

Advisory Committee
October 8, 2014
Felix Juliani Meeting Room, Town Hall

Andy Patten called the meeting of the Wellesley Advisory Committee to order at 9:00 p.m. Those present included Mary Crown, Thomas Engels, Tom Frisardi, Chad Harris, John Hartnett, John Hussey, Lucy Kapples, Michael Mastrianni, Lon Povich, Ann Rappaport, Mason Smith, and Scott Tarbox.

Citizen Speak

No one wished to speak at this time.

Advisory Discussion of STM Articles

Article 11- Leasing Funding

Joe McDonough, Facilities Director, Dr. David Lussier, Wellesley Superintendent, Judy Belliveau, Assistant Superintendent for Finance and Operations, Patti Quigley, Chair of School Committee and Hans Larsen, Executive Director gave an overview of the article.

Article 11 will authorize the BOS to enter into leases of privately owned office space within the Town for use by the Facilities Maintenance Department. The BOS is seeking \$84,500 from Free Cash to lease privately owned office space for use as the central office of the Facilities Maintenance Department. The lease will be for six months with anticipation that the space will be needed ongoing for three years. The Town will review and determine spacing needs. The appropriation would cover the lease from January 1, 2015 through June 30, 2015. Any future funding for the lease will be handled through FMD operating budget for FY16. Due to increased staffing, the School needs the space at the Middle School now currently being used by FMD. In addition to the spacing needs, parking has become an issue and the efficiency of the school office would be much greater if FMD could relocate.

Advisory recognizes the spacing shortage, but some members question the need to address this issue at a Special Town Meeting. It recognizes that there is some benefit for FMD to move and get settled before the summer when FMD starts many of its school projects. The majority of Advisory is agreeable to the funding at this time.

Mason Smith made a motion that the Advisory Committee recommends favorable action on Article 11. Ann Rappaport seconded the motion.

Disposition:

Favorable action was recommended on Article 11 by a show of hands, 10 to 2.

Article 2 – Town Wide Financial Plan

Article 2 would seek to receive the Town Wide Financial Plan and Five Year Capital Budget Program as presented by the Board of Selectmen. The plans are being presented by the BOS over a two week period and will be available in the supplement after they are published.

No vote was taken at this time. Advisory will make a final recommendation before or at Special Town Meeting.

Article 4 – Transfer of Funds for Reimbursement to School Committee

Article 5 – Authorization of Funding to Permanent Building Committee

Article 6 – Funding for Fiske and Schofield Renovations

Advisory will make its final recommendations on Articles 4, 5 and 6 before or during the Special Town Meeting when the actual figure costs are known.

Article 7 – Purchase of North 40

No vote was taken at this time, as purchase offer on property is still being vetted. Advisory will make a final recommendation before or at Special Town Meeting.

Article 8 – Funding for North 40 Landfill Studies

Don McCauley and Dave Murphy of the Board of Selectmen, as well as Hans Larsen, Executive Director were present to address Advisory questions.

Article 8 seeks authorization of funding to be spent on remediation of the landfill located on a portion of the North 40 property. If the Town does not acquire the land, they may still be liable to address any remediation needed on the old landfill located on the property with the new owner. Estimated costs are \$150,000 to handle any environmental, legal or DEP costs.

No vote was taken at this time, as purchase offer on property is still being vetted. Advisory will make a final recommendation before or at Special Town Meeting.

Article 9 – Amending Vote

Article 9 is requesting the Town vote to amend its prior vote under Motion 1, Article 2 of the Special Town Meeting on June 13, 2013 and under Motion 1, Article 18 of the 2014 Annual Town Meeting which concerns the acquisition of the property located at 900-910 Worcester Street. The Town would need to rescind all appropriations from the Community Preservation Fund and transfer funding from available funding to reimburse for any expenditure against the appropriations and to rescind the requirement that a portion of the property be placed under any conservation restrictions. Also, it asks for a sum of moneys to be expended by the BOS for the purchase of the property and preparing for development including payment of real estate taxes and authorize further amendment to the Purchase & Sale Agreement.

This article would modify the original funding plan already approved by replacing the CPA funding at 62.5% of the property with taxable General Fund borrowing. This will release potential conservation restrictions and allow for potential future private development and use of the property. The total purchase price has increased to \$4,927,374 from the original purchase price to allow for demolition costs of \$767,374 for the church and rectory which were found to be contaminated by asbestos.

The Town would fund the entire purchase price with under-the-levy taxable General Fund borrowing. Also, the Town is seeking initial funding for development and review of RFP's from private firms interested in developing and operating recreational services on the property.

It is undetermined at this time how the motions will be presented – separately or together under one motion.

No vote was taken at this time. Advisory will make a final recommendation before or at Special Town Meeting.

Approval of Minutes

Mason Smith made a motion to approve the minutes of October 1, 2014. The motion was seconded by Lucy Kapples 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.

New Business/Old Business

Ann Rappaport advised the book for Special Town Meeting would go to the printers on October 9th. Any other pertinent information on the Warrant articles will be included in a supplement. All available Advisory members are encouraged to meet at 8:30 a.m. on Wednesday, October 15th to process the mailing packets for all Town Meeting members.

The Advisory Committee will meet at 7:00 p.m. on October 22, 2014 in the Juliani Room of Town Hall.

Mr. Patten adjourned the meeting at 9:28 p.m. with no objections.