

**Advisory Committee Meeting  
Juliani Room, Wellesley Town Hall  
Wednesday, February 27, 2019, 7:00 p.m.**

Those present from the Advisory Committee included Jane Andrews, Julie Bryan, Rose Mary Donahue, Bob Furlong, Mary Gard, Bill Maynard, Dave Murphy, Lina Musayev, Betsy Roberti, Mary Scanlon, Tom Skelly, and Andrea Ward.

Tom Skelly called the meeting to order at 7:00 p.m.

**7:00 p.m. Citizen Speak**

There was no one present for Citizen Speak.

**7:00 p.m. Community Preservation Committee (CPC) re: Additional FY20 Appropriations**

Barbara McMahon, Chair, CPC, was present.

- There are two additional appropriations that have been voted on and approved by the CPC
  - Fells Branch Library Garden
    - Phase 1 of the children's/pollinator garden
    - Project will include pathways, garden beds, changing the grade to make it stroller/handicapped accessible
    - Will include some preliminary plantings
  - Softball field reconstruction
    - \$500,000 for the softball field(s) reconstruction
    - CPC enthusiastically supports this project; had been anticipating this after contributing design funds last year
- CPC also finalized its financial plan. Motion 1 of Article 16 includes the statutory requirement to make a 10% appropriation to each of two reserves (Historic Resources and Community Housing). Because CPC is generating more income than expected, would like to raise the two appropriations from \$165,000 each to \$170,000 so as to be sure to meet the 10% statutory requirement. Advisory will need to re-vote this motion.
  - CPC will have to discuss next year whether to start making additional appropriations to Open Space Reserve

A question was asked as to where the \$170,000 is reflected: On page 2 of financial plan.

A question was asked how the maintenance of the garden would be handled going forward: Community Preservation Act (CPA) funds can't be used for routine maintenance. There is already some maintenance that occurs at Fells; this will be a little more involved; Library is working with a local landscaper and may get this gifted; maintenance number is an estimate for CPC and the Wellesley Free Library (WFL) Foundation. A follow-up question was asked whether someone is planning to pay for the maintenance going forward so that the Facilities Management Department (FMD) won't end up being responsible for it: That is not certain at this point and until the garden is up and running there won't be an answer to this. CPC is funding Phase 1 and the next phase will come from private fundraising by the WFL Foundation.

Library Director Jamie Jurgenson, who was in attendance, was asked whether the Library is looking to raise funds to have a maintenance budget for this garden: Yes. A follow-up question was posed to Ms. Jurgenson as to whether the Library would continue to raise funds on an annual basis to cover

maintenance, as it is very specialized work: The Library will pay landscaper through private funds; Cricket Vlass of the Department of Public Works (DPW) will let Library know if this is something DPW can handle.

**7:15 p.m. CPC/Playing Fields Task Force (PFTF)/Board of Public Works (BPW) re: ATM Warrant Article 21 (Softball Field)**

Michael D'Ortenzio, Chair, Playing Fields Task Force (PFTF); Jeff Wechsler, Chair, Board of Public Works and Member, PFTF; Dave Cohen, Director, DPW; and Dave Hickey, Town Engineer, DPW, were present.

- Softball field reconstruction request (for Lee Field and Hunnewell multi-purpose field) is for Town to borrow \$300,000; that will be combined with \$500,000 from CPC and \$200,000 from private donations
- Improvements include field conditions, drainage (redirection of pipes), amenities (scoreboard, dugouts) and changes necessary to meet MIAA standards; hired Weston & Sampson last year to assess conditions and recommend alternatives
- Public engagement included meetings of the National Resources Commission (NRC)
- Unanimous support from NRC, CPC, and the Board of Selectmen (BOS)
- Will finalize design and permitting in March, solicit bids in April/May; construction in Summer 2019

A question was asked as to the amount of the fundraising to date: Fundraising efforts have not formally been started; letters and emails will be rolled out this week, first to softball families in Town; local business gifts will also be secured; to date, \$23,000 - \$25,000 has been raised without any advertising.

A question was asked as to which field is the multi-purpose field: It is the field adjacent to Reidy Field; used for soccer, Pop Warner football, softball and a variety of sports. Another question was asked as to where the two scoreboards would be placed: The location has not been finalized, but the preferred location for Lee is in the outfield (left field); that scoreboard has the potential to be solar; the scoreboard for the multi-purpose field will be placed in right center field, by the aqueduct. A follow-up question was asked if this reconstruction would increase maintenance costs for DPW: In the short term, it will probably decrease costs because the condition of the fields will be improved; there hasn't been a work-up of costs for the maintenance of the dugouts. An additional question was asked as to who takes care of Reidy Field: Little League maintains Reidy field. A follow-up question was asked as to who will take care of Lee Field and the multi-purpose field: DPW will take care of these two fields; some expenses will be added for the scoreboards and lights.

A request was made to comment on the environmental impacts of this project: Lee Field is a challenge to fit the dimensions needed for MIAA events, as it pushes up against the mature buffer. There is an opportunity to treat and improve the biological habitat and biological function of the drainage in this area. A sample of storm water was taken to review the chemistry; some high nitrogen levels, as the water is a direct run-off from roads. A portion of the drainage channel will be culverted. This has been discussed with the NRC and will go through permitting. Weston & Sampson has also done an assessment of the trees and habitat value.

A question was asked about the \$200,000 of private funds and what would happen if those funds have not been raised by the start of Annual Town Meeting (ATM): If the funds are not secured by the start of the project, then the project can't move ahead. The project would be put on hold and fundraising would

continue or other sources of funds would be looked at. One option would be to structure the project in phases. CPC funds will be made available at the close of ATM so preliminary work can be started.

A question was asked as to the timeframe, start to finish, for the project: Construction will be a challenge to complete in the summer period. It is a solid three to four months of construction and there is a lot of drainage work. The work might be completed in September if we are ready to go and the pieces fall in place. With respect to the fundraising, ideally PFTF would like to go to ATM with money in hand or commitments in hand.

A question was asked as to what happens when the fields will be off-line/unavailable: This question was a focus of task force because of multiple uses and large number of users of multi-purpose field (Lee is largely a softball field); plan in place to disburse users for the summer.

### **7:30 p.m. PFTF/BPW re: ATM Article 22 (Sprague Turf Field)**

Original turf was installed in 2008 with an estimated useful life of 10 years, which has been exceeded. Gail Associates assessment in 2017 indicated that the carpet and pad need to be replaced. Bids are due next week.

### **7:35 BPW re: ATM Warrant Articles 12 (Baler Stabilization Fund Contribution), 23 (Walnut Street Design) and 28 (Easements on Ravine Road)**

#### Article 12—Baler Stabilization Fund Contribution

- Request transfer of \$50,000 to the Baler Stabilization Fund
- Current fund balance is \$741,000
- Balers and compactors were purchased in 1996; have exceeded useful life due to proactive preventative maintenance program
- Estimated cost of replacement for baler (no earlier than FY25) will be \$1 million; estimated cost of six compactors (as early as FY22) will be \$50,000 apiece

A request was made to review the funding history for these pieces of equipment: Originally the fund was called the “wood grinder fund”; that became Baler Replacement Fund; for a number of years, that fund was built up through appropriations from Article 8; when Baler Stabilization Fund was created in 2016, funds were transferred from Baler Replacement Fund; for the next few years, no funding took place; DPW intention will be to bring annual ATM article seeking funding; would like to get the annual contribution up to \$65,000; DPW does a lot of turnback.

#### Article 23—Walnut Street Design

- Requests transfer of \$150,000 of available cash capital for the design of Walnut Street
- Funds will be transferred from the remaining design funds for Cliff Road and Grove Street
- Walnut Street was last re-paved in 1998
- Construction not planned until FY22 because Great Plain Ave. rotary will be constructed in FY21

#### Article 28—Easements on Ravine Road

This article is a standard easement article; has been approved by Town Counsel and the Town Engineering Department; abandonment and relocation will be funded by the property owner; improves drainage in an area that was problematic and difficult to maintain; ATM approval required before easement recorded at Registry of Deeds.

## **7:40 pm. Electronic Voting (EV) Committee re: ATM Warrant Article 36**

K.C. Kato, Town Clerk and Member, EV Committee; Pete Jones, Chair, EV Committee; and Douglas Smith, Vice Chair, EV Committee, were present.

- EV Committee returning to see if Advisory has any questions regarding the operating rules for electronic voting that the Committee drafted and sent to Advisory

A question was asked as to who makes the decision on Town Meeting floor to, for example, allow a greater amount of time for a particular vote: The Moderator has ultimate discretion, as he does now; the procedures are not that different than what is done today; they are recommendations; tried to keep old methodology in place in case anything changes.

An Advisory member commented that it is very helpful to see these procedures.

Another Advisory member thanked the EV Committee for all its work and noted that the EV devices seem to be a very good product.

## **7:45 p.m. Discussion and Voting on ATM Warrant Articles**

### Article 12 (Baler Stabilization Fund)

*Andrea Ward made and Bob Furlong seconded a motion for favorable action on Warrant Article 12, as proposed by the Board of Public Works, to see if the Town will vote to appropriate the sum of \$50,000.00 (FIFTY THOUSAND DOLLARS) from free cash to the Baler Stabilization Fund established by the vote taken under Article 10 at the 2016 Annual Town Meeting for replacement of the RDF Baler, Compactors and other RDF equipment. The motion passed unanimously (11-0).*

### Article 16 (Community Preservation Fund Appropriations)

*Andrea Ward made and Bob Furlong seconded a motion to rescind the previous vote of the Advisory Committee regarding the appropriations under Article 16 for administrative purposes and to Historic Resources and Community Housing Reserves. The motion passed unanimously (11-0).*

*Andrea Ward made and Julie Bryan seconded a motion for favorable action under Article 16, as proposed by the Community Preservation Committee, to see if the Town will vote to appropriate \$65,000 for administrative purposes, \$170,000 to the Historic Resources Reserve fund, and \$170,000 to the Community Housing Reserve fund. The motion passed unanimously (11-0).*

*Andrea Ward made and Bob Furlong seconded a motion for favorable action under Article 16, as proposed by the CPC, to see if the Town will vote to appropriate \$500,000 from the Undesignated balance to the Department of Public Works for the reconstruction of the Softball Fields. The motion passed unanimously (11-0).*

*Andrea Ward made and Lina Musayev seconded a motion for favorable action under Article 16, as proposed by the CPC, to see if the Town will vote to appropriate \$30,000 from the Open Space Reserve to the Board of Library Trustees for installation of a Pollinator Garden at the Fells Branch Library. The motion passed unanimously (11-0).*

### Article 21 (Softball Fields)

*Andrea Ward made and Mary Scanlon seconded a motion for favorable action on Warrant Article 21, as proposed by the Playing Fields Task Force and School Committee, that the Town vote to appropriate \$1,000,000 (ONE MILLION DOLLARS) to be expended under the direction of the Board of Public Works*

*for construction services and all other associated services and costs related to the construction or reconstruction of the softball field (Lee Field) and multipurpose field located at the Hunnewell Field; with the funds to be raised as follows:*

- *\$200,000 transferred from Gifts;*
- *\$500,000 from the Community Preservation undesignated balance as approved pursuant to Article 16 of the Warrant; and,*

*That the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow the sum of \$300,000. The motion passed unanimously (11-0).*

#### Article 22 (Turf Field Replacement)

*Andrea Ward made and Mary Scanlon seconded a motion for favorable action on Warrant Article 22, as proposed by the Playing Fields Task Force and the School Committee, that the Town vote to appropriate \$1,000,000, to be expended under the direction of the Board of Public Works for design, architectural, engineering and other professional services, bid documents, construction services and all associated costs related to the replacement of the synthetic turf fields located at the Sprague School; with the funds to be raised as follows:*

- *\$500,000 (FIVE HUNDRED THOUSAND DOLLARS) from the Turf Field Fund; and*

*That the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow the sum of \$500,000. The motion passed unanimously (11-0).*

#### Article 23 (Walnut Street)

*Andrea Ward made and Rose Mary Donahue seconded a motion for favorable action on Warrant Article 23, as proposed by the Board of Public Works, that the Town vote to transfer \$150,000 from free cash to be expended under the direction of the Board of Public Works, for engineering designs, bid documents, and associated costs related to the construction, reconstruction, rehabilitation, and repair of Walnut Street, including street, sidewalk and/or drainage repairs and improvements. The motion passed unanimously (11-0).*

#### Article 28 (Easement)

*Andrea Ward made and Rose Mary Donahue seconded a motion for favorable action on Warrant Article 28, as proposed by the Board of Public Works, that the Town hear the report of the Board of Public Works that certain easements for drainage utilities be abandoned and a new easement granted, and that the Town vote to authorize the Board of Public Works to make the required declaration to grant a new drainage easement and abandon a portion of the drainage easement for the property at 37 Ravine Road, Wellesley, MA, as described more fully in the Warrant and Motion for the 2019 Annual Town Meeting. The motion passed unanimously (11-0).*

### **7:57 p.m. Permanent Building Committee (PBC) re: ATM Warrant Articles 17 (Town Hall Exterior Supplemental Funding) and 20 (Middle School Systems Design Funding)**

Tom Goemaat, Chair, PBC; David Grissino, PBC; and Steve Gagosian, Design and Construction Manager, FMD, were present.

#### Article 17 – Town Hall Exterior Supplemental Funding

- A project update was provided and slides of the work and conditions were presented
- Allegrone Construction has been a capable and a creative partner; they are trying to make a name in historical masonry preservation so they are paying attention to detail and their workmanship is good quality

- Design decisions made by McGinley Kalsow architects, seen now in completed Phase 1, will restore Town Hall to its original beauty
- Because Town Hall is an occupied building, some work has to be phased and coordinated
- Mortar 101: Although surveys and investigations were done during the design and pre-construction, the severity of damage was only discovered during the work and demolition
  - Impermeable mortar didn't let water evaporate over time
  - Paint on inside of Town Hall created an additional impermeable surface
  - Over the years the trapped moisture disintegrated the core of the mortar
  - Depth of deterioration of mortar was so great that stones were loose; in many cases had to provide temporary shoring to hold in place
- In addition to the extensive deep mortar deterioration, other latent conditions that have been discovered include
  - Steel reinforcing damage at chimneys; not structurally sound
  - Extensive wall damage under roof flashing
  - Concealed asbestos containing caulking found under replacement caulking
  - Structural damage (rotting) to all low roof areas; roof and ceiling damage at West Portico
- Costs
  - Initially this was a two-phase project with demobilization planned between the phases. However, demobilization did not occur. Phase 1 allowed us to learn about a range of issues expected to be found in the second phase; confident that many of the same problems will be found on different areas of the building. There are certain known costs from Phase 1 that have been used to project what is expected to be found in Phase 2. As a result, there will be a shortfall in funds.
  - The request is to transfer additional funds from the design phase into the construction phase to cover the gap that is known and expected and to make sure there is enough in the contingency to finish the project.

Clarification was requested as what exactly ATM is being asked to approve in Article 17: The total “ask” is \$575,842, with \$355,244 to be transferred from the leftover design funds and \$220,598 to come from Free Cash; at the end of the day, want to have \$500,000 in place as a contingency; currently there is a shortfall in funds of \$75,854.

There was discussion about the contingency and a request that PBC rework the slide(s) on the contingency/funding to make them clearer for ATM.

There was a question whether the sandstone at the side entry of Town Hall is being replaced: The sandstone will be replaced; difficult to find the same stone; the walking surface will be a more durable surface, as the original Town Hall design used a very soft, less durable stone.

#### Article 20 – Middle School Systems Design Funding

Melissa Martin, School Committee, joined the PBC members presenting.

- Elements of Middle School Building Systems design project include
  - Re-pointing masonry at different levels, but not a comprehensive repair to the building
  - Replace original 1950s HVAC equipment in Gyms A and B and the auditorium
  - Doors and casework; new doors will include security locking devices
  - Art rooms – currently there is inadequate space for art
  - Kitchen – the original kitchen was never intended to serve the district; disjointed configuration; health and safety issues

- Electrical wiring upgrades where cloth wiring found
- Fire alarm panel evaluation
- Sustainability considerations will be reviewed with the HVAC upgrades and the kitchen renovation; air source heat pumps will be investigated in the schematic design
- Request from ATM will be for \$1,300,200 in design funds
- This will be a third-party Owner's Project Manager; not something that can be handled within FMD
- Recommending this as a CM@Risk project; ability to engage with construction manager during pre-construction

A question was asked about the HVAC and whether the air handlers are functional: Yes. A follow-up question was asked whether these components could be left the way they are: No, this isn't one of those "would be nice to do while we're here" items; these are air handling units from the 1950s that have been repaired along the way; given their age, they are well beyond their useful life.

A comment was made that the intent is to get an additional 25 years out of the Middle School building; the original project in 2001 was in the mid-\$30 million range and was rejected by voters; revised project was in the low-to-mid \$20 million range; the Town has been trying to catch up; this will be the end of the catching up; many things done over the last 10 years would have been done as part of the original, larger project.

A comment was made that there are many capital projects on the horizon; need to give Town Meeting Members a sense of context for this project; construction costs were estimated at \$12.8 million on capital planning schedule circulated by Executive Director; construction costs would require debt exclusion.

- Project schedule
  - The steam pipe project will start this summer if approved and will be completed in the Fall 2020, before this project starts
  - Idea is to have a Special Town Meeting (STM) in early Fall 2020 to vote construction funds for this project and then have a debt exclusion vote; important to do that so that contractor can use post-STM months to get ready to hit ground running at close of school year 2021
    - Strategy is to give contractor first two quarters of 2021 to get materials and shop drawings ready
  - Some of the work will stretch into Fall 2021; art rooms and kitchen
    - Developing contingency plans for serving lunches in September and October while kitchen still under construction
  - Some of the second summer (2022) might be needed, as there is a lot of work involving classroom cabinets
    - Not giving up that might be completed in 2021 if we can get the right team

A question was asked if there are additional costs to shutting down the kitchen: The actual solution has not been identified and will be discussed as the project moves forward; challenges are being thought through with faculty and staff.

A question was asked as to where the \$1.3 million for this project is coming from: Part of it (\$458,800) is the redirection of a prior FMD cash capital appropriation for the Middle School paving; paving is being pushed back to 2022 or 2023; the remainder of the funds (\$841,400) will be a transfer of Free Cash.

## 8:45 p.m. Executive Director Update re: FY20 Budget and Town-wide Financial Picture

Blythe Robinson, Executive Director, and Sheryl Strother, Finance Director, were present.

- The budget is not set, but it is very close; BOS meeting Thursday 2/28 at 10 a.m. to discuss
- Highlights to date
  - Don't expect sources and uses to change very much
  - For Schools, SC voted a slightly different budget than the superintendent had requested
  - Health insurance rates came in; \$148,000 surplus was used to adjust revenues
- Late-breaking proposal that BOS will debate tomorrow concerning mental health/social services
- BOS had some conversations about the School budget on Monday; request to look at the School budget to see if there are any potential reductions
- Budget will be known by Saturday, March 2; mental health proposal will be presented to Advisory at that time
- Town-Wide Financial Plan (TWFP) will include major projects financing schedule – timing and amounts of upcoming major capital projects

There was a question about long-term planning and the conversations at a recent BOS meeting about the assumptions of budget growth over the coming years: BOS asked ED/Finance to model a flat 3% increase in the operating budget, for both the School and Town budgets, for next year; BOS discussed this but reached no conclusion; TWFP includes a 3% increase, along with the same 7% increase for health insurance (as this year), the usual use of \$2.5 million use of Free Cash to balance budget, and the usual 2.5% increase in tax revenues.

A comment was made that this year there was the unexpected windfall with health insurance but that's a one-year gain: The Town should continue to see some benefits in health costs in the second year as more people move to high deductible plans. A follow-up question was asked if there are continued incentives for the higher deductible plan: Yes, there are incentives, but it is a declining amount each year; will be 0% in the third year.

- Town is at 6.5% this year on the debt/capital policy; right in middle of range
  - Not projected to go up a lot until 2023
  - The conversation should be started around cash capital
- Town is using a substantial amount of the \$1 million from health savings to fund some projects and reduce borrowing (e.g., SPED Reserve Fund; Baler Stabilization Fund)

A question was asked if there had been a decision about the amount of the SPED Reserve Fund transfers in Article 11: \$160,000 for Motion 1 (Medicaid transfers) and \$500,000 for Motion 2 (additional transfer).

A question was asked about which items have changed in the “summary of sources and uses” table: Local receipts up due to significant increase in interest income; State Aid up due to better Governor's budget; taxes are up 3.9% due to the 2.5% increase and the remainder (\$1.8 million) in new growth (additions and new buildings).

- Three departmental budgets are out of guideline due to changes in employee classifications that were not funded from Human Resources (HR)

A question was asked if there has been any discussion of the rationales for being out of guidelines within the BOS departments: Yes, some were very straightforward (e.g., Board of Assessors facing reevaluation year; IT due to electronic permitting and time management); TWFP specifically calls out the BOS, Schools, and the BOH as over guidelines.

A question was asked if the revised TWFP is available: This has just been updated and will be available by end of day tomorrow.

A question was asked regarding the mental health proposal: The recommendation will be to hire a licensed social worker and the Police Department is discussing with Weston about a shared service to provide mental health and social service assistance at night. A follow-up question was asked as to where (in which department) this licensed social worker would be housed: The proposal will be a cost center within BOS for now; too early to say at this point; there will be a presentation about this on Saturday.

There was a question whether the only supplemental appropriation under Article 7 would be for winter maintenance: There may be an additional request.

A comment was made that in the School budget, a 2.94% increase is associated with the contractual steps and lanes increases, so it is difficult to see how the Schools can add anything else if the guideline is at 3%; there needs to be a Town conversation about what we want for the Schools.

A question was asked about the softball field funding and whether Advisory can approve the \$200,000 in gifts if they have not yet been received: The contract won't be signed if the funds are not there.

Blythe Robinson was thanked for her service to the Town.

### **9:10 p.m. Board of Health FY20 Budget**

Shepard Cohen, Chair, Board of Health (BOH); Marcia Testa Simonson, Vice Chair, BOH; and Lenny Izzo, Director, Health Department, were present.

- BOH supports many departments across Town; BOH salary increases and general expense increases were reviewed
- This year, increases are higher due to social worker needs and environmental health services (EHS) needs
- FY20 budget adds 12 hours/week for an EHS environmental health specialist; non-benefited hourly individual
  - Addition of these hours will help the Director continue to transition out of field work to supervision/management
  - Will also help bring BOH staffing into better compliance with the FDA and Massachusetts standards (Massachusetts Standard 8 Food Safety Work Force compliance)
    - Still way below even with everything BOH is asking for
    - With the increase in the number of food establishments in Town, there has been an increase in inspections
    - The main driver of the increase is the new food code that went into effect at the end of January; no transition time was allowed
    - BOH conducted a needs assessment/gap analysis
    - The prior food code reporting form was presented and reviewed alongside the new food code form, which is more comprehensive

- The BOH will have training sessions for food establishments on the new form as well as compliance checks
- According to state standards, BOH is short 1,435 EHS hours; BOH would like to fill the gap over the next 5 years; cost would be \$124,000 if the situation were fixed all at once (1.4 FTEs)
  - BOH is asking instead for \$20,000 for 12 extra hours for FY20, with future year requests adding incremental hours
  - Needham has 2 EHS inspectors, as well as an on-call person and an Assistant Director

There was a question whether Needham also falls short in the calculation of EHS hours: Yes.

A question was asked if there is a sense of how many communities are out of compliance, as new state food code seems like a classic unfunded mandate: Using 2013 data analyzed for 50 towns in Metrowest, Wellesley was 44th out of 50 towns; Wellesley also has Babson College and Wellesley College, with several dining halls each; next step is a risk analysis because of the schools and colleges.

A question was asked as to how Wellesley's fees compare to other towns: The fees were increased, but state permission has to be obtained to raise certain fees above certain points. A comment was made that if we are doing this many inspections, then the inspections should be paying for themselves; if this requires asking the state for higher fees, then we should do that: Some restaurants have gone up from \$400 to over \$1,000; you'll see impact of that this year, since food permits renew in November.

- A lot of discussion about food, but Health Department conducts many other inspections beyond food: e.g., pools, camps, housing inspections, demolition inspections

### **9:55 p.m. Discussion and Voting on ATM Warrant Articles (continued)**

#### Article 17 (Town Hall Exterior)

*Andrea Ward made and Mary Scanlon seconded a motion for favorable action on Warrant Article 17, as proposed by the Permanent Building Committee, to see if the Town will vote to appropriate \$575,842 (FIVE HUNDRED SEVENTY-FIVE THOUSAND EIGHT HUNDRED FORTY-TWO DOLLARS) to supplement funds for the rehabilitation, restoration or repair of the Town Hall exterior as voted under Article 22 of the 2018 Annual Town Meeting; with the funds being raised through the transfer of \$355,244 from the amount appropriated under Motion 1 of Article 17 of the Warrant for the 2017 Annual Town Meeting and \$220,598 from free cash. The motion passed unanimously (11-0).*

#### Article 20 (Middle School Systems Design)

*Andrea Ward made and Rose Mary Donahue seconded a motion for favorable action on Warrant Article 20, as proposed by the School Committee, to see if the Town will vote to appropriate \$1,300,200 (ONE MILLION THREE HUNDRED THOUSAND TWO HUNDRED DOLLARS) to be expended under the direction of the Permanent Building Committee for architectural and engineering designs, plans, and other specifications and any associated costs related to repairs and renovations at the Middle School, including but not limited to: exterior façade repairs, replacement of selected HVAC systems, replacement of selected interior doors, renovation of Art Rooms, replacement of cabinetry/millwork in selected classrooms, renovation of the kitchen, and for any other services in connection therewith; with the funds being raised through the transfer of \$458,800 from the amount appropriated to cash capital works under Article 8, Motion 2 of the Warrant for the 2018 Annual Town Meeting, and \$841,400 from free cash. The motion passed unanimously (11-0).*

Discussion: There was a comment that perhaps some of the items in this project are still serviceable and, if there isn't a pressing need, perhaps they don't have to be replaced. There was an additional comment that many of the items are antiquated; trying to extend the life of the Middle School for another 25 years. There was a comment that if there is work that needs to be done to make the building serviceable for the future, then it's very short-sighted not to do it now; however, are we sure that we have in front of us all the work that needs to be done? There was an additional comment that this has been a very thoughtful process (e.g., when the connector doors were evaluated, it was determined that they did not need to be replaced in some locations) and that there are economies of doing the work all at once. There was a further comment that this is everything we know about in the building.

### **10:10 p.m. Adjourn**

Jane Andrews made and Tom Skelly seconded a motion to adjourn. The motion passed unanimously.

### **Items Reviewed During the Meeting**

- *BOH, FY20 Budget Request, Advisory Committee Presentation, Power Point, February 27, 2019*
- *CPC, Fells Garden Design Concept, February 27, 2019*
- *CPC, Fells Garden High Level Estimate, February 27, 2019*
- *Wellesley CPA Financial Plan: July 1, 2018 to June 30, 2024 (Final 2/25/2019)*
- *Summary of Sources and Uses for Town Wide Financial Plan, February 27, 2019*
- *PBC Middle School Building Systems Presentation, Power Point, February 27, 2019*
- *PBC Town Hall Envelope 2019 Presentation, Power Point, February 21, 2019*
- *Committee on Electronic Voting Report, FINAL, February 22, 2019*
- *Operating Rules for Electronic Voting at Town Meeting, February 22, 2019*
- *Electronic Voting Devices Survey Results Report*
- *BPW Articles Review, Power Point, February 27, 2019*