

Advisory Committee
October 22, 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, Chad Harris, John Hussey, Lucy Kapples, Michael Mastrianni, Frank Pinto, Lon Povich, Ann Rappaport, Mason Smith, and Scott Tarbox.

Citizen Speak

Kim Mahoney spoke to Advisory of her objection to the proposal to obtain the property of 900 Worcester.

Article 6 – Fiske and Schofield Renovations

Suzy Littlefield of PBC, Kathy Mullaney, Projects Administrator and KC Kato, School Committee were present to answer questions and provide information regarding this article. Article 6 would authorize funding under the Permanent Building Committee for architectural, engineering and/or other costs for plans and specifications for renovations, reconstruction, remodeling or additions at Fiske and Schofield Elementary Schools recommended by SMMA. This funding will be financed through a debt exclusion which will need approval of Wellesley voting residents. If the debt exclusion is approved in December 2014, work on the project will start during the summer of 2015. Interior work will be done during the summer of 2015 and exterior work during the summer of 2016 to avoid disrupting regular classes. Advantages of the project were discussed and costs were outlined. The Town is asked to approve \$19,870,743 which includes costs for both Schofield and Fiske renovations. Discussion followed.

Article 5 – Middle School Window Replacement

Suzy Littlefield of PBC, Kathy Mullaney, Projects Administrator and Patti Quigley, Chair of the School Committee, presented a short overview and answered questions from Advisory. Article 5 will appropriate funds to the PBC for total costs of design and construction costs for replacement of the Middle School windows. This appropriation will be funded by borrowing outside the levy. The School Committee has recommended replacement of the windows at the Middle School due to safety, negative impacts on learning, energy inefficiency and the potential availability of MBSA funding of up to 31% through the Accelerated Repair Program. If approved at the Special Town Meeting and the MSBA approve, PBC will finalize the design and prepare for construction bidding process to begin. PBC advises the final costs will be available soon for a vote before or during the Special Town Meeting.

Advisory consensus is for window replacement due to ongoing safety, learning and energy consumption concerns.

Advisory will make its final recommendations on Article 5 before or during the Special Town Meeting when the actual figure costs are known.

Article 9 – Acquisition of 900 Worcester Street

Andy Wrobel, Recreation Commission, Hans Larsen, Executive Director, David Murphy and Barbara Searle of the Board of Selectmen were present to answer questions from Advisory and provide additional information as needed.

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 authorizes further amendment to the Purchase & Sale Agreement. The total purchase price has increased to \$5,083,694 from the original purchase price.

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 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.

Vote on Articles for Special Town Meeting

Article 6 - Fiske and Schofield Renovations

Mason Smith made a motion that the Advisory Committee recommends favorable action on Article 6. Ann Rappaport seconded the motion.

Disposition:

Favorable action was recommended on Article 6 by a show of hands, 10 to 0.

Article 4 – School Committee Reimbursement for WMS Windows Feasibility Study

Mason Smith made a motion that the Advisory Committee recommends favorable action on Article 4. John Hussey seconded the motion.

Disposition:

Favorable action was recommended on Article 4 by a show of hands, 10 to 0.

Article 9 – Acquisition of 900 Worcester

Mason Smith made a motion that the Advisory Committee recommends favorable action on Article 9, Motion 1. John Hussey seconded the motion.

Disposition:

Favorable action was recommended on Article 9, Motion 1 by a show of hands, 9 to 1.

Mason Smith made a motion that the Advisory Committee recommends favorable action on Article 9, Motion 2. Ann Rappaport seconded the motion.

Disposition:

Favorable action was recommended on Article 9, Motion 2 by a show of hands, 9 to 1.

Article 8 – North 40 Landfill Remediation

Mason Smith made a motion that the Advisory Committee recommends favorable action on Article 8. John Hussey seconded the motion.

Disposition:

Favorable action was recommended on Article 8 by a show of hands, 10 to 0.

Supplement Report

Ann Rappaport advised the supplemental report would be sent out on October 23rd and any additional information would need to be submitted to her before noon to make the cut-off time.

Approval of Minutes

Mason Smith made a motion to approve the minutes of October 8, 2014. The motion was seconded by Ann Rappaport and the minutes were approved unanimously by a show of hands.

New Business/Old Business

The Chair asked for volunteers to comprise the Advisory Committee Spelling Bee Team. Kathleen Woodward, Chad Harris and Thomas Engels volunteered to represent Advisory at the Spelling Bee on November 6th at 7:00 p.m. at the Sprague Elementary School
The Advisory Committee will meet at 6:30 p.m. on October 27, 2014 in the Wellesley Middle School Faculty Cafeteria. The Special Town Meeting will follow at 7:30 p.m. in the Wellesley Middle School Auditorium.

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