

Advisory Committee
March 27, 2013
Felix Juliani Meeting Room, Town Hall

David Murphy called the meeting of the Wellesley Advisory Committee to order at 7:30 p.m. Those present included Bob Capozzi, Tom Engles, Becky Epstein, Ann-Marie Gross, Laura Hockett, John Hussey, Catherine Johnson, Phil Licari, Andy Patten, Ann Rappaport and Rich Woerner.

Marjorie Freiman and Deb Robi entered the meeting at 8:11 p.m.

Citizen Speak

Laura Fragasso spoke to the Advisory Committee in support of an authentic restoration of the Hills Branch Library chimney. She also spoke in favor of cluster zoning as presented in Article 28 of the Annual Town Meeting warrant because it promotes economic, as well as public health and wellness, benefits for the Town.

Approval of Minutes

David Murphy, Chair, asked for a review of the minutes of the March 20, 2013. John Hussey requested a change in the language with no objections. Ann-Marie Gross made a motion to approve the minutes of March 20, 2013 as amended. Laura Hockett seconded the motion and the minutes of March 20, 2013 were approved as amended unanimously.

Update and Discussion of Articles 14, 17, 20

Article 14 – This article will allow the appropriation of funds for the construction, reconstruction, remodeling or rehabilitation of the heating, ventilation, and air conditioning systems of the Department of Public Works Park/Highway Garages. It is the consensus that the proposed improvements to the Park and Highway Building HVAC system are necessary and appropriate. The design plans for the HVAC rehabilitation of the Park/Highway building have been completed and bid documents revealed a minimum bid of \$750,000 to bids over a million dollars. Matt King told Advisory that the Permanent Building Committee voted approval on the winning bid on March 21, 2013, and will vote on the budget considerations on March 28, 2013. Advisory Committee will vote approval at or prior to the Annual Town Meeting on this item.

Article 17 – This article deals with the monies to be appropriated for construction, reconstruction, remodeling, rehabilitation and modernization of various school and municipal buildings. The funds for these projects would be financed through short-term borrowing under the levy and appropriated and supervised by the Permanent Building Committee. Before making a final recommendation, final cost estimates will need to be reviewed.

Matt King of the Permanent Building Committee asked for direction from the Advisory Committee regarding the direction that should be followed in regards to the process used to request funding for outstanding projects. Because PBC-approved construction estimates of several projects are not yet available, Mr. King outlined a three step process that would request funds for feasibility studies first and then later for design funds and finally for construction funding. A two-step process, however, would eliminate the need to ask for feasibility study funding and goes directly to requesting funding for design studies followed later by construction costs. Because of the nature of the repairs involved and the need to address them, it was the

consensus of Advisory to recommend the two step process in this instance, despite the lack of construction estimates.

Advisory Committee will vote approval of Article 17 at or prior to Annual Town Meeting.

Article 20 – Ellen Gibbs, Vice Chair of the Board of Selectmen, Matt King of the Permanent Building Committee, and Beth Sullivan Woods of the Board of Trustees for the Wellesley Library presented. This article deals with the amount of monies the Town will raise and appropriate for renovation and repairs of the chimney at 210 Washington Street (Hills Branch Library). The consulting firm, Weston & Samson, initially completed a preliminary design and construction estimate of the project in 2012.

After the Community Preservation Committee was approached for funding based on the estimate. The CPC relied upon the Wellesley Historical Commission to determine whether this project was suitable for funding under the historic preservation clause of its mandate. The Historical Commission recommended engaging another consultant who specializes in historic restorations, Judith Selwyn, to render an opinion and estimate.

Ms. Selwyn's report was submitted for review with the Permanent Building Committee on March 7th. The final budget and cost estimates were submitted to the Community Preservation Committee at a meeting on March 13th and they agreed to provide \$110,000 to the project, not to exceed 50% of the total costs. The Historic Commission advised that the chimney did not need to be operational.

At a meeting on March 11, 2013, the Library Board of Trustees unanimously approved the following motion: "As Library Trustees and custodians of the Hills Branch Library building, we support the restoration of the east facing chimney and wall of the building in a manner that maintains its historic designation to the degree that is fiscally responsible."

As a result of this consultant study, the PBC advised that additional funding would be needed to complete the project appropriately. Due to the nature of the building materials and the necessity to remove the top portion of the chimney to repair it properly, the estimated construction costs have risen to \$184,457. Professional services of \$30,000, construction contingency costs and other services bring the total project to \$250,000. Community Preservation Committee has voted approval of \$130,000. The Permanent Building Committee will vote on March 28, 2013. Discussion followed. Several members of the Committee expressed concern that lower cost options for repair were not explored fully. Others raised concern about the process that has been used in this project, and the lateness of its presentation to the Committee, which in their opinion does not afford enough time to fully vet the project. Other members felt that the building is a Town treasure and should be restored as soon as feasible.

Advisory will vote at or prior to Annual Town Meeting.

No votes were taken at this time on the articles discussed.

Update on Report and Supplements

Ann Rappaport advised that the first supplement had been sent to the printer on Monday and had been posted on the Town website. The second supplement is still being processed and reviewed. Because of changes to the Sources and Uses Statement and the Superior Officers Settlement, Advisory Committee will have to revote Article 8 and Article 4 on Monday, April 1, 2013 prior to Annual Town Meeting.

Liaison Reports

David Murphy, Chair, asked for liaison reports and various members of the Advisory Committee provided their reports. He advised Advisory would meet at 6:30 p.m. in the faculty dining room at the high school prior to the Annual Town Meeting.

Old or New Business

Hans Larsen, Executive Director of the Town of Wellesley gave an update on Article 4 and Article 8. He announced contractual agreement had been reached on several police positions and a new motion on Article 4 was needed to approve the new wage schedule for the three lieutenants and 6 sergeants. Article 8 has amended language in the motion to reflect the new contract as well.

The meeting was adjourned at 10:21 p.m.

Documents: Agenda, Advisory Committee meeting minutes of 03/20/13