

TOWN COUNCIL MINUTES
BUDGET/MANAGEMENT COMMITTEE
Town Hall Council Chambers
October 17, 2016, Monday

Present: Michael Molisse, Chairman
Michael Smart, Vice Chairman
Jane Hackett, Councilor
Rebecca Haugh, Councilor
Brian McDonald, Councilor

Also Present: Brian Connolly, Chief Financial Officer
Ted Langill, Chief of Staff
Richard Swanson, Town Auditor
Joseph Callanan, Town Solicitor
Dr. Jennifer Curtis-Whipple, Superintendent of Schools

Recording Secretary: Mary Barker

Chairman Molisse called the meeting to order at 7:04 PM.

16 134- Feasibility Study for the Construction or Reconstruction of the Chapman Middle School

This matter was referred to the Budget/Management Committee on October 3, 2016, 2016. Supt. Curtis-Whipple and and Chief of Staff Langill were invited to the table. Mr. Langill is the Chair of the School Building committee. He also introduced other members of the committee in attendance. He provided an overview in PowerPoint presentation, after which a discussion was held with the committee.

Weymouth School Building Committee
Maria Weston Chapman Middle School
Feasibility Study
Request for Funding
October 17, 2016

- It started with a Statement of Interest (SOI)...submitted April 6, 2015
 - MSBA invited our SOI into the Eligibility Period on May 25, 2016
 - Eligibility Period: June 8, 2016 – March 6, 2017
 - 1)Execute an Initial Compliance Certification – *Completed and approved by MSBA*
 - 2)Form a School Building Committee – *Completed and accepted by MSBA*
 - 3)Complete an Educational Profile and Enrollment Projection – *Completed and Accepted*
 - 4)Provide Maintenance and Capital Planning Information – *Due 12/5/16 – near completion*
 - 5)Certify design enrollment for the proposed project – *Due 12/5/16 – expected soon*
 - 6)Council Authorization and funding to proceed- *due 3/6/17-vote 10/17/16*
- Ahead of Schedule...
- With funding approval and completion of required documentation, we have opportunity to be invited into Feasibility Study Period as early as November 9, 2016 (last MSBA Board meeting of 2016).
 - Would need deliverables completed by October 24, 2016.
 - Next opportunity for MSBA invite would be February 15, 2017.

Cost of Feasibility Study...Request for \$1,000,000

- Based on MSBA's recommendation to estimate costs based on past feasibility study and schematic design appropriations that are similar to our District in terms of its size and potential scope.
- Chapman Middle School serves 929 students in grades 7-8.

<u>District</u>	<u>Grades</u>	<u>Enrollment</u>	<u>FS Appropriation</u>
Beverly	6-8	985	\$1,500,000*
Dennis/Yarmouth	6-7	461	\$750,000*
Everett	K-8	950	\$1,500,000
Natick	5-8	674	\$750,000
Westport	6-8	365	\$700,000*

- It is called a study, but it really is a comprehensive plan, and a necessary investment to leverage state funds, for the best solution for Weymouth.
- With the approved funding, we will first procure our team of professionals:
 - Owner's Project Manager (OPM)
 - Designer/Architect
- Our team will then collaborate with the MSBA to explore potential solutions that meet the requirements of Weymouth's Educational Program and address the needs and deficiencies identified in our Statement on Interest.
- Weymouth will be studying grade configurations and alternate sites, which adds to the cost of the Feasibility Study.
- At the end of the Feasibility Study, we will have a clear view of the most cost-effective and educationally sound solutions.
- Feasibility Study (incl. hiring OPM and Designer) can take up to 18 months.
- SBC effort MUST and WILL include Community Involvement and Collaboration.
 - All Meetings open to the public (and comment) and taped by WETC.
 - Webpage with links to documents and contact School Building Committee
 - Can be accessed via both the Town and School websites.
 - Development and wide distribution of resident survey.
 - Open House for residents to see Chapman and needs first hand.
 - Provide updates to School Committee and Town Council.
 - Engage and invite other stakeholders into process (civic, parents, etc.).
 - Produce informational "commercial" with WETC providing basic info.
- After the Feasibility Study...
 - Detailed Schematic Design
 - scope, budget, schedule and MSBA reimbursement.
 - Funding the Project
 - Design Development, Construction Documentation, and Bidding
 - Construction
 - Completion and Audit

**Districts Studied Grade Configuration*

Auditor Swanson noted that the measure before Council is requesting an appropriation of \$1 million, but the account presently has \$500,000. He asked how they can vote an appropriation of more than what is in the fund.

Mr. Langill responded that it is not the first time the Council has voted this type of appropriation; it is a revolving fund which caps the amount that can be spent while the money is collected over a

period of time. The recreation revolving account that the Council voted recently is the same setup--the vote authorized spending of \$605,000 when there was \$300,000 in the line. The funds for this measure will come from available local receipts including mitigation payments. The language for the measure was provided by MSBA and they are creating a specific fund for a specific purpose. They would like to get it to MSBA by its next meeting for consideration.

Chairman Molisse questioned the language of the measure. Councilor Hackett asked for confirmation they are establishing a fund with a limit of \$1million and it cannot be spent on anything other than the study without coming back to Council for appropriation. Councilor McDonald suggested it is similar to grant funding subject to matching funds. Councilor Haugh noted she has reservations voting funds that currently aren't in the account and asked for legal counsel ruling regarding the governing statute in MGL before she votes. Mr. Langill responded that if the money were to be spent today it could not be in excess of the \$500,000 currently in the account. They do not plan to spend anything for at least a few months, and he has no doubt by the time they do, the remaining funds will be there. They have to go through the procurement process and hire a project manager.

Councilor Haugh asked where the remaining funds would come from if the mitigation does not come through. Mr. Langill responded that he is confident they will have the funds by the time they will need to spend. Auditor Swanson noted that the \$500,000 came from the Definitive Agreement (DDA) and not mitigation. The mitigation funds are received and go to the Stabilization fund. He asked if there is a new DDA. Mr. Langill responded that it is the same agreement but the language will be amended. Councilor O'Connor noted that essentially they are trying to fast-track the funding to get it submitted for consideration before MSBA by its November 9, 2017 board meeting. Mr. Langill responded that the MSBA works on a calendar year; if they wait longer, there is a chance the reimbursement percentage could change. There is some sense that it may go down after this year and for a project of this magnitude, even a quarter percent change is huge. Vice Chairman O'Connor asked if other communities have similarly set up funding after the process has started. Mr. Langill responded that he is unsure but most other communities have had to borrow funding to perform the study. Weymouth has funding and may not have to borrow all funding upfront. Vice Chairman O'Connor suggested that he understands his colleagues concerns with the time constraints and understanding the legality concerns; he has no problem moving forward. Mr. Langill noted that the MSBA would not allow them to move forward if there were issues. They amended the initial measure question to its current form, and he is entirely confident this has been vetted and meets the requirements necessary to move forward. Councilor Haugh asked if they could vote the \$500,000 only tonight to meet the November 9, 2016 commitment and appropriate the remainder later. Mr. Langill responded that is not possible; MSBA requires the full commitment from the Council.

A motion was made by Councilor Hackett to forward measure 16 134, as amended, to the full Town Council with a recommendation for favorable action and was seconded by Councilor McDonald. Councilor Hackett noted she is confident with the structure of the fund, the legality of the measure and the controls in place to monitor it. Three months is important to the committee.

Auditor Swanson suggested he would monitor the fund and provide a monthly accounting of the fund's activity to the Council. Chairman Molisse noted he has a problem with appropriating \$1 million with a balance of \$500,000 but is in favor of the project. Councilor Haugh agreed. She would like to see it go forward but would like to see a legal opinion that this is in agreement with MGL before voting. Mr. Langill reiterated that it has been done with other revolving accounts. Councilor Haugh responded that when money is appropriated from the meals tax receipts it cannot be spent until it's in the account and projects can't begin until the money is in the town coffers. Mr. Langill responded that they would not expend more than \$500,000 until they have it.

Chairman Molisse responded that they are voting to give administration the right to expend funds before they are appropriated. Mr. Langill responded that they already do this with the recreation revolving account and this is not different. Chairman Molisse responded that he is in favor of the project, but not comfortable with the process.

Councilor McDonald suggested that the legality would come into play if they tried to spend more than is in the account. They are approving the authority to spend up to \$1 million and he is comfortable with the analogy. Mr. Langill responded that if the first funding source does not come through, there are other areas to tap. He is confident that the town has available resources to fund this measure.

VOTE PASSED 3/2 (Councilor Haugh, Chairman Molisse- NO).

ADJOURNMENT

At 7:33PM, there being no further business, a MOTION was made by Councilor Hackett to adjourn and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

Respectfully submitted by Mary Barker as Recording Secretary

Approved by Michael Molisse as Chairman of Budget/Management
voted unanimously on 14 November 2016