



**Town-Wide Financial Plan for 2020 Annual Town Meeting
COVID-19 Update
Submitted by the Board of Selectmen**

June 2, 2020

Dear Town Meeting Members:

Please find a COVID-19 update to the March 11, 2020, Town-Wide Financial Plan for the 2020 Annual Town Meeting.

COVID-19

On March 10, 2020, Governor Baker declared a State of Emergency for the Commonwealth of Massachusetts and on March 23, 2020, declared a Shelter in Place Advisory. Our schools closed on March 17, 2020, for the remainder of the year, Town buildings were closed to the public, and non-essential businesses closed on March 23, 2020. Wellesley first responders (Police and Fire Departments) modified their operations to serve the public in a safe and efficient manner. In compliance with the Governor's orders and necessary measures to protect the health of the staff, all other Town municipal departments modified services to assist residents by phone, email, and online offerings. The Selectmen's office coordinated communications across all Town departments and began issuing a daily electronic briefing to subscribed residents, businesses and employees and posted on the Town website. Collaboration across all Departments and Boards has been strong and productive; community compliance with the evolving governmental orders to support safety has been high. Overall, Wellesley has effectively and efficiently worked to address and reduce the COVID-19 risks in the community.

On May 18, 2020, the Governor released the Commonwealth's Reopening Plan that allows for a slow and cautious opening of various industries and businesses. The Commonwealth is in the "Start" Phase of the Plan, the first of four phases. The last phase, the "New Normal", is months away and the Town is working to adapt to the constant evolution and shifts in compliance requirements.

To help municipalities address the impact of COVID-19 several financial measures have been implemented by both the Federal Government and the State. At the end of this report is an update on Wellesley's current CARES Act and FEMA reimbursement funding availability.

Due to the extended closures and unknown timeframe for returning to the "New Normal", the Board of Selectmen (the Board) have modified the Fiscal Year 2021 Budget to reflect anticipated revenue shortfalls. The offsets to these anticipated revenue reductions have been addressed primarily through the reductions to the capital budgets; operating budgets have not been reevaluated. The Board of Selectmen will be monitoring the FY21 financial impacts of COVID-19 on the Town over the next several months and will work with the other Boards and Departments to identify any necessary modifications to the FY21 budget at a planned Special Town Meeting in October 2020.

As noted above, the Board, working with departmental staff and other Town officials, is proposing a balanced budget of \$ 178,043,624 for the fiscal year 2021 (FY21 the year beginning July 1, 2020). This represents a \$2,346,005 reduction relative to the pre-COVID-19 balanced budget recommendation. The following reductions have been made to the sources of revenue projections presented in the original March 11, 2020, Town-Wide Financial Plan (TWFP) [2020 Budget Book](#) due to Covid-19:

- The most significant change is the anticipated negative impact on local revenue and new growth assumptions: the Town has reduced assumed growth in Motor Vehicle Excise Tax, Investment Income, and Building Permits by \$1,646,005. Based upon the reduction in building permits from March to mid-May, the new growth assumption for FY21 has been reduced by \$500,000 or 28%.
- State Aid is unclear at this point so initial assumptions about \$200,000 growth in state aid have been removed. As the State Budget is approved, the Town may require further adjustments in State Aid in Fall 2020.

To balance the budget considering this anticipated revenue reduction of \$2,346,005, all Town departments worked together to collectively reduce the FY21 Capital projects requests. There are three key changes from the original March 2020 budget:

- In April 2020, the Board of Selectmen requested that all departments and Boards freeze hiring of non-essential staff; this new budget reflects an assumed savings of \$200,000 in employee insurance savings as a result of reduced hiring activity.
- Cash Capital requests across departments have been reduced by 25%.
- The funding strategy and timing of the Sprague School HVAC project has shifted. It was originally envisioned as a cash capital project; it is now planned to be deferred until the fall and it will be proposed to be funded through borrowing.
- The Town Hall Annex project has been put on hold.

A revised FY21-FY25 Capital Budget is included for review; it is important to note that the out years will be modified as part of the FY22 budget cycle.

The amount of reserves used to balance the FY21 budget continues to be \$2,639,066, which is consistent with past years. The Town has several open union contracts this year and progress on many of them was stalled by the pandemic. There is a placeholder in the budget for open contracts. The revised TWFP anticipates an additional \$551,988 for Police and Fire Collective Bargaining Agreements which have been tentatively settled. (Union settlements will be discussed below.)

In attempts to bolster reserves against the unknown financial impacts of COVID-19, the use of Free Cash was extensively evaluated by the Board of Selectmen. The Town's Financial Policies strive to maintain reserves between 8% - 12% of revenue. The revised FY21 budget continues the planned funding levels of the stabilization funds and other reserves as well as OPEB and Pension contributions. Assuming approval of this updated FY21 Budget, the anticipated reserve balance will be \$18,538,610 or 11.54%.

There are several debt-funded projects included in the warrant for the Annual Town Meeting requiring appropriation. Many projects are moving forward. There are three noteworthy changes to the debt-funded projects outlined in the March 2020 TWFP:

- Due to COVID-19, the Board decided to delay the funding for the Town Hall Annex Schematic Design. The Annex was to serve as swing space during the Town Hall Interior

Renovation Project and was to permanently house Town departments including Planning, Building, NRC, ZBA, Facilities Management, and several smaller departments. The Board will be investigating leased space as a cost-savings initiative. The Town has leased office space for the Facilities Management department since 2015 at 888 Worcester Street, and will bring to ATM 2021 proposals for leased space for the Annex departments.

- The amount of additional funds to complete the Lee/Hunnewell Fields project approved at the 2019 Annual Town Meeting and the sources of funding have changed. The total additional cost of the Lee/Hunnewell project has been reduced from \$500,000 to \$400,000, based on bids in hand. CPC has voted to request use of \$400,000 (an increase of \$200,000) to complete the project. With CPC funding the entire additional project cost, the Town will not have to borrow funds to complete the project.
- The Great Plain Avenue project continues to be a high priority. Unfortunately, the original project estimate of \$1,750,000 has now increased significantly to \$2,750,000. To fund the project, the Grove Street project which was approved in 2018 will be deferred and the portion of the funding that has been borrowed will be reallocated; in addition, transfers of remaining balances from four other small borrowed projects, and inside-the-levy borrowing will be used. The Grove Street project will be delayed, and a new funding request will be brought forward to a future Town Meeting.

In terms of FY22-24 outlook, the forecasts conducted in February 2020 for municipal departments reflected a 2.5% increase, and the School projections increased 3% annually. The projections at this time have not been updated and therefore remain the same; as FY22 budget planning begins in July 2020, the Board will be re-evaluating both FY21 and FY22 budgets based upon the current economic climate. Unified Plan and Strategic Plan initiatives will be very carefully evaluated for FY22 based on their budget implications.

Revenues

Real Estate and Personal Property Taxes

Wellesley's primary source of revenue is real estate taxes. In the revised FY21 budget, taxes represent 84.6% of the estimated revenues, of which 87% are from residential assessments.

State Aid

The Town generally receives approximately 6.15% of its revenue in the form of State Aid, of which 86.5% is for educational purposes, and 12% is State revenue assessments to other government agencies. State revenue assessments are not available to fund the Town's budget. With new projections holding a flat State Aid increase, State Aid now represents 6.5% of the FY21 revenues.

Local Receipts

Local receipts generally represent 7.35% of the Town's revenue. Most local receipts (72%) are from motor vehicle excise, permits and licensing, and interest earnings. Due to COVID-19, the Town is anticipating significant shortfalls this year in local receipts and has reduced assumptions by \$1,646,005, reducing the percent of revenue to 6.3%.

Annually the Wellesley Municipal Light Plant contributes \$1 million to the Town and will continue to do so this year.

Free Cash (Reserves)

Free Cash is “generated” by revenues in excess of budget, budget “turn-back” (amounts budgeted but not spent), and other timing differences. For the FY21 budget, the use of \$2,639,066 in Free Cash now represents 1.6% of the estimated revenues.



Reserves

Mindful of the need to maintain financial reserves to support the Town’s favorable Aaa bond rating, the Board continues to carefully monitor the level of revenues and expenses against budget projections, and the resulting impact on reserve levels. During a crisis, the reserves give the Town finances strength to weather the unforeseen economic conditions.

Under Massachusetts Department of Revenue (DOR) rules, the Free Cash balance and the General Purpose Stabilization Fund are reserves specifically available for appropriation by Town Meeting for any lawful purpose. Appropriations from the Stabilization Fund require a two-thirds vote by Town Meeting, whereas appropriations from Free Cash require a majority vote. The balance of the General Purpose Stabilization Fund as of June 30, 2019, was \$3.37 million. At this time, the Board does not anticipate any requests for appropriations from this fund; however, the use of Free Cash and Stabilization Funds will be evaluated in the fall, as necessary.

The Municipal Modernization Act of 2016 created an additional reserve fund opportunity for special education funding and the Town responded by creating a Special Education Reserve Fund at ATM 2017. Revenues from Medicaid receipts related to special education were deposited into the fund at that time with the plan to continue to build the fund in this manner. Article 11 on this year’s warrant recommends appropriation of \$112,490 in revenues from Medicaid receipts. The School Department initially advised the Selectmen that they anticipated the need to draw down the Special Education Reserve Fund this Spring due to an expected increase of \$1.3 million in unanticipated costs in FY20; due to the availability of circuit breaker reserves and cost savings as a result of COVID-19, the School Department will not need to make the proposed withdrawal this Spring. The updated budget proposes continuing to move forward with the previously planned addition of \$500,000 to the Special Education Reserve Fund as an opportunity to increase the fund to further protect the School budget from unforeseen special education outplacement costs in FY21 and FY22. Funds deposited in a Stabilization Fund can be redirected for another purpose with Town Meeting authorization. The Board continues to support the funding of the Special Education Reserve Fund to ensure that a reliable level of reserves is available should either the

State be unable to meet its circuit breaker obligations, or the Schools experience unanticipated out-of-district placements or other extraordinary expenses.

The updated FY21 budget continues the past practice of contributing Free Cash to the injured-on-duty stabilization fund (\$49,419), and the RDF Baler fund (\$11,512). The Baler Fund deposit proposal represents a reduction from the previously anticipated deposit of \$50,000 due to the COVID-19 impact to the DPW budget. The following chart summarizes revised projections based on the COVID-19 Pandemic to the Town's reserve balances at June 30, 2020:

Reserves Projection

| | <u>Amount</u> |
|---|-----------------------|
| Reserves as of 6/30/2019 | |
| Free Cash Actual | \$ 16,171,779 |
| General Purpose Stabilization fund | 3,371,774 |
| Other Stabilization Funds | 2,131,623 |
| | \$ 21,675,176 |
| Sources and (Uses) of Reserves in FY20 | |
| Snow & ice removal | (300,000) |
| Hunnewell Design | (2,000,000) |
| North 40 remediation | (144,000) |
| Add to SPED stabilization 2021 | (500,000) |
| Add to SPED stabilization - Medicaid | (112,490) |
| Add to IOD stabilization | (49,419) |
| Add to Baler Stabilization | (11,512) |
| Police and Fire Union Settlements | (551,988) |
| Legal Cost Supplement | (100,000) |
| Additions to various Stabilization (no impact) | 711,909 |
| Stabilization interest | 60,000 |
| Balance FY21 budget (Article 8) | (2,639,066) |
| Net operating change - estimated | 2,500,000 |
| Estimated Reserves as of 6/30/20 | \$ 18,538,610 |
| FY21 Revenue | \$ 160,687,707 |
| % of Revenue | 11.54% |

(Note: Amounts appropriated from Free Cash serve to reduce the Free Cash balance during the year of appropriation versus the year of the related expenditure.)

The Town's Financial Reserves Policy ([Appendix A](#)) calls for the sum of the balances in the Stabilization Funds and Free Cash to be maintained in the range of 8-12% of budgeted operating revenues. Reserves in excess of 8% but less than 12% may be used to stabilize tax rates, meet anticipated capital needs, and to avoid or defer an override.

Based on the above projection, Wellesley's reserves at June 30, 2020, would decrease to 11.54%, which is in the higher range of the Board's policy. The Board has strategically reduced

spending from Free Cash to maintain high reserves to assist with potential revenue shortfalls or unanticipated or unreimbursed costs resulting from COVID-19.

Key Financial Planning Issues

Each year, the Board and their staff update the TWFP with input from the Town's departments, Boards, and Committees, guided by the conservative financial policies adopted over the last decade. As in prior years, the key issues impacting the Town's financial planning include:

- Growth in personnel costs;
- Employee benefit costs; and
- Facilities and other capital needs.

The impact of the COVID-19 pandemic is still evolving and will be monitored and reported to Town Meeting in the fall.

A short discussion of each of these items follows.

Growth in personnel costs

The largest recurring item in the year-over-year growth of the Town budget is the cost of wage increases ("Cost of Living Adjustments" or COLA) for existing employees. Most Town employees are unionized, and their annual wage increases are a subject of collective bargaining. There are eleven unions representing 1,129 employees, the largest of which is the Teacher's Association. This year, all union Town contracts (8), except the teacher's contract which expires on June 30, 2022, are being negotiated. To date, the Police Patrol Officers, Police Superior Officers, and Firefighter Unions have been settled. There are 5 remaining unions currently in negotiation, as negotiations were stalled in March due to COVID-19.

As identified in the March TWFP, the Town has had several departures from Police (2) and Fire (2) personnel; since March, one additional Firefighter and one additional Police Officer have retired. Given the cost of recruitment and training, the Board is committed to strengthening our ability to attract, competitively compensate and retain high quality public safety personnel; the collective bargaining agreements are an important component of achieving this goal.

Police Union Settlement

Negotiations with the Patrol Staff and the Superior Officers began in October 2019. Working with both unions, a salary survey was conducted of comparable communities that met the following criteria: geographically located within three (3) abutting communities from Wellesley, having a population range of 0.5% to 1.5% of Wellesley's, having comparable tax rates, per capita income, and equalized valuations (EQV). Ten (10) comparable communities met the criteria: Dedham, Concord, Lexington, Belmont, Natick, Needham, Westwood, Milton, Sudbury, and Ashland. For patrol officers, the study evaluated officers at 10 years and 20 years of service with bachelor's degrees and master's degrees. Superior Officers did not take length of service into account for their study. This competitive salary analysis identified that Wellesley Patrol Officers and Superior Officers are considerably behind in salary relative to comparable communities. The proposed contract settlement terms are outlined below; the contract is designed to promote competitive pay in a way that is intended to limit turn-over of high quality personnel (which results in high, additional training costs), limit liability of accrued time over the long term, and provide more flexibility in staffing.

Key Terms of Patrol Officers Collective Bargaining Agreement:

Contract Covers

- 34 Patrol Officers

Financial Terms

- Three-year agreement (FY21-FY23)
- 2% Cost of Living Adjustment Each Year
- New Academy Step (22 weeks) below step 1 (-2%)
- New 10-year Step (3%)
- New 25-year Step (3%)
- Allows for all EMTs to receive 4% stipend. Previously some positions were only allowed 2% for EMT Stipend
- Elimination of Longevity
- Reduced Injured on Duty Sick Time Accumulation from 150 days to 90 days
- Increase Secondary Education Incentives over 3-year contract:
 - FY21: \$6,750 AA, \$11,850 BA, \$13,150 MA
 - FY22: \$12,750 BA, \$15,000 MA
 - FY23: \$13,700 BA, \$17,000 MA

FY21 Cost of Settlement

\$88,494

Key Terms of Superior Officers Collective Bargaining AgreementContract Covers

- 4 Lieutenants
- 6 Sergeants

Financial Terms

- Three-year agreement (FY21-FY23)
- 2% Cost of Living Adjustment Each Year
- Administrative Stipend added to Sergeants (FY21- 1%, FY22 – 2%, FY23 – 2%)
- Lieutenants move to straight 5 days on/2 days off schedule
 - Currently Lieutenants receive 31 Days Owed for work 5/2 schedule which can be taken as comp time or paid out up to \$15,000.
 - Rolled \$15,000 pay out into salary base.
- Eliminate Meal Allowance
- Limit Payout of Unused Vacation Days to 10 Shifts

FY21 Cost of Settlement

Lieutenants - \$65,712

Sergeants - \$17,222

Firefighters' Union Settlement

Negotiations with the Firefighters began in February 2020. The Firefighters Union includes Firefighters, Lieutenants, and Deputy Chiefs. Working with the unions, a salary survey was conducted of comparable communities within a geographic proximity, having a population range of 0.5% to 1.5%, and comparable tax rates, per capita income, and equalized valuations (EQV). Ten (10) comparable communities met the criteria: Arlington, Dedham, Concord, Lexington, Belmont, Natick, Needham, Westwood, Milton, and Norwood. The study evaluated firefighters at 10 years of service with an associate degree. The study results found Wellesley to be the lowest- ranked community with a salary differential of over \$6,000 to the median salary.

the economic condition unfolds. It is likely that the forecasted revenues, particularly for FY22, may necessitate reductions. This will be better understood over time as the longer-term impact of the pandemic and the State's budget becomes clearer.

The Board considers takes funding capacity when issuing the Budget Guidelines in September of each year. These expenditure assumptions do not include changing or new priorities, adoption of additional initiatives identified in Town planning documents (Unified Plan, Housing Production Plan, the Human Services areas), or the anticipated new School Department strategic plan. Many initiatives are likely to be stalled because of the economic impact of COVID-19. It is also worth noting that, given the relative size of the School budget, deviation from the existing assumption regarding the growth in School spending or State Aid to Schools will have the greatest impact on the Town's financial position and budget.

Exhibit II

| | FY20 Budget | FY21 Request | \$ Inc/(Dec) | % Inc/(Dec) | FY22 Projection | FY23 Projection | FY24 Projection |
|----------------------------|-----------------------|-----------------------|---------------------|----------------|-----------------------|-----------------------|-----------------------|
| Sources of Funds | | | | | | | |
| Taxes | \$ 134,008,497 | \$ 138,658,709 | \$ 4,650,212 | 3.5% | \$ 143,925,177 | \$ 149,323,307 | \$ 154,856,389 |
| State Aid | 10,714,574 | 10,685,003 | (29,571) | -0.3% | 10,885,003 | 10,885,003 | 10,885,003 |
| Local Revenue | 11,352,726 | 11,343,995 | (8,731) | -0.1% | 11,570,875 | 11,802,292 | 12,038,338 |
| Free Cash to balance | 2,515,000 | 2,639,066 | 124,066 | 4.9% | 2,500,000 | 2,500,000 | 2,500,000 |
| Other Free Cash items | 4,529,670 | 1,225,409 | (3,304,261) | n/a | - | - | - |
| Other Sources | 2,364,445 | 2,407,851 | 43,406 | 1.8% | 2,982,100 | 2,987,100 | 2,992,100 |
| CPA for North 40 | 552,044 | 553,444 | 1,400 | 0.3% | 553,244 | 550,244 | 552,044 |
| Exclusions & Exemptions | 10,888,408 | 10,638,135 | (250,273) | -2.3% | 12,117,045 | 12,597,008 | 13,813,935 |
| Total Sources | \$ 176,925,364 | \$ 178,151,612 | \$ 1,226,248 | 0.7% | \$ 184,533,444 | \$ 190,644,954 | \$ 197,637,810 |
| Uses of Funds | | | | | | | |
| School | \$ 76,783,930 | \$ 80,379,651 | \$ 3,595,721 | 4.7% | \$ 82,791,041 | \$ 85,274,772 | \$ 87,833,015 |
| Other Town Departments | 39,069,488 | 40,339,811 | 1,270,323 | 3.3% | 41,914,094 | 42,961,946 | 44,035,995 |
| Employee Benefits | 31,033,447 | 32,398,243 | 1,364,796 | 4.4% | 33,786,225 | 35,004,269 | 36,292,839 |
| Cash Capital | 5,893,417 | 3,881,232 | (2,012,185) | -34.1% | 7,877,499 | 8,458,996 | 8,555,411 |
| Debt (inside Levy) | 4,300,000 | 5,000,000 | 700,000 | 16.3% | 6,551,667 | 7,520,651 | 7,737,416 |
| Other Uses | 8,404,630 | 4,961,096 | (3,443,534) | -41.0% | 4,504,187 | 4,520,437 | 4,537,093 |
| Exclusions & Exemptions | 11,440,452 | 11,191,579 | (248,873) | -2.2% | 12,670,289 | 13,147,252 | 14,365,979 |
| Total Uses | \$ 176,925,364 | \$ 178,151,612 | \$ 1,226,248 | 0.7% | \$ 190,095,001 | \$ 196,888,323 | \$ 203,357,748 |
| Surplus/(Deficit-Override) | \$ 0 | \$ 0 | | | \$ (5,561,557) | \$ (6,243,369) | \$ (5,719,939) |

Based on the above assumptions and with no operating overrides, projected deficits are in the range of \$5.5 to \$6.2 million over the years FY22-24; these deficit projects are based on pre-pandemic revenue assumptions and are not reflective of the currently evolving economic situation. Adherence to the debt policy (expenses within a range of 6.2%-6.8% of revenues) will contribute significantly to reducing these deficits and the Board is committed to rigorous analysis of capital requests; conversely, allowing any growth in operating guidelines could outstrip resources available inside the levy. Debt exclusions to be placed on the ballot over the next few years will increase taxes. With the elimination of the Town Hall Annex, debt exclusions will include funding the construction of the Hunnewell and Hardy/Upham schools, Middle School repairs, and Town Hall Interior. A revised chart showing the timing of these projects and others on the horizon shows a reduction of \$11.85 million with the removal of the Town Hall Annex project. The remaining projects are as follows:

Proposed Major Project Financing Schedule

5/26/2020

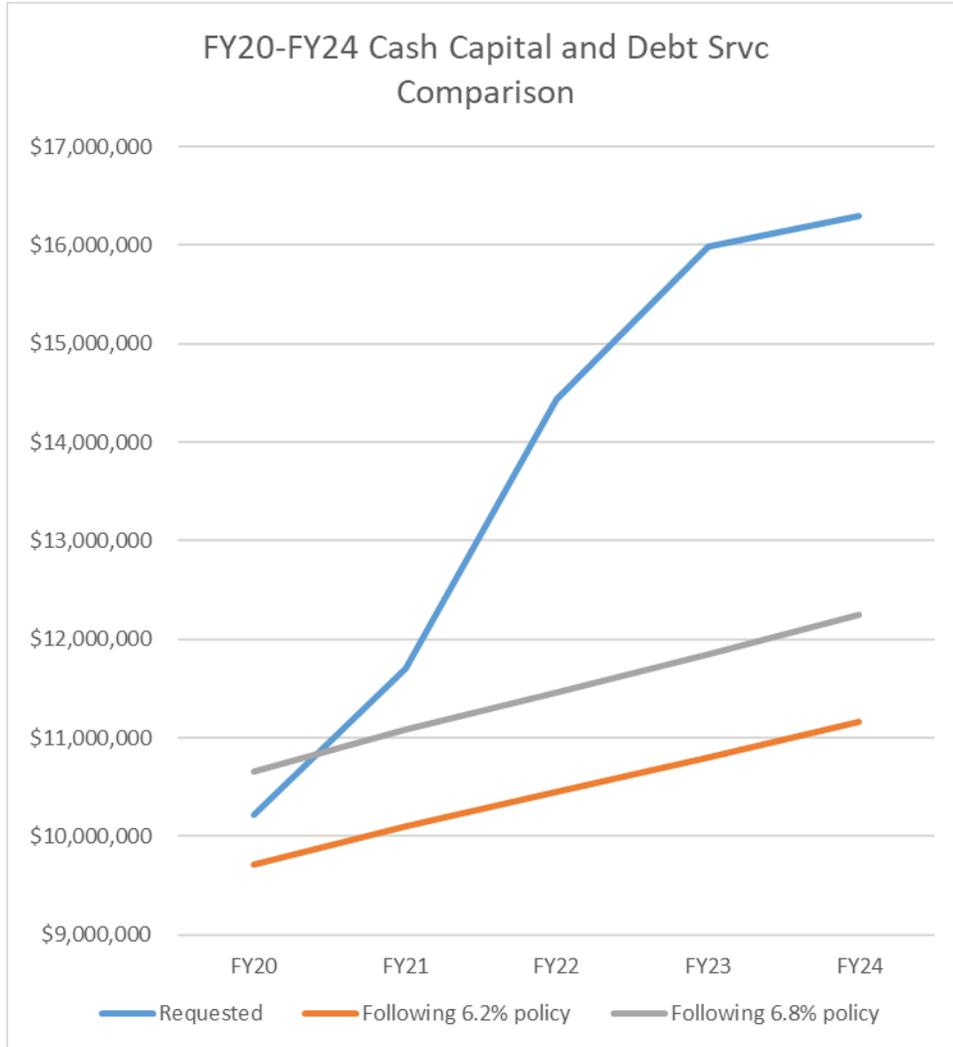
| Project | Estimated Cost | Fiscal 2020 | Fiscal 2021 | | Fiscal 2022 | | Fiscal 2023 | | Fiscal 2024 | | Fiscal 2025 | |
|---|----------------|---------------|-------------|----------------|-----------------|------------|---------------|------------|----------------|------------|---------------|------------|
| | | Fall 2019 | ATM 2020 | Fall 2020 | ATM 2021 | Fall 2021 | ATM 2022 | Fall 2022 | ATM 2023 | Fall 2023 | ATM 2024 | Fall 2024 |
| Middle School Bldg Systems Construction | \$14.3M | | | DE | | | | | | | | |
| Middle School Paving Paving | \$2.0M | | | | | | Inside | | | | | |
| "Early" Hunnewell School Design | \$4.7M | Inside | | | | | | | | | | |
| "Early" Hunnewell School Construction | \$52.9M | | | | DE | | | | | | | |
| MSBA Project Design/Construction | \$60M | | | | DE | | | | | | | |
| Town Hall Interior Design | \$2.0M | | | | Inside | | | | | | | |
| Town Hall Interior Construction | \$18.1M | | | | | | | | DE | | | |
| Library Renovation* Construction | \$4.1M | | | Inside | | | | | | | | |
| DPW Renovation RDF Design | \$426K | | | | | | Inside | | | | | |
| DPW Renovation RDF Construction | \$4.8M | | | | | | | | DE | | | |
| DPW Renovation Park/Hwy Design | \$640K | | | | | | Inside | | | | | |
| DPW Renovation Park/Hwy Construction | \$7.1M | | | | | | | | DE | | | |
| PAWS Design | \$2.0M | | | | | | | | | | Inside | |
| TOTALS | | \$4.7M | \$- | \$18.4M | \$114.9M | \$- | \$3.1M | \$- | \$33.4M | \$- | \$2.0M | \$- |

For informational purposes only, a model of the impact on debt and deficits utilizing the top of the debt policy range at 6.8% of operating revenues (rather than figures previously identified or requested) has been created. This chart shows that the deficits would be significantly reduced over the three-year period.

Impact on Deficit of Debt/Capital Policy

| | <u>2022</u> | <u>2023</u> | <u>2024</u> |
|---------------------|-----------------------|-----------------------|-----------------------|
| Projected (deficit) | \$ (5,561,557) | \$ (6,243,369) | \$ (5,719,939) |
| Debt/Capital | \$ 14,429,166 | \$ 15,979,647 | \$ 16,292,827 |
| Percent requested | 8.67% | 9.29% | 9.16% |
| If reduced to 6.8% | \$ 11,329,166 | \$ 11,679,647 | \$ 12,067,827 |
| Revised deficit | <u>\$ (2,461,557)</u> | <u>\$ (1,943,369)</u> | <u>\$ (1,494,939)</u> |

The line graph below shows the impact of imposing a spending range on the capital and debt-service components of the annual budget. The jagged increasing line shows total capital as requested during this five-year period. The parallel lines increase at a steady rate according to projected revenues and show the lower and upper end of the debt policy range set by the Board (6.2% - 6.8%). As a point of context, the original FY21 budget was at 6.77% of gross annual revenues (now reduced to 5.33% to rebalance FY2021) or the high end on the range, and in FY22 – FY24 the graph shows the requested projects exceeding the top of the range. It will be necessary to develop a plan using an objective and rational process to prioritize projects that meet the needs of all constituencies in a fair and predictable manner in order to bring these costs in line with the debt policy.



Further details regarding these projections without adjustments for the debt policy are provided in Exhibit II Revised and attached. Extremely mindful that the requests for numerous debt exclusions in the upcoming years will have a significant impact on our taxpayers, particularly as revenues are projected to fall for FY21, the Board took the proactive steps this year to moderate debt service by expending \$2M in free cash to reduce the borrowing for the Hunnewell project. Work will continue to reduce or eliminate deficits without an override, and to investigate opportunities and methods to lower rates of spending growth, while the revenues continue to rebound from COVID19.

The following table is a projection of the median tax bill (i.e., the tax bill for a home valued at \$1,158,000) for the period FY20 – FY27:

Median Tax Bill

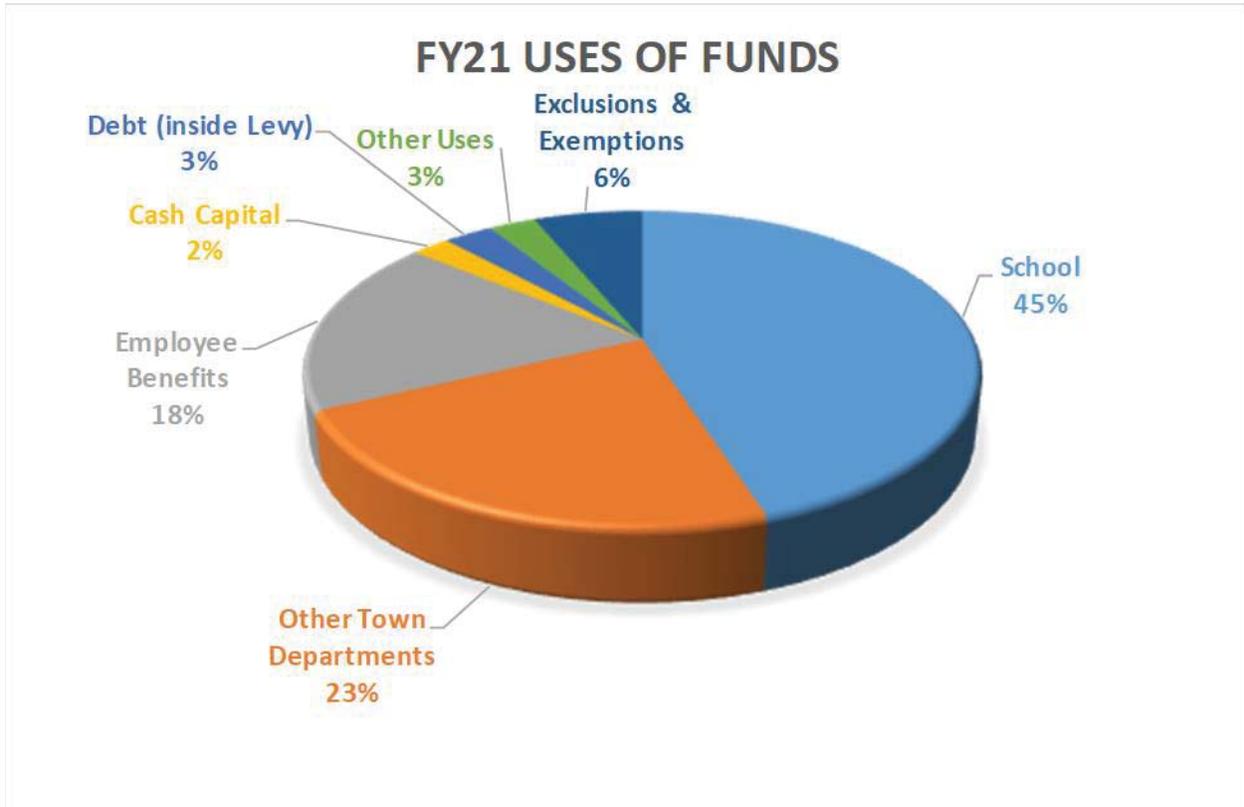
| | FY20 | FY21 | FY 22 | FY23 | FY24 | FY25 | FY26 | FY27 |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Levy Prior | \$ 12,094 | \$ 12,415 | \$ 12,739 | \$ 13,071 | \$ 13,411 | \$ 13,762 | \$ 14,120 | \$ 14,489 |
| Levy growth | \$ 475 | \$ 477 | \$ 483 | \$ 490 | \$ 496 | \$ 503 | \$ 511 | \$ 518 |
| Existing Debt Exclusions | \$ 1,021 | \$ 986 | \$ 861 | \$ 832 | \$ 721 | \$ 697 | \$ 626 | \$ 566 |
| HHU | \$ - | \$ - | \$ 73 | \$ 71 | \$ 355 | \$ 344 | \$ 649 | \$ 630 |
| Middle School | \$ - | \$ - | \$ 33 | \$ 155 | \$ 150 | \$ 146 | \$ 142 | \$ 139 |
| Town Hall Interior | \$ - | \$ - | \$ - | \$ - | \$ 21 | \$ 128 | \$ 124 | \$ 120 |
| Median tax bill | \$ 13,590 | \$ 13,877 | \$ 14,190 | \$ 14,618 | \$ 15,156 | \$ 15,581 | \$ 16,173 | \$ 16,462 |

FY2021 Operating and Capital Budget REVISIONS

Given this updated budget is being issued just a few weeks before Town Meeting, the revised FY21 budget request is compared to the original request in the following table (more complete versions of the Revised COVID19 FY21 Sources & Uses are presented in [Exhibit I](#) and [Exhibit B](#) attached). A high-level description of the complete budget is also included for completeness. In table below highlighted areas demarcate changes.

| | Pre-Covid (March 11, 2020) | | | | COVID-19 May 26, 2020 | | | |
|----------------------------|----------------------------|-----------------------|---------------------|----------------|-----------------------|-----------------------|---------------------|----------------|
| | FY20 Budget | FY21 Original | \$ Inc/(Dec) | % Inc/(Dec) | FY20 Budget | FY21 Request | \$ Inc/(Dec) | % Inc/(Dec) |
| Sources of Funds | | | | | | | | |
| Taxes | \$ 134,008,497 | \$139,158,709 | \$ 5,150,212 | 3.8% | \$ 134,008,497 | \$ 138,658,709 | \$ 4,650,212 | 3.5% |
| State Aid | 10,714,574 | 10,885,003 | \$ 170,429 | 1.6% | 10,714,574 | 10,685,003 | \$ (29,571) | -0.3% |
| Local Revenue | 11,352,726 | 12,990,000 | \$ 1,637,274 | 14.4% | 11,352,726 | 11,343,995 | \$ (8,731) | -0.1% |
| Free Cash to balance | 2,515,000 | 2,639,066 | \$ 124,066 | 4.9% | 2,515,000 | 2,639,066 | \$ 124,066 | 4.9% |
| Other free cash items | 4,429,670 | 2,063,245 | \$ (2,366,425) | -53.4% | 4,529,670 | 1,225,409 | \$ (3,304,261) | -72.9% |
| Other Sources | 1,476,945 | 1,858,351 | \$ 381,406 | 25.8% | 1,476,945 | 1,858,351 | \$ 381,406 | 25.8% |
| CPA Funds | 887,500 | 349,500 | \$ (538,000) | -60.6% | 887,500 | 549,500 | \$ (338,000) | -38.1% |
| CPA to offset debt | 552,044 | 553,444 | \$ 1,400 | 0.3% | 552,044 | 553,444 | \$ 1,400 | 0.3% |
| Exempt Debt | 10,888,408 | 10,638,135 | \$ (250,273) | -2.3% | 10,888,408 | 10,638,135 | \$ (250,273) | -2.3% |
| Total Sources | \$ 176,825,364 | \$ 181,135,453 | \$ 4,310,089 | 2.4% | \$ 176,925,364 | \$ 178,151,612 | \$ 1,226,248 | 0.7% |
| Uses of Funds | | | | | | | | |
| School | \$ 76,783,930 | \$80,379,651 | \$ 3,595,721 | 4.7% | \$ 76,783,930 | \$ 80,379,651 | \$ 3,595,721 | 4.7% |
| Other Town Departments | 39,069,488 | 40,339,811 | \$ 1,270,323 | 3.3% | 39,069,488 | 40,339,811 | \$ 1,270,323 | 3.3% |
| Employee Benefits | 31,033,447 | 32,598,243 | \$ 1,564,796 | 5.0% | 31,033,447 | 32,398,243 | \$ 1,364,796 | 4.4% |
| Cash Capital | 5,893,417 | 6,027,237 | \$ 133,820 | 2.3% | 5,893,417 | 3,881,232 | \$ (2,012,185) | -34.1% |
| Debt Service (inside Levy) | 4,300,000 | 5,000,000 | \$ 700,000 | 16.3% | 4,300,000 | 5,000,000 | \$ 700,000 | 16.3% |
| Other Uses | 8,304,630 | 5,598,932 | \$ (2,705,698) | -32.6% | 8,404,630 | 4,961,096 | \$ (3,443,534) | -41.0% |
| Exempt Debt | 11,440,452 | 11,191,579 | \$ (248,873) | -2.2% | 11,440,452 | 11,191,579 | \$ (248,873) | -2.2% |
| Total Uses | \$ 176,825,364 | \$181,135,453 | \$ 4,310,089 | 2.4% | \$ 176,925,364 | \$ 178,151,612 | \$ 1,226,248 | 0.7% |
| Surplus/(Deficit) | \$ 0 | \$ 0 | | | \$ 0 | \$ 0 | | |

Sources of Funds: The 3.5% increase in Taxes reflects the allowed growth in the levy limit (2.5%) and \$1.3 million of new growth (reduction of \$500,000). State Aid reflects a \$29,571 reduction. As compared to the Budget Book, Local Revenue now reflects a year over year reduction of \$8,731. The Budget Book forecasted a 14.4% increase in Local Revenue anticipating growth in motor vehicle excise tax (\$542,000), investment income (\$492,000), and licenses and permits earnings (\$400,000). COVID19 has eliminated our forecasted growth resulting in an assumed reduction of \$1,646,005.



Uses of Funds: The 4.68% increase in the School budget reflects the cost of contractual step and cost-of-living increases, a one-time adjustment (\$664,000 or an additional .87%) for special education costs, and initiatives identified in the School Committee’s strategic plan. The original 3.2% increase in other Town departments was consistent with the budget guideline of 3.5%, wage increase levels recommended by the Human Resources Board (2.5%), and various adjustments in other expenses for all departments. The Town request includes a provision to provide funding for open Town union contracts, but subsequent contract settlements (primarily Fire market-rate salary adjustments) consumed most of the provision. The settlements have been added to the Police and Fire operating budgets and the original provision has been left intact to settle the remaining open contracts. Any unneeded funds will be returned to Free Cash. There are no new positions proposed on the Town side; however, the Sustainable Energy Committee (SEC) is proposing to increase the hours of two staff members. Although debt is up 16.3%, the cash capital reduction brings the combined percentage to 5.33% (below the Board of Selectmen’s lower (6.2%) guideline) to account for the expected revenue reductions. Critical town-wide needs will continue to be monitored and prioritized for funding as economic conditions improve.

FY19 had favorable revenues increasing the Town's Free Cash. The Board's current plan is to maintain Free Cash to keep reserves high to fund anticipated costs due to shortfalls in State Aid and COVID-19 related expenditures. The current funding from Free Cash is proposed as follows:

Supplemental FY20 appropriations:

- \$300,000 for current year snow and ice removal costs
- \$2,000,000 to fund a portion of the Hunnewell School Design (approved at 12/19 STM)
- \$144,000 North 40 environmental remediation (originally estimated at \$32 million. Can be resolved by December for \$264,000)
- \$100,000 for current year legal costs

FY21 appropriations:

- \$500,000 Special Education Stabilization Fund
- \$112,490 Special Education Stabilization Fund (Medicaid)
- \$11,512 Baler stabilization Fund
- \$ 49,419 IOD Indemnity Fund
- \$ 551,988 Public Safety Union Settlements

Budget Impact of CARES Act and FEMA Reimbursement

The federal Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") includes funds for Massachusetts governments to use to pay costs incurred in responding to the COVID-19 outbreak. The CARES Act authorized \$150 billion through the Coronavirus Relief Fund for state and local governments, including \$2.7 billion for Massachusetts. Wellesley is eligible for reimbursement of \$2,616,201 in funds expended that are:

1. "Necessary expenditures incurred due to the public health emergency with respect to ... COVID-19"
 - a. Funds may not be used to substitute for lost revenue
2. Not budgeted as of March 27, 2020 when the CARES Act was enacted
 - a. May not supplant state or municipal spending
3. Incurred on or after March 1, 2020, up to December 30, 2020

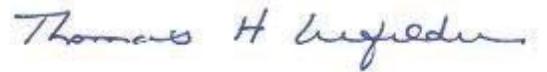
In addition to the use of the \$2,616,201 from CARES, the Town is also eligible for FEMA reimbursement for the response to the pandemic. FEMA reimburses up to 75% for emergency response and includes expenses related to First Responders, Personal Protection Equipment (PPE), First Responders overtime, cleaning and disinfecting, and Health Department needs, to list a few. The Town is working diligently to be reimbursed for every dollar spent to fight COVID19. To date, the Town has expended over \$600,000 in unbudgeted personal services, and needed materials including PPE, Plexiglas, hand sanitizer, signage, technology equipment etc. for staff, public meetings, public response, and elections.

The Town-Wide Financial Plan more than ever is a work in progress, as economic and environmental issues are now evolving day to day. The Board will provide further updates on budget matters at a fall Special Town Meeting. If assumptions deteriorate further than currently projected, stronger measures will be taken.

The Board would like to express our sincere appreciation to all of the Town boards and their respective staffs for their cooperation in working with us to update the budget with significant capital reductions and their commitment to execute reductions needed to ensure the continued financial health of our community.

Sincerely yours,

Marjorie R. Freiman, Chair
Thomas H. Ulfelder, Vice Chair
Elizabeth Sullivan Woods
Lise M. Olney





Town of Wellesley

Five Year Capital Budget Program FY2021-2025

Summary Schedule

| | FY2020 | FY2021 | FY2022 | FY2023 | FY2024 | FY2025 | FY2021-2025 Total |
|--------------------------|----------------------|----------------------|-----------------------|----------------------|----------------------|----------------------|-----------------------|
| Cash Capital | 5,893,417 | 3,881,232 | 7,877,499 | 8,458,996 | 8,555,411 | 7,618,350 | 36,391,488 |
| Free Cash | 1,370,998 | - | - | - | - | - | - |
| CPC Funding | 771,000 | 200,000 | - | - | 100,000 | 500,000 | 800,000 |
| Gift/Fundraising | 200,000 | - | - | - | - | - | - |
| Other | 1,434,044 | - | - | - | - | - | - |
| Chapter 90 | 970,000 | 790,000 | 790,000 | 790,000 | 790,000 | 790,000 | 3,950,000 |
| Debt Capital Inside Levy | 10,683,376 | 7,478,144 | 5,338,630 | 5,066,000 | 14,611,000 | 5,284,000 | 37,777,774 |
| Debt Capital Exclusion * | - | 14,300,000 | 125,563,975 | - | 18,051,000 | - | 157,914,975 |
| Grand Total | \$ 21,322,835 | \$ 26,649,376 | \$ 139,570,104 | \$ 14,314,996 | \$ 42,107,411 | \$ 14,192,350 | \$ 236,834,237 |

Note: This document represents all department capital requests for the years preferred by each department. Because the Town doesn't have the funding to afford every project in the requested year, capital needs are discussed and re-evaluated annually, in an effort to achieve the best result for the entire Town.



| Department | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY21-25 Total |
|--|----------------------|----------------------|-----------------------|----------------------|----------------------|----------------------|-----------------------|
| Cash Capital | | | | | | | |
| Selectmen/Central Admin | 88,000 | - | - | - | - | - | - |
| SEC | - | 41,000 | - | - | - | - | 41,000 |
| Information Technology | 70,000 | 77,000 | 240,000 | 205,000 | 175,000 | 150,000 | 847,000 |
| Police | 119,089 | 76,066 | 132,075 | 147,276 | 95,988 | - | 451,405 |
| Fire | 165,000 | 134,000 | 175,000 | 142,500 | 141,500 | 168,500 | 761,500 |
| Council on Aging | 10,000 | 10,000 | 25,000 | 20,000 | 20,000 | 20,000 | 95,000 |
| Library | 109,300 | 70,725 | 226,300 | 156,300 | 168,300 | 145,300 | 766,925 |
| Natural Resources Commission | 75,000 | 78,750 | 120,000 | 330,000 | 330,000 | 80,000 | 938,750 |
| Morses Pond | - | - | 150,000 | 220,000 | 45,000 | - | 415,000 |
| Town Clerk | - | - | 15,000 | - | - | 75,000 | 90,000 |
| Assessors | - | - | - | 93,000 | - | - | 93,000 |
| Planning Board | 30,000 | - | - | - | - | - | - |
| Department of Public Works | 2,276,000 | 1,677,000 | 2,765,000 | 3,307,000 | 3,124,500 | 3,017,500 | 13,891,000 |
| Schools | 1,101,028 | 828,691 | 1,504,124 | 1,577,920 | 1,370,123 | 1,336,050 | 6,616,908 |
| Facilities Management | 1,850,000 | 888,000 | 2,525,000 | 2,260,000 | 3,085,000 | 2,626,000 | 11,384,000 |
| Total Cash Capital | 5,893,417 | 3,881,232 | 7,877,499 | 8,458,996 | 8,555,411 | 7,618,350 | 36,391,488 |
| Other Funding Sources | | | | | | | |
| DPW Street Resurfacing (Ch 90) | 970,000 | 790,000 | 790,000 | 790,000 | 790,000 | 790,000 | 3,950,000 |
| DPW Street Resurfacing (Free Cash) | 150,000 | - | - | - | - | - | - |
| MOPO Beachfront (CPC) | - | - | - | - | 100,000 | 500,000 | 600,000 |
| NRC Various (CPC) | 271,000 | - | - | - | - | - | - |
| North 40 Soil Testing (Free Cash/Transfer) | 264,000 | - | - | - | - | - | - |
| Softball fields (CPC) | 500,000 | 200,000 | - | - | - | - | 200,000 |
| Softball fields (Gift) | 200,000 | - | - | - | - | - | - |
| Sprague Turf Fields (Revolving) | 500,000 | - | - | - | - | - | - |
| Town Clk Electronic Voting (Free Cash) | 15,000 | - | - | - | - | - | - |
| MS Systems (TRF/FC) | 1,300,200 | - | - | - | - | - | - |
| Town Hall Envelope (TRF /FC) | 575,842 | - | - | - | - | - | - |
| Total Other Sources | 4,746,042 | 990,000 | 790,000 | 790,000 | 890,000 | 1,290,000 | 4,750,000 |
| Debt Capital Inside Levy | | | | | | | |
| Dispatch Overhaul | - | - | 533,630 | - | - | - | 533,630 |
| DPW- Facility Renovations | 500,000 | - | - | - | 2,000,000 | - | 2,000,000 |
| DPW- Street Rehabilitations | - | 1,750,000 | 1,750,000 | 2,000,000 | - | 2,000,000 | 7,500,000 |
| DPW- Hunnewell Field/Softball field | 300,000 | 300,000 | - | - | - | - | 300,000 |
| Town Hall Annex Project | - | 1,338,144 | - | - | - | - | 1,338,144 |
| Town Hall Interior Design | - | - | 1,990,000 | - | - | - | 1,990,000 |
| Middle School Parking Lot Paving | - | - | - | 2,000,000 | - | - | 2,000,000 |
| MOPO Beachfront | - | - | - | - | 100,000 | 500,000 | 600,000 |
| MS Steam Pipes | 4,200,000 | - | - | - | - | - | - |
| Harvester | - | - | 315,000 | - | - | - | 315,000 |
| Hunnewell | 4,680,000 | - | - | - | - | - | - |
| Warren HVAC Updgrade | - | - | 750,000 | - | - | - | 750,000 |
| Fire Engine | 735,000 | - | - | - | 600,000 | - | 600,000 |
| Main Library Space Utilization Reno | 268,376 | 2,885,000 | - | - | - | - | 2,885,000 |
| Main Library (Lighting, Roof, Carpet) | - | 1,205,000 | - | - | - | - | 1,205,000 |
| DPW RDF Repair Projects | - | - | - | 426,000 | 4,816,000 | - | 5,242,000 |
| DPW Highway & Park Renovation | - | - | - | 640,000 | 7,095,000 | - | 7,735,000 |
| Bates School Projects | - | - | - | - | - | 1,750,000 | 1,750,000 |
| Sprague School Projects | - | - | - | - | - | 1,034,000 | 1,034,000 |
| Total Borrowed Inside Levy | 10,683,376 | 7,478,144 | 5,338,630 | 5,066,000 | 14,611,000 | 5,284,000 | 37,777,774 |
| Debt Capital Exclusion | | | | | | | |
| Town Hall Annex/Interior Renovation | - | - | 10,558,975 | - | 18,051,000 | - | 28,609,975 |
| Middle School Bldg Systems | - | 14,300,000 | - | - | - | - | 14,300,000 |
| Hunnewell School Project | - | - | 52,853,000 | - | - | - | 52,853,000 |
| Hardy/Upham - MSBA | - | - | 62,152,000 | - | - | - | 62,152,000 |
| Total Capital Exclusion | - | 14,300,000 | 125,563,975 | - | 18,051,000 | - | 157,914,975 |
| Grand Total | \$ 21,322,835 | \$ 26,649,376 | \$ 139,570,104 | \$ 14,314,996 | \$ 42,107,411 | \$ 14,192,350 | \$ 236,834,237 |



Town of Wellesley
FY2021-2025 BOS Capital Request

| Capital Project | FY2020 | FY2021 | FY2022 | FY2023 | FY2024 | FY2025 | FY21-25 Total |
|---|---------------------|-------------------|---------------------|-------------------|---------------------|-------------------|---------------------|
| Information Technology | | | | | | | |
| Server Virtualization | - | - | - | - | - | 150,000 | 150,000 |
| VoIP Maintenance Contract | 35,000 | - | - | - | - | - | - |
| Telephone Upgrade (VoIP 2.0) | - | - | - | 100,000 | - | - | 100,000 |
| 10GB Core Network Switches | - | 65,000 | - | - | - | - | 65,000 |
| Windows Server 2019 Licensing | 35,000 | - | - | - | - | - | - |
| MUNIS Upgrade | - | 12,000 | - | - | - | - | 12,000 |
| Upgrade Office Software | - | - | 60,000 | - | - | - | 60,000 |
| Recovery / Backup Appliance | - | - | 85,000 | - | - | - | 85,000 |
| 10GB Edge Network Switches | - | - | - | - | 50,000 | - | 50,000 |
| Aerial Flyover & Orthophotography | - | - | 20,000 | - | - | - | 20,000 |
| Records Digitization/Mgmt. | - | - | 75,000 | 75,000 | 125,000 | - | 275,000 |
| Replace Wi-Fi Equipment | - | - | - | 30,000 | - | - | 30,000 |
| | 70,000 | 77,000 | 240,000 | 205,000 | 175,000 | 150,000 | 847,000 |
| Police | | | | | | | |
| Server Replacement | - | 12,638 | - | - | 12,638 | - | 25,276 |
| Mobile/Portable Radio Replacement | 64,401 | 63,428 | 60,139 | 53,483 | - | - | 177,050 |
| Zetron IP Fire Station Alerting System | - | - | 71,936 | - | - | - | 71,936 |
| Forensic Crime Scope/Light Source | 36,973 | - | - | - | - | - | - |
| Kingsbury Room Furniture Replacement | 17,715 | - | - | - | - | - | - |
| Dispatch Workstation Replacement | - | - | - | 93,793 | - | - | 93,793 |
| Electronic Control Devices | - | - | - | - | 83,350 | - | 83,350 |
| Forensic Computer Workstation | - | - | - | - | - | - | - |
| | 119,089 | 76,066 | 132,075 | 147,276 | 95,988 | - | 451,405 |
| Fire | | | | | | | |
| Office/Station Furniture | - | 25,000 | - | 25,000 | - | - | 50,000 |
| Fire Hose Equipment | - | - | 20,000 | - | 20,000 | - | 40,000 |
| Scott Air Bottles | - | - | - | 45,500 | - | - | 45,500 |
| Replace command vehicle(s) | - | 49,000 | - | 57,000 | - | 58,000 | 164,000 |
| Fire Turnout Gear | 150,000 | - | 150,000 | - | - | - | 150,000 |
| Fire Turnout Gear Lockers | - | - | - | - | 50,000 | - | 50,000 |
| Pulse/Oxygen/CO Meter | 10,000 | - | - | - | - | - | - |
| Light Tower/Generator Trailer | - | - | - | 10,000 | - | - | 10,000 |
| Town AED Replacement | 5,000 | 5,000 | 5,000 | 5,000 | - | - | 15,000 |
| Radio System/Portables | - | 55,000 | - | - | - | - | 55,000 |
| Hydraulic Rescue Cutting Tool | - | - | - | - | - | 10,500 | 10,500 |
| SCBA Air Pacs Upgrade | - | - | - | - | 71,500 | - | 71,500 |
| Security Camera Upgrade | - | - | - | - | - | - | - |
| SCBA Masks/Thermal Camera | - | - | - | - | - | 100,000 | 100,000 |
| | 165,000 | 134,000 | 175,000 | 142,500 | 141,500 | 168,500 | 761,500 |
| Selectmen | | | | | | | |
| Town Hall Ground Floor Copier | 13,000 | - | - | - | - | - | - |
| North 40 Soil Testing/Master Plan | 339,000 | - | - | - | - | - | - |
| | 352,000 | - | - | - | - | - | - |
| SEC | | | | | | | |
| Climate Action Plan | - | 41,000 | - | - | - | - | 41,000 |
| Police Station Energy Assessment/Conservation Pilot | - | - | - | - | - | - | - |
| | - | 41,000 | - | - | - | - | 41,000 |
| Council on Aging | | | | | | | |
| A/V components/additions/modifications | - | - | - | - | - | - | - |
| Replacement Carpeting, Window Shades, Painting | - | - | - | - | - | 20,000 | 20,000 |
| Supplemental Vehicle for Transportation Program | 10,000 | - | - | - | - | - | - |
| iPads for Class | - | - | 15,000 | - | - | - | 15,000 |
| Exercise Equipment | - | - | - | - | 10,000 | - | 10,000 |
| Participant tracking software/hardware upgrades | - | - | 10,000 | - | - | - | 10,000 |
| Replacement/Upgrade TPC furniture & fixtures | - | - | - | 10,000 | - | - | 10,000 |
| Replacements/Upgrade kitchen equipment | - | - | - | - | 10,000 | - | 10,000 |
| Replacements/Upgrade Daily Use Equipment | - | - | - | 10,000 | - | - | 10,000 |
| Replacements/Upgrade Photocopier/Printer | - | 10,000 | - | - | - | - | 10,000 |
| | 10,000 | 10,000 | 25,000 | 20,000 | 20,000 | 20,000 | 95,000 |
| BOS Cash Capital Total | 716,089 | 338,066 | 572,075 | 514,776 | 432,488 | 338,500 | 2,154,905 |
| Replace Fire Engine Vehicle(s) | 735,000 | - | - | - | 600,000 | - | 600,000 |
| Dispatch Overhaul | - | - | 533,630 | - | - | - | 533,630 |
| Total BOS Borrowed | 735,000 | - | 533,630 | - | 600,000 | - | 1,133,630 |
| Grand Total Selectmen | \$ 1,451,089 | \$ 338,066 | \$ 1,105,705 | \$ 514,776 | \$ 1,032,488 | \$ 338,500 | \$ 3,288,535 |



Town of Wellesley

FY2021-2025 Facilities Capital Request²¹

| Building Description | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY21-25 Total |
|--|-------------------|-------------------|--------------------|------------------|-------------------|------------------|--------------------|
| Town Cash Capital | | | | | | | |
| Townwide (Municipal) | 71,000 | 30,000 | 80,000 | 30,000 | 30,000 | 30,000 | 200,000 |
| Town Hall Annex Design | 110,000 | 135,000 | 75,000 | - | - | - | 210,000 |
| Police | 216,000 | - | 55,000 | 25,000 | 184,000 | 17,000 | 281,000 |
| Fire Department Main (Headquarters) | 110,000 | - | 65,000 | 253,000 | 125,000 | 25,000 | 468,000 |
| Fire Department Central (Station 1) | 83,000 | - | 238,000 | 25,000 | 50,000 | - | 313,000 |
| Warren (Recreation and Health) | - | - | 12,000 | 67,000 | - | 102,000 | 181,000 |
| Morses Pond | - | - | 10,000 | - | 100,000 | 10,000 | 120,000 |
| Main Library | 50,000 | 100,000 | - | 85,000 | 1,046,000 | 548,000 | 1,779,000 |
| Hills Library | 95,000 | - | - | 15,000 | - | 60,000 | 75,000 |
| Fells Library | 28,000 | - | - | 10,000 | - | - | 10,000 |
| DPW Operations | - | - | - | - | 40,000 | 30,000 | 70,000 |
| DPW Water & Sewer | - | - | - | - | - | 189,000 | 189,000 |
| DPW Highway & Park | 75,000 | - | - | - | - | 100,000 | 100,000 |
| DPW RDF (Sprinkler and Fabric shed) | 75,000 | 400,000 | 150,000 | - | - | - | 550,000 |
| Subtotal Cash Capital - Municipal | 913,000 | 665,000 | 685,000 | 510,000 | 1,575,000 | 1,111,000 | 4,546,000 |
| School Cash Capital | | | | | | | |
| Districtwide (Schools) | 209,000 | 118,000 | 293,000 | 132,000 | 202,000 | 147,000 | 892,000 |
| Preschool at Wellesley (PAWS) | - | - | 10,000 | 60,000 | - | - | 70,000 |
| Bates Elementary | 180,000 | - | 65,000 | 60,000 | 140,000 | 730,000 | 995,000 |
| Field House | 75,000 | - | - | - | - | - | - |
| Fiske Elementary | - | - | 12,000 | - | 55,000 | - | 67,000 |
| Hardy Elementary | 35,000 | - | 65,000 | 253,000 | 125,000 | 25,000 | 468,000 |
| Hunnewell Elementary | 35,000 | - | 35,000 | - | 44,000 | - | 79,000 |
| Sprague Elementary | 173,000 | 105,000 | - | 135,000 | 184,000 | 438,000 | 862,000 |
| Schofield Elementary | - | - | - | - | 75,000 | - | 75,000 |
| Upham Elementary | 35,000 | - | 35,000 | - | 35,000 | 35,000 | 105,000 |
| Middle School | 100,000 | - | 600,000 | 500,000 | 75,000 | 140,000 | 1,315,000 |
| High School | 95,000 | - | 725,000 | 610,000 | 575,000 | - | 1,910,000 |
| Subtotal Cash Capital - Districtwide | 937,000 | 223,000 | 1,840,000 | 1,750,000 | 1,510,000 | 1,515,000 | 6,838,000 |
| Other Unidentified Cash Capital | - | - | - | - | - | - | - |
| Total Cash Capital Requests | 1,850,000 | 888,000 | 2,525,000 | 2,260,000 | 3,085,000 | 2,626,000 | 11,384,000 |
| Other funding sources | | | | | | | |
| MS Systems design (TRF/FC) | 1,300,200 | - | - | - | - | - | - |
| Town Hall Envelope (TRF/FC) | 575,842 | - | - | - | - | - | - |
| Total other funding sources | 1,876,042 | - | - | - | - | - | - |
| Borrowed Inside | | | | | | | |
| Town Hall Annex Design/Construction | - | 1,338,144 | - | - | - | - | 1,338,144 |
| Warren Heat Pumps Replacement | - | - | 750,000 | - | - | - | 750,000 |
| Main Library (Lighting, Roof, Carpet) | - | 1,205,000 | - | - | - | - | 1,205,000 |
| Main Library Space Utilization Reno Projec | 268,376 | 2,885,000 | - | - | - | - | 2,885,000 |
| MS Parking Lot Paving | - | - | - | 2,000,000 | - | - | 2,000,000 |
| MS Steam Pipes | 4,200,000 | - | - | - | - | - | - |
| "Early" Hunnewell design | 4,680,000 | - | - | - | - | - | - |
| Town Hall Interior design | - | - | 1,990,000 | - | - | - | 1,990,000 |
| Sprague School Projects | - | - | - | - | - | 1,034,000 | 1,034,000 |
| Bates School Projects | - | - | - | - | - | 1,750,000 | 1,750,000 |
| New Bathhouse at Morses Pond | - | - | - | - | - | 1,000,000 | 1,000,000 |
| DPW RDF Repair Projects | - | - | - | 426,000 | 4,816,000 | - | 5,242,000 |
| DPW Highway & Park Renovation | - | - | - | 640,000 | 7,095,000 | - | 7,735,000 |
| Total Borrowed Inside | 9,148,376 | 5,428,144 | 2,740,000 | 3,066,000 | 11,911,000 | 3,784,000 | 26,929,144 |
| Town Hall Interior Renovation | - | - | - | - | 18,051,000 | - | 18,051,000 |
| Middle School Bldg Systems | - | 14,300,000 | - | - | - | - | 14,300,000 |
| Hunnewell School Project | - | - | 52,853,000 | - | - | - | 52,853,000 |
| Town Hall Annex Construction | - | - | 10,558,975 | - | - | - | 10,558,975 |
| Hardy/Upham Renov. | - | - | 62,152,000 | - | - | - | 62,152,000 |
| Total Borrowed Outside | - | 14,300,000 | 125,563,975 | - | 18,051,000 | - | 157,914,975 |
| Total FMD Capital Requests | 12,874,418 | 20,616,144 | 130,828,975 | 5,326,000 | 33,047,000 | 6,410,000 | 196,228,119 |



| Capital Project | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY21-25 Total |
|---|------------------|----------------|------------------|------------------|------------------|------------------|------------------|
| Natural Resources Commission | | | | | | | |
| Park Sidewalk Paths/ Parking Lot Repairs | - | - | 15,000 | 15,000 | 15,000 | 15,000 | 60,000 |
| Fuller Brook Invasive Management | 20,000 | - | - | - | - | - | - |
| Tree Planting/Management Program | 40,000 | 28,750 | 40,000 | 40,000 | 40,000 | 40,000 | 188,750 |
| Trail System Improvements | 5,000 | - | - | - | - | - | - |
| IPM Turf Plan Implementation | 10,000 | - | - | - | - | - | - |
| Natural Landscape Development | - | 35,000 | 25,000 | 25,000 | 25,000 | 25,000 | 135,000 |
| Comprehensive Pond Improvements | - | - | - | 100,000 | 100,000 | - | 200,000 |
| Open Space and Recreation Plan Update | - | 15,000 | - | - | - | - | 15,000 |
| Playground Improvement/ADA Access | - | - | 20,000 | 150,000 | 150,000 | - | 320,000 |
| Town Forest Improvements | - | - | 20,000 | - | - | - | 20,000 |
| Subtotal Cash Capital | 75,000 | 78,750 | 120,000 | 330,000 | 330,000 | 80,000 | 938,750 |
| Church Park Restoration (CPC) | 30,000 | - | - | - | - | - | - |
| Duck Pond Bridge Restoration (CPC) | 91,000 | - | - | - | - | - | - |
| Erosion at Morses Pond (CPC) | 150,000 | - | - | - | - | - | - |
| Total NRC Capital | 346,000 | 78,750 | 120,000 | 330,000 | 330,000 | 80,000 | 938,750 |
| Morses Pond | | | | | | | |
| Morses Pond Shoreline and Pond Improvements | - | - | 150,000 | 150,000 | - | - | 300,000 |
| Stormwater Construction/Demo & Monitoring | - | - | - | 10,000 | - | - | 10,000 |
| Bylaw/Regulatory Review/Development | - | - | - | 25,000 | - | - | 25,000 |
| Selective Planting | - | - | - | 35,000 | 35,000 | - | 70,000 |
| Plant Monitoring | - | - | - | - | 10,000 | - | 10,000 |
| Subtotal Cash Capital | - | - | 150,000 | 220,000 | 45,000 | - | 415,000 |
| Harvester (Borrowed) | - | - | 315,000 | - | - | - | 315,000 |
| Total Morses Pond Capital | - | - | 465,000 | 220,000 | 45,000 | - | 730,000 |
| Library | | | | | | | |
| Time Card system | 30,000 | - | - | 5,000 | - | - | 5,000 |
| Repair/Replace Furniture | - | - | - | - | - | - | - |
| Computer/Peripheral Replacement | 52,300 | 52,300 | 55,300 | 57,300 | 57,300 | 59,300 | 281,500 |
| IT Infrastructure Replacement | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 60,000 |
| Automated Material Handler | - | - | - | - | 10,000 | - | 10,000 |
| Photovoltaic Study | - | - | - | - | - | - | - |
| Relocate Stacks for Recarpeting | - | - | 65,000 | - | - | - | 65,000 |
| WFL Van | - | - | 40,000 | - | - | - | 40,000 |
| New Technology & Devices | 15,000 | 6,425 | 30,000 | 30,000 | 30,000 | 40,000 | 136,425 |
| Website Construction/Redesign | - | - | - | 15,000 | - | 10,000 | 25,000 |
| Self Check System | - | - | 24,000 | 12,000 | 24,000 | 24,000 | 84,000 |
| Traffic Study | - | - | - | 25,000 | - | - | 25,000 |
| Parking Lot Improvements | - | - | - | - | 25,000 | - | 25,000 |
| Strategic Planning | - | - | - | - | 10,000 | - | 10,000 |
| Total Library Cash Capital | 109,300 | 70,725 | 226,300 | 156,300 | 168,300 | 145,300 | 766,925 |
| Town Clerk | | | | | | | |
| Electronic Poll Books for Voter Lists | - | - | - | - | - | - | - |
| Electronic Voting Devices for Town Meeting | - | - | 15,000 | - | - | - | 15,000 |
| New Voting Equipment | - | - | - | - | - | 75,000 | 75,000 |
| Total Town Clerk Cash Capital | - | - | 15,000 | - | - | 75,000 | 90,000 |
| Electronic Voting Devices (FC) | 15,000 | - | - | - | - | - | - |
| Town Clerk Total | - | - | 15,000 | - | - | 75,000 | 90,000 |
| Board of Assessors | | | | | | | |
| CAMA database software | - | - | - | 93,000 | - | - | 93,000 |
| Total Assessors | - | - | - | 93,000 | - | - | 93,000 |
| Planning Board | | | | | | | |
| Mobility Plan | 30,000 | - | - | - | - | - | - |
| Planning Subtotal | 30,000 | - | - | - | - | - | - |
| Planning Board Total | 30,000 | - | - | - | - | - | - |
| Recreation | | | | | | | |
| MOPO Beachfront - CPC | - | - | - | - | 100,000 | 500,000 | 600,000 |
| Recreation Subtotal | - | - | - | - | 100,000 | 500,000 | 600,000 |
| MOPO Beachfront (Borrowed) | - | - | - | - | 100,000 | 500,000 | 600,000 |
| Recreation Total | - | - | - | - | 200,000 | 1,000,000 | 1,200,000 |
| School Department (non-Facilities) | | | | | | | |
| Infrastructure | - | - | 225,000 | 225,000 | 225,000 | 225,000 | 900,000 |
| Furniture/Furnishings/Equipment | 205,018 | - | 1,279,124 | 1,352,920 | 1,145,123 | 1,111,050 | 5,716,908 |
| Technology | 896,010 | 828,691 | - | - | - | - | 1,724,701 |
| Total School Capital | 1,101,028 | 828,691 | 1,504,124 | 1,577,920 | 1,370,123 | 1,336,050 | 6,616,908 |

Town of *Wellesley*

FY2021-2025 Public Works Capital Request

| Capital Project | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY21-25 Total |
|---|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Cash Capital | | | | | | | |
| Street Improvement | 385,000 | 370,500 | 580,500 | 605,500 | 605,500 | 605,500 | 2,767,500 |
| Sidewalk Restoration | 50,000 | 160,000 | 160,000 | 160,000 | 160,000 | 160,000 | 800,000 |
| Private Ways | 20,000 | 20,000 | 22,000 | 22,000 | 22,000 | 22,000 | 108,000 |
| Drainage System Rehabilitation | 200,000 | - | 270,000 | 270,000 | 270,000 | 270,000 | 1,080,000 |
| Other Improvements | 20,000 | - | - | - | - | - | - |
| Vehicle/Equipment Procurement | 1,136,000 | 838,000 | 1,085,000 | 1,452,000 | 1,447,000 | 1,500,000 | 6,322,000 |
| DPW Facilities | 85,000 | 23,500 | 127,500 | 127,500 | 130,000 | 130,000 | 538,500 |
| Street Rehabilitation-Weston Road | - | - | 150,000 | - | - | - | 150,000 |
| Street Rehabilitation-TBD | - | - | - | - | 160,000 | - | 160,000 |
| Athletic/Playground Improvements | 380,000 | 265,000 | 370,000 | 670,000 | 330,000 | 330,000 | 1,965,000 |
| Total Cash Capital | 2,276,000 | 1,677,000 | 2,765,000 | 3,307,000 | 3,124,500 | 3,017,500 | 13,891,000 |
| Other Funding Sources: | | | | | | | |
| DPW Street Resurfacing (Ch 90) | 790,000 | 790,000 | 790,000 | 790,000 | 790,000 | 790,000 | 3,950,000 |
| Great Plain Avenue (Ch 90) | 180,000 | - | - | - | - | - | - |
| Hunnewell Softball fields (Gift) | 200,000 | - | - | - | - | - | - |
| Hunnewell Softball fields (CPC) | 500,000 | 200,000 | - | - | - | - | 200,000 |
| Street Rehabilitation-Walnut Street (Free Cash) | 150,000 | - | - | - | - | - | - |
| Sprague Turf Fields (Revolving) | 500,000 | - | - | - | - | - | - |
| Total Other Funding Sources: | 1,670,000 | 990,000 | 790,000 | 790,000 | 790,000 | 790,000 | 4,150,000 |
| Borrowed Inside | | | | | | | |
| DPW Fuel Depot Rehabilitation | - | - | - | - | 1,000,000 | - | 1,000,000 |
| Street Rehabilitation-Great Plain Avenue | - | 1,750,000 | - | - | - | - | 1,750,000 |
| Street Rehabilitation-Walnut Street | - | - | 1,750,000 | - | - | - | 1,750,000 |
| Street Rehabilitation-Weston Road | - | - | - | 2,000,000 | - | - | 2,000,000 |
| Street Rehabilitation-TBD | - | - | - | - | - | 2,000,000 | 2,000,000 |
| Hunnewell Field SoftballField | 300,000 | 300,000 | - | - | - | - | 300,000 |
| Replacement/Renovation DPW Yard | - | - | - | - | 1,000,000 | - | 1,000,000 |
| Sprague Field Artificial Turf | 500,000 | - | - | - | - | - | - |
| Total Borrowed | 800,000 | 2,050,000 | 1,750,000 | 2,000,000 | 2,000,000 | 2,000,000 | 9,800,000 |
| Debt Capital Exclusion: | | | | | | | |
| Public Works- DPW Administration Building | - | - | - | - | - | - | - |
| Free Cash: | | | | | | | |
| Park/Hwy Building HVAC Rehab Design | - | - | - | - | - | - | - |
| Total Free Cash | - |
| Grand Total DPW | 4,746,000 | 4,717,000 | 5,305,000 | 6,097,000 | 5,914,500 | 5,807,500 | 27,841,000 |