

TOWN COUNCIL MINUTES
Budget/Management Committee
Town Hall Council Chambers
April 2, 2012-Monday

Present: Kenneth DiFazio, Chairman
Patrick O'Connor, Vice Chairman
Arthur Mathews, Council President
Michael Molisse, Councilor
Michael Smart, Councilor

Also Present: William McKinney, Chief Financial Officer
Richard Swanson, Town Auditor
Jane Hackett, Councilor
Jeff Bina, Director, DPW
Rob McLean, Director of Libraries
David Tower, Water & Sewer Superintendent
Tom Slattery, Director of Buildings & Grounds
James Clarke, Director, Planning & Development

Recording Secretary: Mary Barker

Chairman DiFazio called the Budget/Management Committee Meeting to order at 6:30 PM.

12 019-Appointment to the Conservation Commission-Greg Shanahan

Chairman DiFazio reported that Mr. Shanahan was not present; Councilor Mathews reported that he called the council office earlier and had a prior school commitment, however he is known to many of the members from his prior town selectman service and as a prior chair of the Conservation Commission.

A MOTION was made by Councilor Molisse to forward item to the full Town Council with a recommendation for favorable action and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

A MOTION was made by Councilor Mathews to take item 12 021 of order and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

12 021-Capital Projects to be Bonded

CFO McKinney presented the measure, a request for an authorization to borrow for the following capital projects. The authorization for the Seach School Boiler has specific language required by the MSBA and is in a separate measure. The Sewer Interceptor project has more than one funding source, and will include funds from the Retained Earnings.

He then provided an in-depth review of each project with the interested parties:

- Pratt Library – \$100,000 requested by Library Director McLean. Auditor Swanson verified the item as #13 is in the CIP, and that the request is for \$50,000 less than anticipated. Mr. McLean reported that was because the building tenant, WETC will cover the roof repairs
- DPW Bldg. - \$235,000 requested by DPW Director Jeff Bina. The building was built in 1959 and has had no major improvements. The roof was replaced 5 years ago. Auditor Swanson confirmed this is item #32 in the CIP.

During this discussion, at 6:40 PM, Vice Chairman O'Connor arrived.

- DPW- new salt shed - \$300,000 requested by DPW director Bina for the construction of a 60x40 shed either in place of or next to the existing shed. This will allow the department to purchase and stockpile sand and salt. Auditor Swanson confirmed this is item # in the CIP.
- sidewalk repairs-\$150,000 requested to begin addressing the improvement of sidewalks at some of the more dangerous intersections or around cultural attractions, schools, etc. Mr. Bina confirmed these funds combined with some Chapter 90 funds will cover only a few intersections. Auditor Swanson confirmed this is item #39 in the CIP.
- drainage repairs mandated under the EPA drainage permit - \$100,000 the town is required to meet the EPA mandate. The town has been under Phase I since 2003 and is going into the next phase. In the stricter 2012 phase, the town is required to track outfalls, assess conditions, buildings and plans and prepare and submit storm water plans to EPA and storm water prevention plans. Auditor Swanson confirmed this is item #5 in the CIP. Councilor Hackett asked if the EPA will fund the mandate. Mr. Bina responded that it currently does not.
- Iron Hill Dam repair – request for \$480,000. The town is mandated to correct current poor condition status by December 2012. The consultant is preparing plans to bring the dam up to fair conditions. The work is to be completed late summer/fall. Auditor Swanson confirmed this is item #6 on the CIP.
- Lower Central Interceptor- \$3,000,000 this is the last section of the plan under the Consent Order from the 1990's to minimize overflows. Funds will be coming from sewer Retained Earnings rather than seeking to bond. Access will be through Newell Park with winter construction to minimize impact to wetlands. Site restoration work will be completed in the spring and work in conjunction with the Conservation Commission. Auditor Swanson confirmed this is item #22 in the CIP. There was a brief discussion of the Retained Earnings and bonding to cover the project.
- Hamilton School Door and Windows – request for \$500,000 by the School's Director of Maintenance Tom Slattery. The existing doors and windows are in need of replacement and thermally inefficient. Auditor Swanson confirmed this is item #7 in the CIP. Estimates were received from consultants. Councilor Smart asked that the school department look into the possibility for green credit rebates for energy efficiency with the work. Councilor Hackett asked CFO McKinney which capital projects are overseen through the Construction Steering

Committee. Mr. McKinney noted that if the funds are obtained through bonding, they must be spent on those types of projects. Any monies not used for that purpose must be re-appropriated.

A MOTION was made by Vice Chairman O'Connor to forward item 12 021 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

12 022-Seach School Boiler Replacement Bond

Tom Slattery presented the request with CFO McKinney for \$550,000 to replace the boilers. Auditor Swanson confirmed this is item #89 in the CIP.

A MOTION was made by Vice Chairman O'Connor to forward item 12 022 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

12 020-Sale of Town Owned Land

Jim Clarke and CFO McKinney presented this request. The town is conducting an auction of town-owned land. This includes 22 lots; 19 lots that were not previously reviewed. Notification went out to the various town departments. These lots were determined suitable for sale. They are not buildable lots, and will convey with deed restrictions. Most are under 5,000 sq. ft. – less than the state minimum buildable lot size. An abutter can purchase a lot to add a shed or an addition to an existing house; some lots are already encroached by abutters. The purpose is to get the lots off the town books. There was a brief discussion; this does not require a public hearing, and Auditor Swanson confirmed that it is within the Mayor's authority under town charter to offer these for sale. This sale includes the lot on which the grange building formerly stood; it was offered at a previous auction and did not sell. It later burned and was demolished. The town's last auction was held in 2010. There is no restriction for the appropriation of funds garnered from the sale.

A MOTION was made by Vice Chairman O'Connor to forward item 12 020 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

12 023-Free Cash -2012 Receipts-Special Purpose Stabilization Fund

CFO McKinney reported that the town has received \$54,040 via two checks received in February. Auditor Swanson confirmed that the funds are currently booked in the Mayor's budget under base service revenue and can be transferred with vote. Councilor Hackett noted an issue with the wording- this is not a raise and appropriate from free cash. She asked if there should be an amendment to the language; as it is misleading.

Mr. McKinney said that it doesn't matter as this is simply an attempt to get funding moved. She does support the transfer but would like to see the measure in a more transparent form. Councilor Mathews noted that a change in the language requires the public hearing to be reposted.

A MOTION was made by Vice Chairman O'Connor to forward item 12 023 to the full

Town Council with a recommendation for favorable action and was seconded by Councilor Smart.

At 7:22 PM, there being no further business, a MOTION was made by Vice Chairman O'Connor to adjourn the Budget/Management Committee meeting and was seconded by Councilor Smart. UNANIMOUSLY VOTED.