

**Advisory Committee**  
**February 26, 2014**  
**Felix Juliani Meeting Room, Town Hall**

Marjorie Freiman called the meeting of the Wellesley Advisory Committee to order at 6:30 p.m. Those present included Robert Capozzi, Mary Crown, Becky Epstein, Ann Marie Gross, John Hartnett, John Hussey, Lucy Kapples, Andy Patten, Ann Rappaport, Deb Robi and Mason Smith.

Citizen Speak

No one wished to speak at this time.

Budget Discussions - Town Clerk, FMD, Planning Board

**Town Clerk** – There were no issues with the budget as presented. Increases were due to three elections in this budgetary year which cost \$15, 000-20,000 each.

**FMD** – Personal Services increase was due to the building operations liaison (BOL) position approved in the fall at the Special Town Meeting. Advisory discussed the number of capital projects slated, which is estimated to total \$2M, and questioned how FMD can do them all. Members would like Joe McDonough to return to give a more complete plan for execution.

**Planning Board** – Other than the additional \$25K in the budget for consulting services, the budget adheres to guideline. There was a question about the personnel in Town who are reimbursed for mileage and travel expenses, and/or cell phone costs.

STM Article 2 – Acquisition of Real Property at 494 Washington Street

*This item was deferred indefinitely, as it is not ready for discussion and vote at this time, with no objections.*

Article 26 – MLP Building

This Article would approve the removal of the building at 2 Municipal Way using funds from MLP and the transfer the jurisdiction of the property from MLP to the Board of Selectmen. This building was previously occupied by both MLP and DPW, but became vacant in July 2013. Earth Tech, Inc. was contracted in 2004 to review the building, found many deficiencies, and recommended that it be razed. In addition, MLP received notice from state building inspectors that the building was non-compliant with access requirements and the Town would incur financial penalties if it remained occupied. Also the boiler would need to be replaced.

The Wellesley Women Artisans and the Wellesley Players had originally asked that the demolition be postponed until a study could be done to see whether the building could be used as an artist studio and theatre group workshop. However, research found this possibility to be cost-prohibitive and the citizens' petition was dropped. Some Advisory members questioned whether due diligence had been thoroughly done on the building and they were advised that there were too many obstacles to rehabilitating the building for any other use. The Board of Selectmen has approved this Article.

Article 5 – Union Contracts

Susan Adler, Human Resources Director, gave an update on the contract negotiations. At this time, contracts have been ratified for Police dispatchers and DPW/MLP supervisors. Contract

review shows a wage increase of 2% each year for next three years for dispatchers. Shift differential shows that individuals who work in shifts two and three will receive a premium of 2% in FY14, a 2.25% increase in FY15 and 2.5% increase in FY16. There are 10 employees affected by this contract.

The DPW/MLP supervisors will see a yearly 2% increase for FY15 through FY17. Call-in pay has been increased to a four-hour minimum. There is also a 9.6 cent per hour compensation for boot equivalent reimbursement.

The Town is still currently negotiating several other non-school union contracts which, if approved in time, will be included in Article 5.

### Discussion of Possible Override Scenarios

Hans Larsen, Executive Director, and Terri Tsagaris, Chair of the Board of Selectmen, were available to take questions from Advisory. There will be a joint meeting with BOS, Advisory and Schools on Monday, March 3<sup>rd</sup> to discuss the override. An override of \$3.5 million will balance the FY15 budget, but there are concerns regarding the FY16 budget. Even with an estimated \$750,000 in turn back and the use of \$580,000 in Free Cash, a \$4.3 million deficit remains. A review of various scenarios to handle the FY16 deficit was given, but the BOS have not made a final decision on the best possible course of action.

### Article 15 – Fuller Brook Park Construction Bids / CPC

Rose Mary Donohue, David Wright, Paul Criswell, Bob White, Heidi Gross, and Barbara McMahan, all members of Fuller Brook Park Committee, and Stephen Fader, the Project Manager, presented the review. Also attending were Randy Collins of BETA Group and Allan Port, Chair of the CPC.

This Article would seek approval to borrow \$5,430,205 for the implementation of Phase 4 (construction) of the Fuller Brook Park Preservation Project. The CPC originally allocated \$3.6 million for the Project, but increased its appropriation to \$4,500,000. The balance of \$930,205 is likely to be borrowed levy.

Phase 4 will restore and/or rehabilitate the structure, environmental and aesthetic elements of the Park through improvements in stream, vegetation and paths, as one objective of the Project is to protect and preserve the Park's historic landscape. The Park is the Town's largest watershed and drains 32% of the Town's storm water to the Charles River.

Six bids were received and reviewed for Phase 4 Construction. The lowest bid was \$4,324,647, and the company, R. Bates & Sons, is now being vetted. Total Phase 4 budget consists of \$4,326,647 for construction costs, \$263,000 for Project Manager, \$323,600 consultation fees and a contingency fee of 12% or \$518,958 for a total cost of \$5,430,205.

The maintenance and management of Fuller Brook Park upon completion of Phase 4 construction was discussed. Anticipated maintenance cost for the Park is \$100,000 annually for the first five years, including invasive species abatement, and \$85,000 annually thereafter. Advisory members asked questions about the capital expenditures request (totaling \$45,000) for specific equipment needed post-construction.

### **CPC Presentation**

Allan Port and Barbara McMahan of the Community Preservation Committee gave an overview of the financial plan for years FY13 through FY19. FY15 shows total revenues of \$1,360,836,

total appropriations of \$4,781,140 and planned reserve appropriations of \$468,000. CPA Fund balances are:

- (1) Encumbered, \$1,000,000
- (2) Specific Reserves, \$382,204 and
- (3) Undesignated, \$169,842.

Total available funds are \$552,046, with total assets of \$1,552,046.

Mr. Port outlined the specific sources of funding from CPA Funds for the Fuller Brook Park Project appropriation:

- \$475,000 from the CPC Open Space Reserve Fund
- \$344,000 from the CPC Historic Resources Reserve Fund
- \$3,681,000 from the CPC undesignated fund

Questions and discussion about future projects seeking CPA funding followed, with Mr. Port explaining that CPC has sufficient financial resources to continue to implement its plans for other anticipated projects.

### Articles 10, 11, 12 – Electric, Water and Sewer Programs

*This item was deferred until the March 5<sup>th</sup> Advisory meeting with no objections.*

### Article 37 – Sustainable Energy Committee

This item was not discussed at this time with no objections

### Advisory Report Progress

Ann Rappaport stated the report was in good standing at this time. Reports have been received and are being edited for final printing. Any reports from the various boards and commissions are due by Friday, February 28<sup>th</sup>.

The Board of Selectmen has voted on several articles and these will be reviewed and voted by Advisory on Saturday, March 1<sup>st</sup>.

Presentations have been made on all articles except for Article 16 which will be presented next week.

### Budget Discussions – BOS, PBC

BOS – Article 4 – there was a question regarding the new position of Traffic officer. It was discussed that revenue from meters will pay for this position.

PBC – There were no issues at this time by any Advisory members.

### Approval of Minutes

Lucy Kapples made a motion to approve the minutes of February 12, 2014. The motion was seconded and the minutes were approved unanimously by a show of hands.

### Liaison Reports

The Chair asked for liaison reports and various members of the Advisory Committee provided their reports.

### Calendar Review

The Chair announced a joint meeting between Schools and the Board of Selectmen on Monday, March 3<sup>rd</sup> at 7:00 p.m. in the Juliani Room of Town Hall. Advisory is encouraged to attend the meeting as well.

Advisory will meet Saturday, March 1<sup>st</sup> at 8:00 a.m. at the Police Department. They will also meet Wednesday, March 5<sup>th</sup> at 7:00 p.m. in the Juliani Room of Town Hall.

### New Business/Old Business

There was none.

Ms. Freiman adjourned the meeting at 10:26 p.m. with no objections.