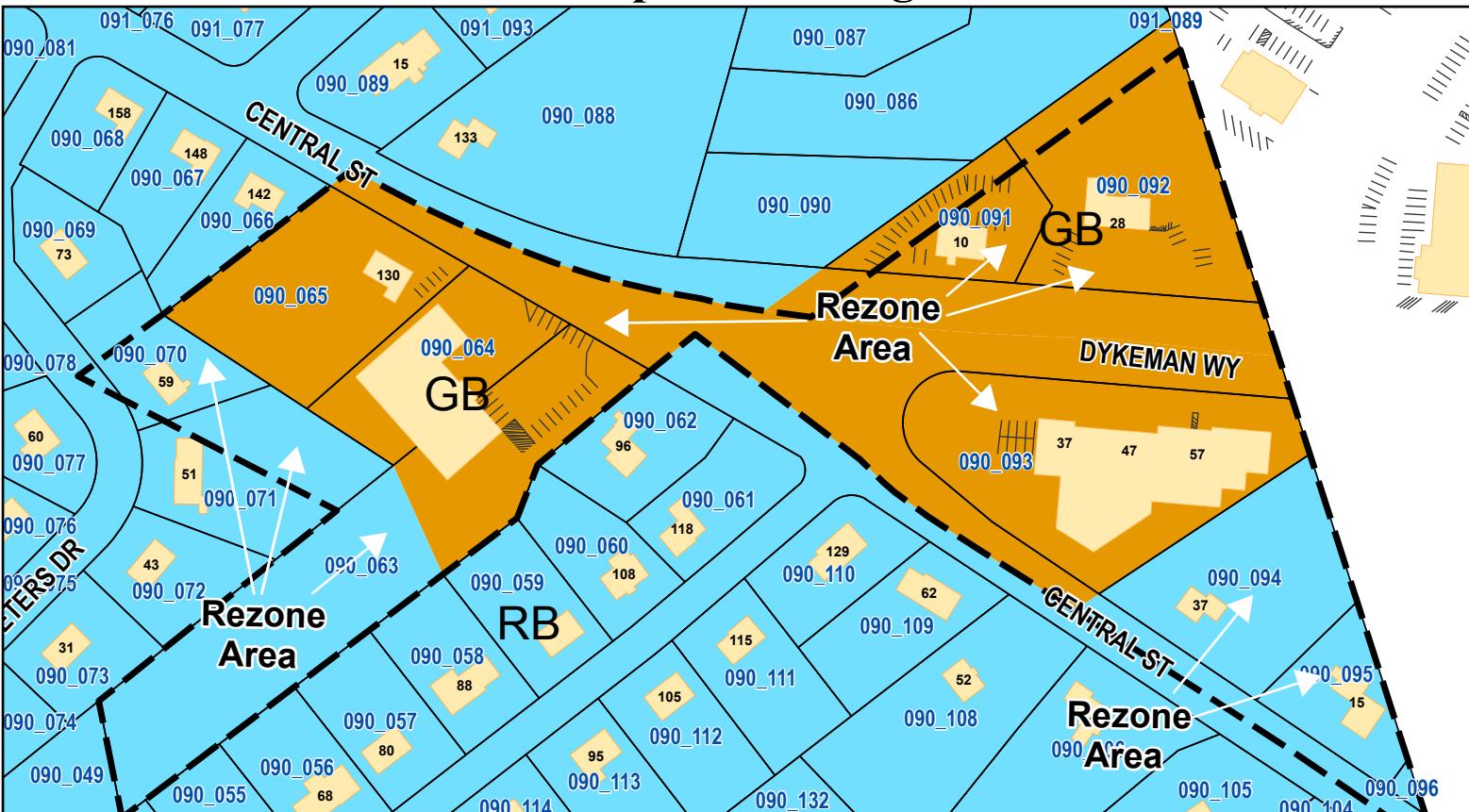
7/28/2025

The portion of Parcels identified on Assessors Map 90, Lots 70, 71, 94, 95, & 96 currently zoned I (Industrial) to RB (Residential-Suburban B) Zone; the portion of Parcels identified on Assessors Map 90, Lots 64, 65, & 93 currently zoned I (Industrial) to GB (General Business) Zone; the approximate front 240-feet of Assessors Map 90, Lot 63 currently zoned I (Industrial) to GB (General Business) Zone and the remainder of the lot 63 from I (Industrial) to RB (Residential-Suburban B) Zone; the portion of Parcels identified on Assessors Map 90, Lots 91 & 92 currently zoned RB (Residential-Suburban B) Zone to GB (General Business) Zone.

Current Zoning



Proposed Zoning



Article 13

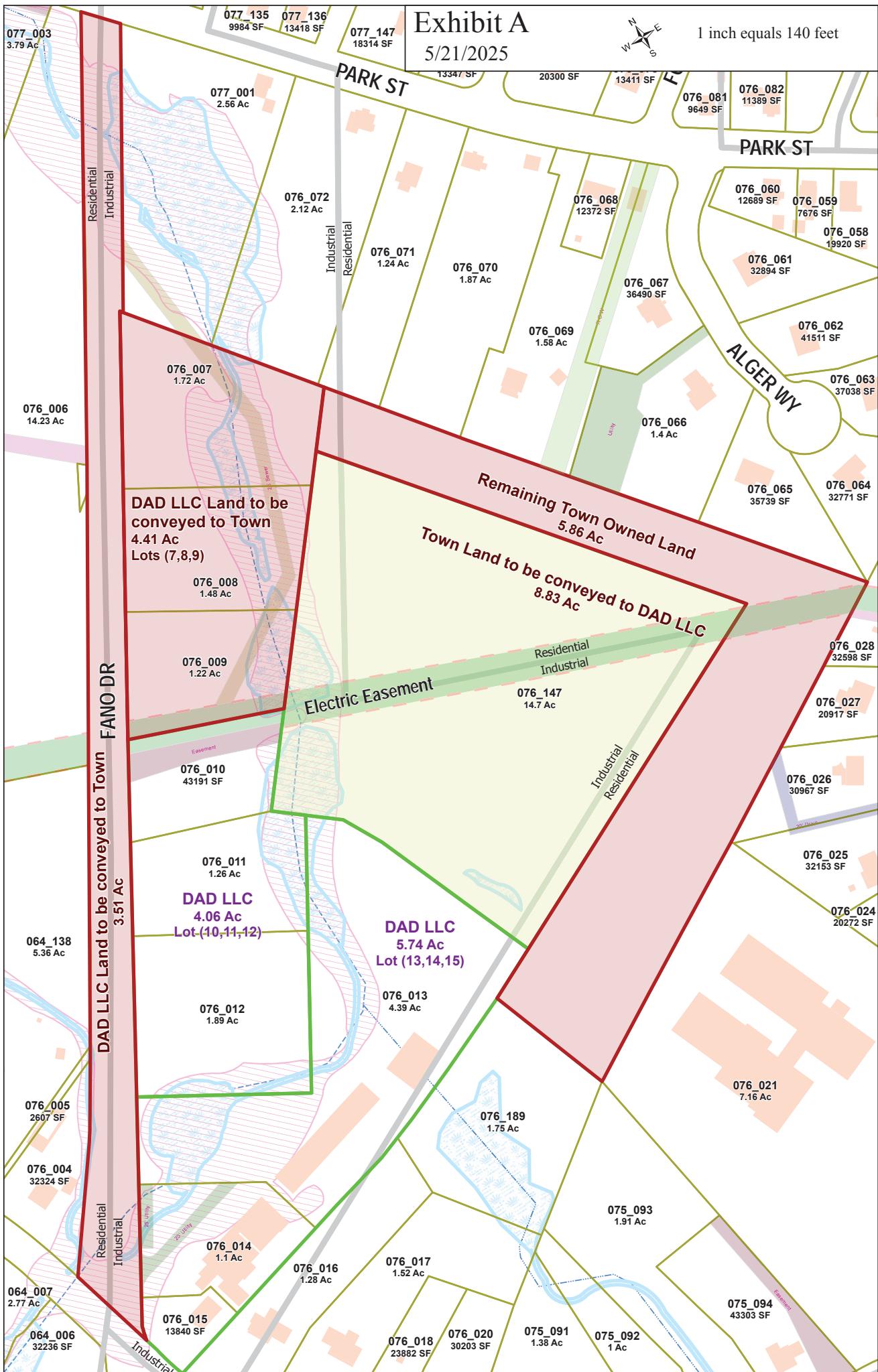
Acquisition of Fano Drive &

Three Lots (76-007, 76-008, 76-009)

Exhibit A

5/21/2025

1 inch equals 140 feet



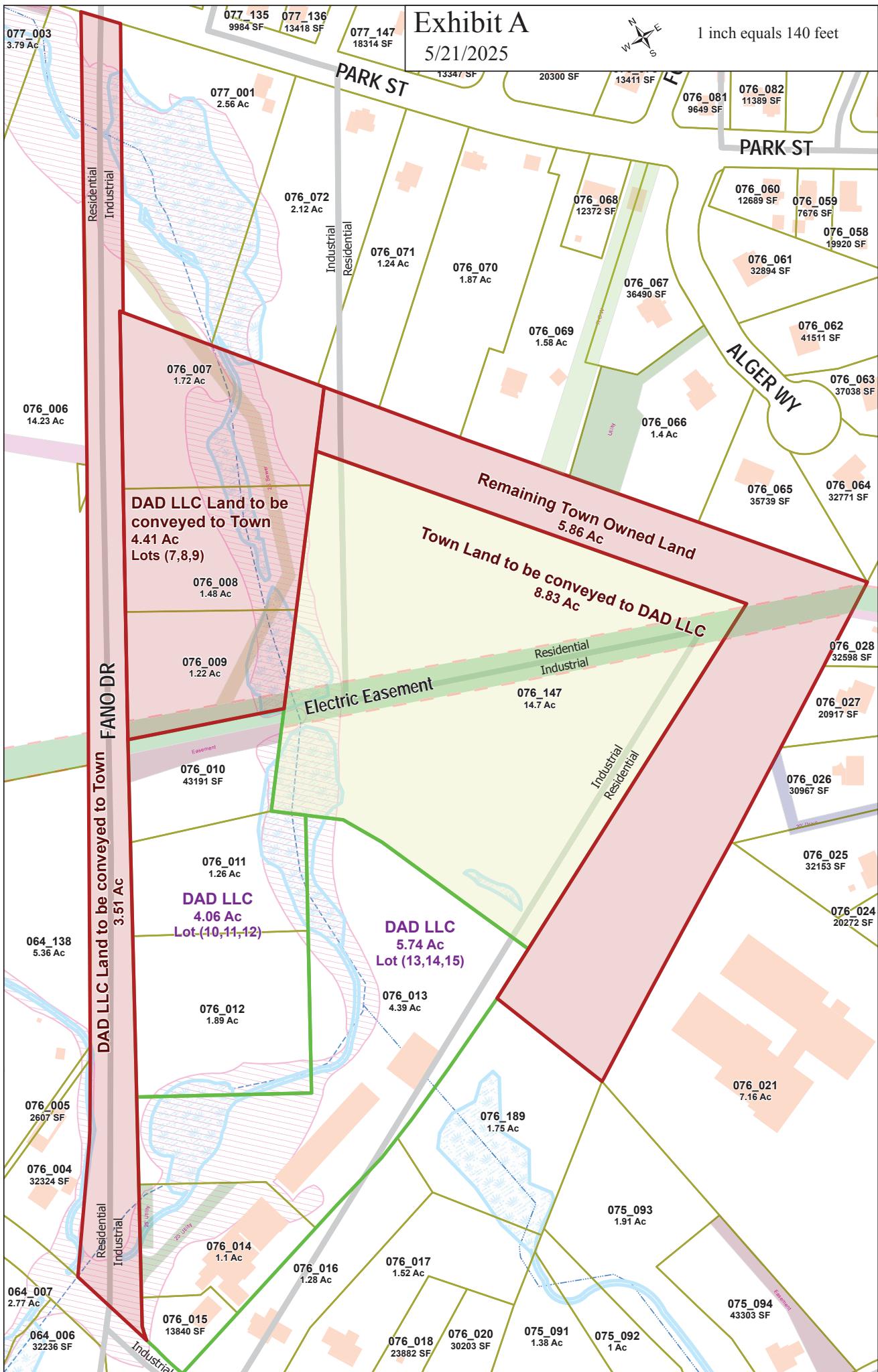
Article 14

Disposition of Land - Portion of Assessor Lot 76-14

Exhibit A

5/21/2025

1 inch equals 140 feet



Article 15

Demolition of the State Theater



Town of Stoughton

OFFICE OF THE TOWN MANAGER

10 Pearl Street – Stoughton, MA 02072 (781) 341-1300 Fax (781) 297-2879

LEGAL NOTICE OF HEARING

G.L. c. 139 NUISANCE PROPERTY HEARING

797 Washington Street, Stoughton, MA: Parcel ID 054 392 0, Map 054, Lot 392

BY CONSTABLE, CERTIFIED MAIL RETURN RECEIPT REQUESTED AND
FIRST CLASS MAIL

Vardakostas Demetris, Trustee
Bostonia Nominee Trust
235 Adams Street
Quincy, MA 02169

PLEASE BE ADVISED that the Select Board will be conducting a hearing pursuant to G.L. c. 139, § 1 *et seq.* with respect to the property located at 797 Washington Street, Stoughton, Massachusetts, Parcel ID 054 392 0, Map 054, Lot 392 (the "Property"). You are receiving this notice because you have been identified as the owner of record.

Time and date of hearing: September 9, 2025

Place of hearing: Great Hall, Select Board Meeting Room, 3rd Floor, Town Hall, 10
Pearl Street, Stoughton, MA 02072

In accordance with G.L. c. 139, § 1-3B, the Select Board will consider and determine whether the Property constitutes a burnt, dilapidated or dangerous building or other structure and whether to declare the Property a nuisance or dangerous. The Board of Selectmen may then make an order adjudging it to be a nuisance to the neighborhood, or dangerous, and prescribing its disposition, alteration or regulation, including that it be razed. If you have any questions or wish to obtain further information about this public hearing, you may contact the Town Manager's office at twnmgr@stoughton-ma.gov or 781-341-1300 Ext. 9211

Thomas J. Calter, Town Manager

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Send To

Vardakostas Demetris Trustee
Street and Apt. No., or P.O. Box No.
135 Adams St.

City, State, ZIP+4®

Quincy, MA 02169



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Affidavit of Process Server

Name of Court: _____

PLAINTIFF/PETITIONER Town of Stoughton vs Demetris Vardakostas Trustee

CASE NO. _____

I Paul Terrio Constable/Process Server being first duly sworn, depose and say: that I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to perform said service.

Service: I served (NAME OF PERSON/ENTITY BEING SERVED: Demetris Vardakostas Trustee Bostonia Nominee Trust

With (list documents, Legal Notice of Hearing

By in hand service to Nicoletta Vardakostas

Relationship Defendants Spouse

Residence Address: 235 Adams Street, Quincy MA 02169

On Date: September 3rd, 2025 @ 12:09 PM

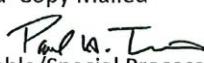
Manner of Service:

Personal: By personally delivering copies to the person/entity being served

XX Substituted at Residence: By leaving copies at the dwelling house or usual place of abode of the person being served with a member of the household and explaining the general nature of the papers. Left with Nicoletta Vardakostas, Spouse

Substituted at Business: By leaving, during office hours, copies at the office of the person/entity being served with the person apparently in charge thereof.

Posting: Last and Usual at the property of the person/entity being served Copy Mailed


SIGNATURE OF PROCESS SERVER_Constable/Special Process Server

SUBSCRIBED AND SWORN to before me this 3rd, of September, 2025

Provided to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



TOWN OF STOUGHTON
10 PEARL STREET
STOUGHTON, MA 02072
BUILDING & ZONING DEPARTMENT

August 28th, 2024

Vardakostas Demetrios, Trustee
Bostonia Nominee Trust
235 Adams St.
Quincy, MA 02169

Re: 797 Washington St., Stoughton, MA 02072 (Theatre Building)

Dear Mr. Vardakostas,

This letter is to inform you that I have deemed your building a Dangerous and Unsafe Structure. On March 19th of this year You, myself, Assistant Building Inspector Varner and Captain Rush of the Stoughton Fire Department toured the building. The building was being used as a commercial storage building. A warehouse storage building is not allowed in the Center Business District for good cause. A warehouse fire load in this type of building and the condition of the building (large structural cracks on 2 exterior walls) in a downtown area such as this, can have catastrophic consequences. I told you at that time the use of a warehouse needed to cease and the building needed to be emptied. In 2020 a situation very similar to this (an illegal warehouse) happened in downtown Los Angeles and 11 firefighters were injured.

On Thursday, August 22nd after noticing that there seemed to still be large amounts of boxes in storage, myself, Health Inspector Leahy and Stoughton Fire Chief Carroll entered the building to conduct an inspection. The building is still being used as a storage warehouse and there is no working fire alarm system. I therefore am taking the following steps.

Under Massachusetts General Law (M.G.L.) Chapter 143, Section 6, I have deemed the building a Dangerous and Unsafe Structure and placarded it as such. This is your formal notification of the process in accordance with the law. Be aware that under Chapter 143 Section 7, if you do not take immediate steps on this issue, the town can and will take all steps allowed by law including condemning and demolition of the building. This dangerous situation needs to end now.

Sincerely,

Jack Erickson

Building Commissioner
Town of Stoughton

Cc: File, SFD Chief Carroll, Marc Tisdelle









Town of
STOUGHTON
MASSACHUSETTS

March 25th, 2025

Vardakostas Demetrios, Trustee
Bostonia Nominee Trust
235 Adams St.
Quincy, MA 02169

Re: 797-807 Washington St., Stoughton, MA 02072 (Theatre Building)

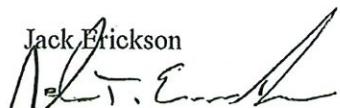
Dear Mr. Vardakostas,

This letter is in regards to the attached letter which was sent to you in August of 2024. In that letter you were made aware of the seriousness and the dangers of the illegal use of your building being used as warehouse. You have not made this office aware of any steps taken to remove the large fire load in the building or at the minimum install a working fire alarm.

Your blatant disregard for the safety of the Stoughton first responders, your tenants and your neighbors is extremely disturbing.

This is to inform you that under Massachusetts General Law (M.G.L.) Chapter 143, Section 7 the town of Stoughton will take all steps allowed by law to alleviate the town of this dangerous situation.

Sincerely,

Jack Erickson

Building Commissioner
Town of Stoughton

Cc: File, SFD Chief Carroll, Marc Tisdelle



Town of
STOUGHTON
MASSACHUSETTS

**NOTICE OF UNSAFE STRUCTURE AND ORDER TO VACATE AND
ORDER TO SECURE AND/OR RAZE
IN ACCORDANCE WITH G.L. c. 143, §§ 6-14**

BY CERTIFIED MAIL RETURN RECEIPT REQUESTED AND BY FIRST CLASS MAIL

April 7, 2025

Vardakostas Demetrios, Trustee
Bostonia Nominee Trust
235 Adams St.
Quincy, MA 02169

Re: 797-807 Washington St., Stoughton, MA 02072 (Theatre Building)

Dear Mr. Vardakostas,

As was set forth in correspondence dated August 28, 2024 (a copy of which is enclosed), during recent inspections up to and including March 18th, 2025, I have observed numerous and significant Building Code violations regarding the above referenced structure (the "Structure") at 797-807 Washington St. (the "Property"). In my August 2024 order, you were made aware of the seriousness and the dangers of the illegal use of your building being used as warehouse. You have not made this office aware of any steps taken to remove the large fire load in the building or at the minimum install a working fire alarm. Your blatant disregard for the safety of the Stoughton first responders, your tenants and your neighbors is extremely concerning to me as a public safety official.

Based upon my findings, and out of concern for members of the Town's Police Department, Fire Department, and other first responders who may be asked to respond to one or more calls at this Property, I have determined that the Structure is dangerous to life or limb within the meaning of G.L. c. 143, §§ 6-14 and 780 CMR R116. In particular, the Structure would be especially unsafe in the event of fire.

YOU ARE HEREBY ORDERED TO remove the structure or make it safe by 12:00 p.m. of the day following your receipt of this correspondence. Additionally, due to the seriousness of these violations and the risk to life safety, I am hereby revoking the Certificate of Occupancy effective immediately in accordance with 780 CMR R111.4. You must therefore vacate all persons from the structure immediately and not allow occupancy of the structure unless and until the violations set forth herein are cured.

Your failure to comply with this order may result in the Town convening a board of survey, the Select Board declaring the condition of the Structure an emergency, and/or the Town securing the Structure or razing it and placing a lien to secure the Town's costs and attorney's



Town of
STOUGHTON
MASSACHUSETTS

fees in accordance with G.L. c. 143, §§ 8 & 9 which states that "if the owner, lessee, or mortgagee in possession continues [his/her] refusal or neglect...the inspector shall cause it to be made it safe or taken down, or to be made secure."

ORDER

As noted above, YOU ARE HEREBY ORDERED TO remove the Structure or make it safe by 12:00 p.m. of the day following receipt of this correspondence and due to the seriousness of these violations and the risk to life safety, I am revoking the Certificate of Occupancy effective immediately in accordance with 780 CMR R111.4. The structure CANNOT BE OCCUPIED unless and until the violations set forth herein are cured.

If you elect to secure the Structure, you must do so in accordance with 780 CMR § 121.1-121.6 and industry best practices for Securing Vacant and Abandoned Buildings, a copy of which can be found at:

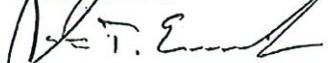
<https://www.firearson.com/uploads/Speaker-Notes-Building-Security.pdf>.

You have the right to appeal this order in accordance with G.L. c. 143.

This is a serious legal matter, and you should consult with an attorney of your choosing about your rights.

Sincerely,

Jack Erickson



Building Commissioner
Town of Stoughton

Cc: File, SFD Chief Carroll, Marc Tisdelle

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Varick Cos., Inc., Trust
Boston, MA
235 Adams St.
Quincy MA 02169

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature


 Agent
 AddresseeB. Received by (Printed Name)
✓, S. H. S. V. P. M. C. Date of Delivery
9-10-04
D. Is delivery address different from item 1? Yes No

3. Service Type	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
4. Article Number (Transfer from service label)	
7589 0710 5270 1037 5575 19	
5. Restricted Delivery	

PS Form 3811, July 2000 PSN 7530-02-000-9053

Domestic Return Receipt



TOWN OF STOUGHTON

SELECT BOARD

10 Pearl Street – Stoughton, MA 02072 (781) 341-1300 Fax (781) 297-2879

FINDING AND ORDER PURSUANT TO G.L. c. 139

797 Washington Street, Stoughton, MA
Parcel ID 054 392 0, Map 054, Lot 392
Deed of Record: Book 34576, Page 454

BY CONSTABLE, CERTIFIED MAIL RETURN RECEIPT REQUESTED AND
FIRST CLASS MAIL

Vardakostas Demetris, Trustee
Bostonia Nominee Trust
235 Adams Street
Quincy, MA 02169

PLEASE BE ADVISED that the Select Board conducted a hearing pursuant to G.L. c. 139, § 1 *et seq.* on September 9, 2025 with respect to the property located at 797 Washington Street, Stoughton, Massachusetts, Parcel ID 054 392 0, Map 054, Lot 392 (the “Property”). A representative of the Bostonia Nominee Trust was not present.

In accordance with G.L. c. 139, § 1-3B, and after careful consideration of the testimony and evidence provided, which is recited below, the Select Board determine that the Property constitutes a dilapidated or dangerous building which is both a nuisance to the neighborhood and dangerous.

THE BOARD HEREBY ORDERS THAT THE BUILDING BE RAZED FORTHWITH

During the public hearing, the Board reviewed the materials provided by the Town’s Building Commissioner including numerous photographs from inspections from March 2024 to April 2025. The Board also considered and discussed the Building Commissioner’s August 28, 2024 Notice of Violation, the March 25, 2025 Notice of Violation, and the April 7, 2025 Notice of Unsafe Structure and Order to Vacate and Secure and/or Raze. None of those orders were complied with and none were appealed. The time in which to do either has long since passed. As stated in those orders, the Building Commissioner has observed numerous and significant violations of the Building Code and advised you of the seriousness and the dangers of the illegal use of the building as a warehouse. The Building Commissioner noted specifically “[y]our blatant disregard for the safety of the Stoughton first responses, your tenants and your neighbors” which he found “extremely concerning as a public safety official.” The Building Commissioner, therefore, found the Property “dangerous to life or limb” within the meaning of G.L. c. 143 and 780 CMR, and especially unsafe in the case of a fire. The Building Commissioner’s records, as well as those of this Board, are hereby expressly incorporated into this decision and made part hereof.

In accordance with G.L. c. 139, § 1-3B, the Select Board may, after written notice to the owner of a burnt, dilapidated or dangerous building or other structure, and after a hearing, make and record an order adjudging it to be a nuisance to the neighborhood, or dangerous, and prescribing its disposition, alteration or regulation and shall have the power to abate and remove any such nuisance. Please note that, if you fail to comply with this order, a claim for the expense of such demolition or removal, including the cost of leveling the lot to uniform grade by a proper sanitary fill, or securing such vacant parcel shall constitute a debt due the Town.

Stephen M. Cavey, Chair
Duly authorized on behalf of the Select Board

Sent by Patrick Lydon on Jun 30, 2025

Sent



31 Hayward Street, Suite 2A-205 • Franklin, MA 02038 • Phone: 781-934-6873

Town of Stoughton
Phone: 781-341-1300 X9164
Cell: +17812329364

10 Pearl Street
Stoughton, MA 02072

Job Address:
809 Washington Street
Stoughton, MA 02072

Print Date: 7-1-2025

Proposal for Stoughton - Theater Demo & Clean-up

Thank you for considering Banner Environmental Services, Inc. for your project. Please see the estimate below detailing proposed work to be performed by Banner Environmental. Do not hesitate to reach out with any questions/concerns. We look forward to working on this project together.

Scope of Work: Building Demolition

Removal & disposal of existing state theatre building as shown on documents provided - approx. 6,000 SF footprint.

- Assumed building will be emptied of any FF&E throughout.
- No HAZMAT removal or HAZMAT surveys included in pricing.
- Not including any cutting/capping/disconnecting of utilities.
- Not including any site fencing and/or security.
- No responsibility to damage of adjacent buildings during the separation process.
- Not including removal of any footings or concrete slab.
- Assumed building is slab on grade, no basement.

Total Price: \$496,000.00

Qualifications/Clarifications

Pricing is based on information presented in photographs provided.

Pricing is based on prevailing wage labor rates and one (1) mobilization to the site - no phasing.

Pricing is based on Banner Environmental having access to parking for company/employee vehicles

Pricing is based on Banner Environmental providing its own C&D containers placed in proximity to the building.

Pricing is based on straight time (7:00 a.m. - 3:30 p.m.) Monday - Friday. No nights, weekends, holiday, ect.

Pricing is based on work areas being vacated of all occupants & non-fixed furniture.

Pricing excludes all costs to R&D of bulbs, ballasts, ACM, LBP, CFCs, PCBs, ect.

Pricing excludes all costs for cutting, capping, make-safe, ect. of any and all utilities at the site.

Pricing excludes all costs for excavation, backfill, compaction & pour-back of any concrete.

Pricing excludes all costs for salvage of any materials and components from the site.

If project is awarded to Banner Environmental, GC shall accept all exclusions presented herein or proposal is null & void.

Any & all scrap metal generated by the work shall belong to Banner Environmental.

Progress payments to be made to Banner Environmental every thirty (30) days.

Pricing is valid for 30 days from this proposals date.

Thank you,

Banner Environmental Services, Inc.

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____



COSTELLO DISMANTLING

DATE: June 24, 2025

TO: Fran Bruttaniti
Town of Stoughton
10 Pearl Street
Stoughton, MA 02072 P: 781-232-9364
Email: fbruttaniti@stoughton-ma.gov

FROM: Hal Monsini
Costello Dismantling Co., Inc.
15 Cranberry Highway, Unit #1
West Wareham, MA 02576 C: 508-243-7854
P: 508-291-2324
F: 508-291-2325
Email: hal@costellocdismantling.com

RE: State Theatre

BUDGET PROPOSAL

Costello Dismantling Company, Inc. is pleased to provide this Quotation for the demolition services required at the above-mentioned project. We will supply all labor, materials, equipment and insurance to complete the work as described in our site visit, subject to the conditions as noted in this proposal. We are fully insured for General Liability and Workers Compensation coverage. We have visited the site and are aware of the current access conditions. All salvage to be credited to Costello Dismantling Co., Inc.

This Demolition Scope shall include:

- Demolish and remove the theatre in its entirety
- All necessary staging and protection of adjacent structures
- Removal of all debris from site
- Legal and documented disposal of all materials
- All State and Local permits for the work (minus cost)

This Proposal DOES NOT INCLUDE:

- Any asbestos or hazardous waste, oils or tanks
- Any imported backfill, utility terminations, temporary or permanent fence
- Any permit fees, Police or Fire details

TOTAL PRICE: \$675,458.00

15 Cranberry Hwy | W. Wareham, MA 02576
Office: (508) 291-2324 | Fax: (508) 291-2325
www.costelodismantling.com



L.A. PUOPOLO SERVICES, LLC
DEMOLITION & DISPOSAL DIVISION
14 BIRCH ROAD
MIDDLETON, MA 01949
TEL. (781)799-2485
RE: TOWN OF STOUGHTON
STATE THEATER
DEMOLITION BUDGETARY PACKAGE

Attn: Fran Bruttaniti
fbruttaniti@stoughton-ma.gov

TOWN OF STOUGHTON
RE: STATE THEATER - STOUGHTON

Description of Work:

See attached Engineer Documents and/or Scope Sheet.

Equipment Commitment:

L.A. Puopolo Services LLC will be solely responsible to supply the below Equipment & Labor listed to suffice the needs of the **Town of Stoughton**. These pieces are subject to Hourly or Per Use Pricing, LAPS holds the right to allocate additional Equipment billed at an Hourly Rate.

- 2 *Laborer Team with Equipment*
- *30-Ton Demolition Excavator*
- *Abatement PPE & Equipment (Where Applicable)*
- *Applicable Safety Equipment*
- *C&D Dumpsters*

Introduction:

First and foremost, L.A. Puopolo Services LLC would like to thank you for the Opportunity, Time, and Patience throughout the Price Proposal Process for the Demolition Project at the Stoughton State Theater.. In efforts to convey our confidence and translate it to your property, we would like to explain who we are and how we perform. LAPS is a 2nd Generation Demolition & Disposal Contractor with an expansive Commercial Snow & Ice Management Team. Our roots run deep in the Service Industry as we have set out to service New & Existing Customers with a common set of Goals- *Effective Communication paired with Exceptional Service & Workmanship*. In the recent number of years, among our family we have all uniquely taken part in new roles within the company. With myself, Lorenzo Puopolo, becoming the VP of Demolition & Disposal Operations. What we have set out to Build is quite unique as we have consistently reinvested into our operations, which has in turn allowed us to pour resources in to our customers much like yourself. We understand the Demolition Business and the grueling toll it takes on everyone involved from start to finish, but this is the exact reason why we have sought to make a change in the industry. Being young, relative to the industry, we

have a unique sense of Innovation, Motivation, and Longevity as we are here to make a change, permanently. Considering this, we hope that you we can make an impression enough that yourself and your team take a hard-look into what we are about and how we can ultimately help you. What you can count on from us is our consistently delivery, personal ownership, and unmatched results. Each and every team member of ours is trained to the same Customer first criteria and understands the personal responsibility they hold for every customer. We cannot wait to prove how invaluable we will be to you and your customer.

Price Proposal Structure:

For your review, you will see the Requested Pricing which includes a Demolition Package Price factored to the Specifications forwarded in the Drawing Sets. Additional information or Unforeseen conditions may alter this Proposed Price.

Bid Expiration Date: Thursday, July 31st, 2025 (07/31/2025)

Schedule of Proposal

- A. Schedule A – Bid Package Price
- B. Review – The Next Steps – Bid Expiration Date
- C. Terms & Conditions

Schedule A

Attached is our *Demolition Package Proposal* in accordance to the furnished Bid Set & Drawing to Scope of Work.

PROJECT: STATE THEATER	DEMOLITION PACKAGE TO SCOPE
STOUGHTON, MA - STATE THEATER: <ul style="list-style-type: none">● P E STAMP Demolition plan● DEP. Notifications● Main Building; 6,000 SQ FT APPROX.● Utility Cut & Caps; Water & Sewer● Concrete● Septic or Utility Removal● Clearing; Concrete Slabs, Foundations, Footings, Chimney as indicated.● Removal of Roof Structures, Exterior Brick Walls & Loading Docks● Removal of all interior walls, flooring, ceilings, fixtures and MEP'S● Removal of all site concrete slabs on grade.● Export of Brick, Aggregates, Etc.● Export of C&D Material● All work to be performed Non-Union● All work to be performed in strict accordance of all the Local, State and Federal Safety Regulations● Demolition debris will be recycled / disposed of at approved facilities● Cut & Caps at Building Lines only● One Mobilization● PRICE: \$228,465.26	BASE DEMOLITION PACKAGE: <p>BUDGETARY PRICE PROPOSAL</p> <p>TOTAL: \$228,465.26</p> <p><i>*DEPOSIT OF X% IN VALUE TO BE FURNISHED UPON EXECUTION OF CONTRACT*</i></p> <p>*ALL PRICES PRESENTED ARE BUDGETARY FIGURES AND ARE NOT BINDING, OFFICIAL, OR FINAL NUMBERS QUOTED. NONE OF THE LISTED PRICING IS TO BE EXECUTED IN AN BINDING AGREEMENT OR CONTRACT*</p> <p>*ALL LABOR FURNISHED IN QUOTE IS IN ACCORDANCE TO THE COMMONWEALTH OF MASSACHUSETTS LAW & WORKER COMPENSATION STANDARDS*</p> <p><i>Exclusions Listed on Next Page</i></p>

EXCLUSIONS:

- We exclude any and all costs associated with Testing, Processing, Removal and Disposal of ACM and other Hazardous Material.
- No Additional ACM / OHM Removals prior to Testing & Confirmation.
- No MEP 'Make Safe'
- No Pest control
- No Pre or Post Surveys
- No Vibration/seismic monitoring
- No Site security
- No Air monitoring
- No Permits
- No Relocating / restacking or resetting items
- No Traffic controls, barricades and/or signs
- No Erosion control/ Tree protection
- No Shoring / shielding / SOE
- Dig Safe by GC
- No Water for dust control
- No removal of AST/UST
- No Street sweeping
- No Weather Protection
- No Dust barriers / curtains
- Retainage released 15 days from completion
- Quote valid for 30 days.

Deposit Fee: Deposit Fee of *X% of Contract Value* is to be Paid on the Execution of the Contract.

Schedule B: Review – The Next Steps – Bid Expiration Date

Thank you again for your diligent time, review, and attention shown towards our organization. We want to take this time to outline what the next steps would look like when LAPS is confidently accepted as your Demolition & Disposal provider. What we would ask is for a diligent review in person or via a phone call of all the Proposed Figures and what is to be Selecting for their Price Schedule throughout Contractual Duration. This Proposal has a signature section for ‘Proposal Acceptance’ which tentatively allocates and reserves the Time, Resources, and Equipment towards the given Property- As well as given time for Legal Counsel to review and execute an agreement. Upon completion of an Agreement, we commit to immediately starting work towards Site Preparation. Prior to further engagement, we ask that both Parties prepare in their best intention to Answer any Questions, Concerns, or Comments. If you have any questions or needs in the immediate future, please do not hesitate to reach out. Our Telephone line is 24/7 – (781)799-2485.

Please Initial the Accepted Schedule of Pricing Listed on this Proposal Above

Bid Expiration Date: **Thursday, July 31st, 2025 (07/31/2025)**

Proposal Acceptance Signature: _____ X

Date: _____ X

Schedule C: Terms & Conditions

1. *The Contractor: shall perform the work and services described below in paragraph 3 (the 'Work') at the lands and premises known as TBD (the & 'Premise') for the period commencing TBD and ending TBD unless otherwise terminated in accordance with this Agreement or by agreement of the Parties.*
2. *Control: the Contractor shall have control of the Work, except as herein provided, and shall provide all the labor, equipment, materials, supervision and services necessary for performance of the Work in accordance with this Agreement and in a good and workmanlike manner.*
3. *The Work: Pursuant to this Agreement, the Contractor shall provide the following services:*
 - a. **TO BE FINALIZED**
4. *Prior to the commencement date of the Work, as provided in paragraph 3, the Customer or its authorized representative shall designate for the Contractor the location on the Premises where the: TO BE DETERMINED*

The Customer recognizes that the Contractor's performance and indemnification hereunder is strictly contingent upon the Customer's timely payment of the sums due under this Agreement. Failure to remit payment within TBD of the due date or billing date, whichever is earlier, shall be grounds for immediate termination of this Agreement by the Contractor and the Contractor shall not be responsible for any further performance under the terms of this Contract nor shall the Contractor be required to resume services unless the appropriate measures are taken to pre-pay the next payment due ahead of the due date.

This Agreement shall continue in effect for the contract period as provided herein, unless a termination date is otherwise referenced in this Agreement, but may be terminated by either party by giving thirty (30) days prior written notice by Certified or Overnight Mail addressed to the other party. Contractor and Customer reserve the right to terminate this entire Agreement with or without cause; irrespective of said term, Contractor shall be entitled to receiving these payments due for work performed, and in the event that this Agreement is terminated, all obligations to defend, indemnify, and hold harmless shall survive the termination.

15. *This Agreement constitutes the whole of the agreement between the Parties and supersedes all prior negotiations, representations or agreements. This Agreement shall be construed according to the Laws of the Commonwealth of Massachusetts.*

16. Each party has carefully read and understands the terms and effects of this Agreement and has had the opportunity to seek the assistance of counsel in carefully reviewing the same.

17. Each party has read this Agreement and understands its contacts. Each of the individuals executing this Agreement on behalf of the Parties is empowered to exercise that authority and thereby bind each of the Parties.

18. The parties will execute all additional documents and take such additional actions as shall be reasonable and necessary to carry out the provisions of this Agreement.

19. No party shall rely on any statement of any party executing this Agreement, except as expressly stated in this Agreement.

20. In entering this Agreement, each party assumes the risk of mistake. This Agreement is intended to be and is the final and binding agreement between the parties, regardless of any claims of mistake of fact or law.

21. This Agreement, including any exhibits, constitutes the entire agreement among the parties. This Agreement supersedes all prior and contemporaneous oral or written agreement, understandings or discussion.

22. Each party has cooperated in the preparation and drafting of this Agreement. Hence, in any construction to be made of this Agreement, the rule of *contra proferentum* shall not apply.

23. This Agreement will be executed in two (2) counterparts, each of which shall, for all purposes, be deemed an original and the counterparts, taken together, shall constitute one and the same agreement, even though all the parties may both have executed the same counterpart of this Agreement.

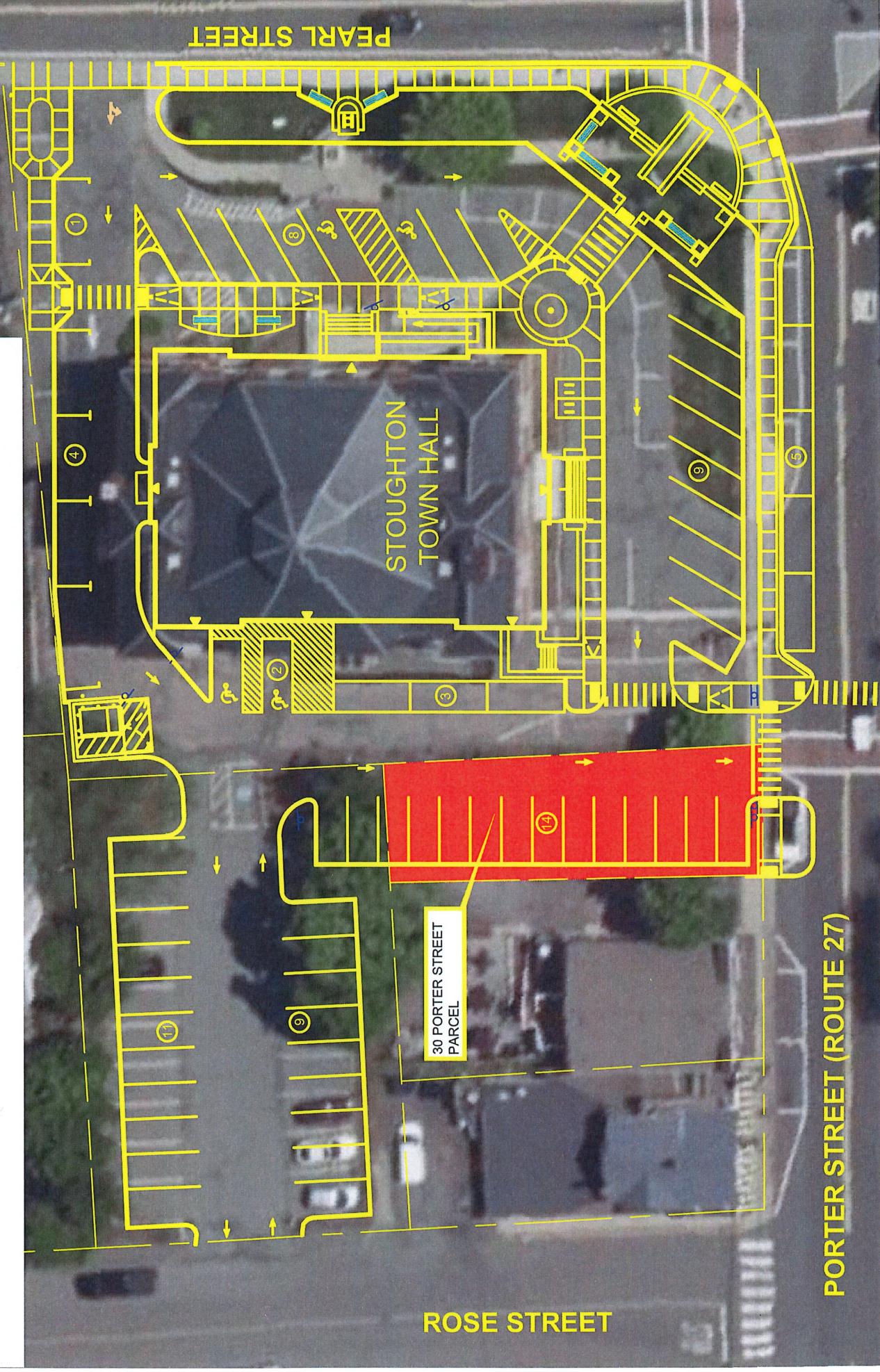
24. Each Party shall be responsible for their own legal expenses and costs in enforcing this Agreement and the collection of any judgment that may be entered, one against the other.

25. The Parties agree to cooperate with each other in executing any document which are reasonably necessary to carry out the terms of this Agreement.

Article 16

Purchase of 30 Porter Street for Town Parking

PARKING PER ORIGINAL DESIGN = 48 SPACES
PARKING WITH ADDITIONAL PARCEL = 66 SPACES
NET GAIN = 18 SPACES



Article 17

Accept Donation of Five Parcels of Land off Mill Street



TOWN OF STOUGHTON

-Engineering Department-

Town Hall
10 Pearl Street, 2nd Floor
Stoughton, MA 02072

MEMORANDUM

TO: Select Board

FROM: Marc J. Tisdelle, Assistant Town Manager/ Town Engineer

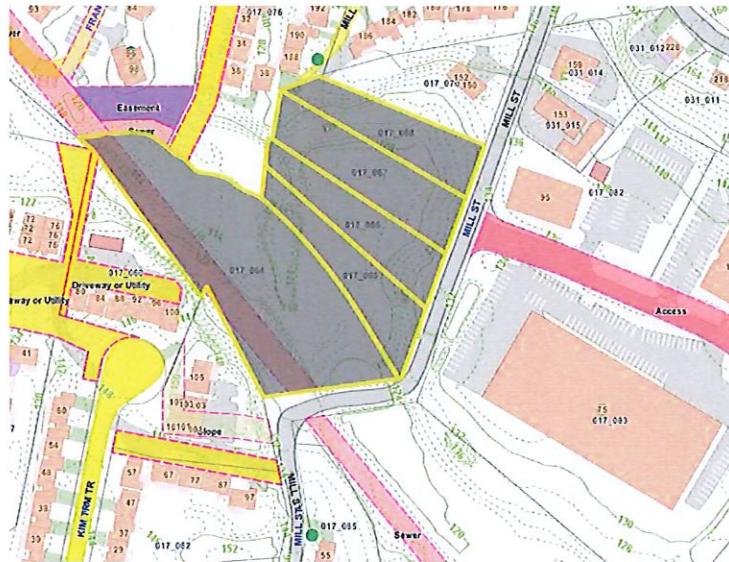
CC: Town Manager

DATE: December 4, 2024

RE: **Potential Acquisition of Five Parcels of Land on Mill Street (017_064, 017_065, 017_066, 017_067 & 017_068)**

Members of the Board,

This memo is in response to an email sent to the Select Board inquiring if the Town would have interest in acquiring (by donation or purchase) 5 parcels of land owned by Mill 75 Associates, LLC located on Mill Street. See image below.



Although the parcels highlighted above contain wetland resource areas and challenging topography, it is our opinion that it would be advantageous to the Town to acquire the parcels. The section of Mill Street adjacent to these parcels has an abrupt "S-turn" which is difficult for large trucks and emergency vehicles to maneuver through. Additionally, parcel 017_064 has a sewer easement containing a major sewer trunk line serving the Town. If the Town owned these parcels it would allow for expanded access to the sewer easement, if needed, and would potentially allow for re-alignment of Mill Street to flatten the curves and provide safer access.

We therefore, recommend the Board to pursue acquisition of these parcels.

DONATION AGREEMENT

This **AGREEMENT** (the “Agreement”) made of the _____ day of _____, 2025 by and between **MILL 75 ASSOCIATES LLC**, with a mailing address of _____, (the “Donor”) and the **TOWN OF STOUGHTON**, a body corporate and politic of the Commonwealth of Massachusetts, with a place of business at Town Hall, 10 Pearl Street Stoughton, MA 02072 (the “Town”).

The Donor owns land located at 75 Mill Street Stoughton, Massachusetts, which are a portion of land described in a deed recorded in the Norfolk County Registry of Deeds in Book 32358, Page 132 and as shown as Parcels 017-64, 017-65, 017-66, 017-67, and 017-68 in the Town of Stoughton’s Assessors Database collectively (the “Property”).

Now therefore, the Donor and the Town agree as follows:

1. PROPERTY AND TITLE

The Donor wishes to deed said Property to the Town for nominal consideration as a gift, and the Town wishes to accept said Property to use for general municipal purposes.

2. BROKER(S)

The parties hereto recognize **NO BROKERS** negotiated the transfer of the Property, and no brokerage commission is due as a result of this gift. Each party shall hold the other harmless in the event of a claim made through either of them for any such commission.

3. CONDITION OF PROPERTY

Donor makes no representations or warranties, either express or implied, written or oral or otherwise, as to condition of the Property. The Town acknowledges and agrees that it is accepting the Property in its present condition, "AS IS", "AS SEEN", and "AS SHOWN" and with all faults.

4. CLOSING

The donation of the Property (the “Closing”) shall take place on or before _____ 2025, unless the Donor and the Town otherwise agree in writing. All documents and instruments required for the Closing shall be delivered to the other party on or before the Closing.

- a) Donor’s Deliveries. Donor shall deliver at the Closing the following original documents, each executed and, if required, acknowledged:
 - i. a Quitclaim Deed to the Property (the “Donor Deed” or “Deed”);

- ii. A completed form filed with the Department of Revenue pursuant to G.L. c. 62C §49A, which shows proof it was filed prior to the conveyance of the Premises.
- iii. A completed Certification of Good Faith evidencing this Agreement has been obtained in good faith and without collusion or fraud.

b) Closing Costs. The Town shall pay all recording fees and the fees and disbursements of its counsel.

c) Adjustments. Adjustments for real estate property taxes, and water and sewer charges, if any, will be made as of the date of closing

5. EFFECT

This Agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of the respective parties.

6. CAPTIONS

The captions preceding the paragraphs in this Agreement are for ease of reference only and shall be deemed to have no effect whatsoever on the meaning or construction of the provisions of this Agreement.

7. NOTICES

All Notices required or permitted to be given hereunder shall be given by certified mail, postage prepaid, or by overnight delivery service, by email, or shall be personally served, to Town and Donor at the following address:

TOWN: Town of Stoughton
Town Hall
10 Pearl Street
Stoughton, MA 02072
Attention: Town Manager

With a copy to: Joseph Ruotolo, Jr., Esq.
Town Counsel
Mead, Talerman & Costa, LLC
730 Main Street, Suite 1F
Millis, MA 02054
Email: joe@mtclawyers.com

DONOR:

With a copy to:

All notices shall be deemed received three (3) days after posting (if mailed), one (1) business day after deposit with the delivery service (if sent by overnight delivery), when transmitted (if sent by email; provided that the notifying party shall also send a courtesy copy of such notice pursuant to one of the other methods allowed hereunder) or when delivered (if personally delivered). Either party may change the above addresses by written notice to the other. Any notice delivered by counsel to a party will be deemed notice from such party.

8. ACCESS

The Town or the Town's agents shall have a right of access to the property prior to the closing upon reasonable notice to Donor and provided that such access shall be for a reasonable number of times and of reasonable duration and shall be coordinated through and be in the presence of Donor or Donor's representative. Donor agrees that the Town may engage in any investigation of the Premises, at Buyer's sole expense, for the purpose of evaluating the site to determine the status of the Property. If the Town is not satisfied with the results of it's investigation for any reason, the Town shall notify the Donor prior to the Closing whereupon this Agreement shall be terminated and neither party shall have further recourse in law or in equity.

9. CONTINGENCY

The obligations of Town are contingent upon the satisfaction of each of the following conditions:

- (a) The Town's receipt of all municipal approvals, including, without limitation, the approval of this Agreement, Town Meeting approval, and satisfaction of all requirements of applicable laws necessary for the consummation of the transaction contemplated hereby, to the Town of Stoughton's satisfaction; and
- (b) Title to the premises is insurable, for the benefit of the Town, by a title insurance company, in a fee owner's policy of title insurance at normal premium rates, in the American Land Title Association form currently in use, subject only to those printed exceptions to title normally included in the "jacket" to such form or policy. In the event an owner's policy of title insurance can only be written with so-called affirmative coverage against a known title defect, then BUYER shall have the right (based on opinion and judgment of counsel) to deem such title unmarketable in which event this Agreement shall be terminated.

(the following pages are the signature pages)

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day and year first above written.

Mill Associates, LLC

By: _____, Manager

[The Remainder of this Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day and year first above written.

TOWN OF STOUGHTON
By and through the Select Board

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

DRAFT

Article 18

Historic Foundation &

Stone Walls Preservation at Bird Street

Conservation Area

Town of Stoughton, Massachusetts
Community Preservation Committee
Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by August 15****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov **at least 7 days prior to your CPC presentation**. Applications received via email **by September 15**** will be eligible for recommendation at the next Annual Town Meeting in the spring.

*(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)*

Check one or more Project Categories as applicable:

Community Housing Historic Preservation Open Space Recreation

Project Name: Bird St-Foundations and Stonewall historic preservation/enhancement

Project Location: Street Address: Bird St,

Assessor's Map & Lot #: 051-048

Legal Property Owner of Record: Stoughton Conservation Commission

Project Sponsor(s)/Organization: Stoughton Conservation Commission

Contact Name: Gerry McDonald, Con Com-Chair

Telephones: 781-341-4955

Email: mchop2@msn.com

Mailing Address: 14 McPherson Rd, Stoughton, MA 02072

Project Sponsor's Signature: Gerald McDonald **Date:** 8/1/2025

PROJECT COST: (Note: If projected budget is for more than three years, describe further in Project Narrative)

	First FY	Second FY	Third FY	Total
Total Project Cost	115,000			115,000
Amount of Other Funding				
Sources of Other Funding				
CPA Funds Requested:	115,000			115,000

Is this request contingent on other funding? Yes No

(If yes, explain in response to Question 5 below)

CPC Application Narrative:

Bird Street Conservation Land

Historic Enhancements/Preservation of Foundations/Stone Walls

1. Project/Purpose: The purpose of this project is to enhance the prominence of Historical features at the Bird Street Conservation Area. It is proposed to clean out debris from the large foundation of the former Bird Barn. And to improve access to the barn area by way of brush/tree removal. It is also proposed to selectively remove brush and trees along adjacent/nearby stone walls. The ADA path will be extended to the foundation. Signage to note the history of the structures will likely be added.

2. Community Character: The Town takes great pride in its history. And great care in preserving its history. This project will allow an existing town owned parcel to better celebrate its agricultural history. Community Character is improved by improving the connection to history provided by our open spaces and archeological resources.

3. Community Need: The Conservation Commission (and Historical Commission) feel this project will provide a great benefit to the town. It enhances Open Space and Historical assets.

4. Town Goals:

2018 Open Space and Recreation Plan: Section 4,F,1-Scenic Heritage Landscapes:

2022 Community Preservation Plan, Chapter 4 “Historic Preservation”, Goal 4:

STABILIZE AND INTERPRET ARCHEOLOGICAL RESOURCES

AND DOVETAIL WITH RECREATIONAL OPPORTUNITIES

Stoughton has a host of archeological resources throughout the town, including a variety of early 19th century industrial remains, a quarry, stone walls, and resources within existing town-owned properties. The CPC would encourage stabilization of town-owned archeological resources, and interpretive signs and trails that incorporate opportunities for passive recreation on conservation lands, in addition to increased education and awareness of the significance of these resources.

5. Leverage Funds: No other funds sources are expected. We expect a small amount of support for project management from the Town’s engineering and purchasing departments.

6. Community Support: The Conservation Committee held a meeting on May 22, 2025 and voted for its approval. The Open Space Committee (OSC) held a meeting on May 14, 2025 and voted for its approval. The Historical Commission held a meeting on July 12, 2025 and voted for its approval.

7. Permits: It is not expected that any Permits will be needed.

8. Budget: See attached

9. Costs: Principal cost is for contracts to perform tree and waste/trash removal

10. Maintenance: It is not expected that any special maintenance would normally be needed. The areas to be acted on flow into and will be added to the areas that the Town's DPW department mows regularly and as needed. (Fields are maintained annually by Con Com contracts)

11. Project Schedule: It is expected that with CPC and Town Meeting approval, the Conservation Commission, Engineering and Procurement department could bid out and start work in the winter of 2025/2026.

12. Financials: NA

13. Experience: The Conservation Commission will be working with the Stoughton Engineering and Procurement departments. These town employees have extensive experience successfully assisting various town departments, committees and Task Forces on projects of the type proposed. The Conservation Commission chair and vice chair will be directly involved in all aspects of planning and execution. The Town's DPW might also be engaged, if their time and resources allow. They have provided timely and valuable services on similar projects.

Gerry McDonald
Conservation Commission, Chair

Bird St: Historic Barn Foundations and Stone Walls

	<u>sub-Projects</u>		<u>Materials/Equip</u>		<u>Contracted</u>		<u>Total</u>
			estimated		estimated		estimated
Phase 1: Access							
1	Brush Clearing: Foundation Area						
	Landscaping / Tree Contractor	\$	-	\$	8,000	\$	8,000
						\$	8,000
Phase 2: Clean-up							
1	Tree / Brush / debris removal: Foundation Area						
	Landscaping / Tree Contractor, debris removal	\$	-	\$	19,000	\$	19,000
						\$	19,000
2	Brush / Tree Clearing: Stone walls						
	DPW: Forestry dept	\$	-	\$	-	\$	-
	Landscaping / Tree Contractor	\$	-	\$	8,000	\$	8,000
						\$	8,000
						Phase 1 & 2	\$ 35,000
Phase 3: Detail work							
1	Brush Clearing: Foundation / Stonewalls						
	Con Com	\$	2,000	\$	-	\$	2,000
	Battery powered chain saw, and battery powered brush tool for hand work: con com/volunteers						
	DPW: Forestry dept	\$	-	\$	-	\$	-
	Landscaping Contractor	\$	2,000	\$	11,000	\$	13,000
	Including stone dust path from top to bottom (safety)					Sub-Total	\$ 15,000
2	Fencing / historical info signage	\$	-	\$	5,000	\$	5,000
	3 rail wooden fence at top of foundation wall (safety)						
3	ADA: path to top of foundation	\$	-	\$	20,000	\$	20,000
	(6 ft wide, stone dust)						
	from existing path to top of wall						
						Phase 3	\$ 40,000
Phase 4:							
1	Tree & Brush removal: Stonewalls						
	DPW: Forestry dept	\$	-	\$	-	\$	-
	Landscaping / Tree Contractor	\$	-	\$	14,000	\$	14,000
						\$	14,000
						Phase 4	\$ 14,000
	sub-Total					\$	89,000
	25% Contingency					\$	22,250
	Total					\$	111,250

Article	\$ 115,000
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Historical Narrative:
Bird Street Conservation Land
Barn Foundation

RE: CPC Application

Benjamin Bird came to Stoughton from Dorchester in the mid-1700's, purchased the land off what is now Bird St., and immediately was involved in a proposal for the Third Precinct, now Stoughton to separate from the First Precinct, now Canton. That proposal failed. Benjamin's son, Lemuel Bird, a Stoughton Revolutionary War vet inherited the farm and lived there for more than eighty years. **During the time of the Bird ownership hundreds of yards of stone walls were built and a massive three-level barn with a large stone foundation was constructed.** Lemuel Bird was at the center of the church controversy in the 1820's, which saw the Congregational Church in Stoughton Center become Unitarian-Universalist. Later the property was sold to Teddy Connors by Bird heirs. Teddy Connors, an Irish immigrant, with the help of several of his nephews ran a dairy farm for many years, which sold milk to George Malcolm's Store, later Andy's, where the milk was bottled and some of it delivered by a young Ken Bird, Forrest Bird's cousin. Apparently, by then, the old barn had fallen or burned and Teddy Connors built a new barn on concrete foundations to the East of the house. Joanne Blomstrom was a key player in the Town purchasing the land in the 1960's, and this purchase became the cornerstone of what has become a town jewel, the Bird St. Conservation Area.

Dwight MacKerron
Stoughton Historical Society
May 29, 2025











Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

Stoughton Historical Commission

10 Pearl St. Stoughton, MA 02072

July 12, 2025

The Stoughton Historical Commission enthusiastically supports the proposal to clear out of the ancient Lemuel Bird barn cellar hole at the Bird Street Conservation Area. When this project is complete, the Historical Commission will initiate new signage to tell the public more about this historical treasure.

Dwight Mac Kerron Chairperson

May 23, 2025

Mr. Michael Barrett, Chair
Stoughton Community Preservation Committee
10 Pearl Street
Stoughton, MA 02072

RE: Conservation Commission: CPC Application
Bird Street Conservation Land
Historic Enhancements/Preservation-Foundations/Stonewalls

Dear Chairman Barrett

The Conservation Commission (Con Com) has voted to move forward with the CPC application as provided and considered the draft plan as was provided. Con Com feels this project will greatly improve the scenic value of the area. Exposing stone walls that have become overgrown along these entranceway fields will enhance the visitor experience. Improving access to farming structures (foundations) will provide visibility to the area's agricultural history.

The plan and work under this application will be done in consultation and coordination with the Historical Commission, or their designee.

We note that this proposed project fits the CPC's own "Historic Preservation" goal 4: STABILIZE AND INTERPRET ARCHEOLOGICAL RESOURCES AND DOVETAIL WITH RECREATIONAL OPPORTUNITIES.

Please consider this letter as our full support for the project and CPC application.

Best regards,

Gerald McDonald, Chair
Conservation Commission

May 14, 2025

Mr. Gerald McDonald, Chair
Stoughton Conservation Commission
10 Pearl Street
Stoughton, MA 02072

RE: Conservation Commission: CPC Application
Bird Street Conservation Land
Historic Enhancements/Preservation-Foundations/Stonewalls

Dear Chairman McDonald

The Open Space Committee (OSC) has reviewed the CPC application as provided and considered the draft plan as was provided. We value actions that enhance our existing town owned open spaces. The plan as outlined should enhance the scenic value of the area. It will also provide visibility to its agricultural history.

We also feel this proposal ties in well with our 2018 Open Space and Recreation Plan. (Section 4, F, 1-Scenic Heritage Landscapes). We also note that this proposed project fits the CPC's own "Historic Preservation" goal 4: STABILIZE AND INTERPRET ARCHEOLOGICAL RESOURCES AND DOVETAIL WITH RECREATIONAL OPPORTUNITIES.

Please consider this letter as our full support for the project and CPC application.

Best regards,

John Linehan, Chair
Open Space Committee

Article 20

School Safety & Security Measures

STOUGHTON PUBLIC SCHOOLS

31 PIERCE STREET
STOUGHTON, MA 02072
www.stoughtonschools.org

MEMORANDUM

TO: Marc Tisdelle, Assistant Town Manager

FROM: Dr. Joseph Baeta, Superintendent of Schools
Heidi Perkins, Assistant Superintendent of Finance & Operations

Cc: Stoughton School Committee

DATE: September 9, 2025

RE: Fall Town Meeting Capital Article Request

On behalf of the School Committee please see the proposed articles for the Fall 2025 Town Meeting below:

1. To see if the Town will raise and appropriate a sum of money for the purpose of enhancing safety and security at Stoughton Public Schools, which may include but is not limited to: the installation of fencing, traffic control gates, or any other safety or security purpose as determined by the Superintendent, and to include labor, materials, and any other incidental costs.

To fund this article, we propose to close remaining funds in the following articles and use the sum to equal the amount of the proposed article above:

School Parking Lots	A35 of the May 2024 ATM	\$ 17,455.99
HVAC Service	A13 of the November 2024 STM	\$ 4,531.05
Firewall	A30B of the May 2024 ATM	\$ 30,175.76
School Vestibules	A34 of the May 2024 ATM	\$ 54,459.90
Phone Equipment	A13 November 2024 STM	<u>\$ 1,111.84</u>
 Total		\$107,734.54

