

1. 6:30 P.M. Committee Of Ways & Means

Documents:

[18 JUNE 28 W-M AGENDA.PDF](#)

- 1.1. 6:30 PM Committee Of Ways & Means

Documents:

[18 JUNE 28 WM MEETING.PDF](#)



Braintree Town Council
Committee of Ways & Means
One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

Thomas Bowes, Chairman
Shannon Hume, Vice-Chairman
Stephen C. O'Brien, Member
Timothy P. Carey, Member
Thomas W. Whalen, Member

AGENDA

Thursday, June 28, 2018

Starting Time – 6:30p.m.

Cahill Auditorium, Town Hall

1. Pledge of Allegiance/Moment of Silence
2. Roll Call
3. Approval of Minutes
 - June 5, 2018
4. New Business
 - 18 036 Mayor: Request for Appropriation - Daugherty Gym Restoration or take up any action relative thereto (Public Hearing July 9)
 - 18 037 Mayor: Request for Appropriation - Morrison School Outdoor Classroom or take up any action relative thereto (Public Hearing July 9)
 - 18 038 Mayor: Request for Appropriation - Flaherty School Gaga Pit or take up any action relative thereto (Public Hearing July 9)
 - 18 039 Mayor: Bond Authorization - South Middle School Feasibility Study or take up any action relative thereto (Public Hearing July 9)
 - 18 040 Mayor: Appointment – Braintree Cultural Council, Leigh Champagne or take up any action relative thereto
5. Old Business
 - None
6. Adjournment



Braintree Town Council
Committee of Ways & Means
One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

Thomas Bowes, Chairman
Shannon Hume, Vice-Chairman
Stephen C. O'Brien, Member
Timothy P. Carey, Member
Thomas W. Whalen, Member

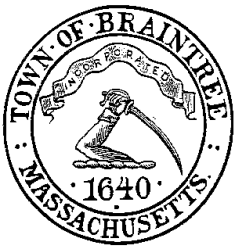
AGENDA

Thursday, June 28, 2018

Starting Time – 6:30p.m.

Cahill Auditorium, Town Hall

1. Pledge of Allegiance/Moment of Silence
2. Roll Call
3. Approval of Minutes
 - June 5, 2018
4. New Business
 - 18 036 Mayor: Request for Appropriation - Daugherty Gym Restoration or take up any action relative thereto (Public Hearing July 9)
 - 18 037 Mayor: Request for Appropriation - Morrison School Outdoor Classroom or take up any action relative thereto (Public Hearing July 9)
 - 18 038 Mayor: Request for Appropriation - Flaherty School Gaga Pit or take up any action relative thereto (Public Hearing July 9)
 - 18 039 Mayor: Bond Authorization - South Middle School Feasibility Study or take up any action relative thereto (Public Hearing July 9)
 - 18 040 Mayor: Appointment – Braintree Cultural Council, Leigh Champagne or take up any action relative thereto
5. Old Business
 - None
6. Adjournment



Braintree Town Council

Committee of Ways & Means

One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

Thomas Bowes, Chairman
Shannon Hume, Vice-Chair
Stephen C. O'Brien, Member
Timothy Carey, Member
Thomas Whalen, Member

MINUTES

June 5, 2018

A meeting of the Committee of Ways & Means was held in the Johnson Chambers, Braintree Town Hall, on Tuesday, June 5, 2018 at 6:00p.m.

Councilor Bowes was in the Chair.

The Clerk of the Council conducted the roll call.

Present: Thomas Bowes, Chairman
Shannon Hume, Vice-Chairman
Stephen O'Brien, Member
Timothy Carey, Member
Thomas Whalen, Member

Also Present: Joe Reynolds, Chief of Staff
Ed Spellman, Finance Director
James Arsenault, DPW Director
James Casey, Town Clerk
Christine Stickney, Director Planning & Community Development
Kelly Phelan, Conservation Planner

The meeting was opened with the pledge of allegiance to the flag followed by a moment of silence for all those serving in our armed services, past and present.

Approval of Minutes

- May 21, 2018
Motion: by Councilor Hume to Approve Minutes of May 21, 2018
Second: by Councilor O'Brien
Vote: For (3 – Bowes, O'Brien, Carey, Whalen), Against (0), Absent (1 - Hume), Abstain (0)

New Business

- **18 032 Town Clerk: Permanent Relocation of District 3B Polling Location or take up any action relative thereto**
James Casey, Town Clerk stated 85 Quincy Avenue is to be renovated and therefore a new polling location needed to be found. Braintree Yacht Club agreed to accept us as a new polling location for 3B. Braintree Yacht Club land is owned by the Town of Braintree. The front door is on street level therefore, meets ADA requirements.

Motion read by Councilor Hume for favorable recommendation to the full Council:

UPON THE REQUEST OF THE BRAINTREE TOWN CLERK, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

Pursuant to M.G.L. c. 54, §24, that the public convenience would be better served by permanently relocating to the Braintree Yacht Club, 9 Gordon Road, the District 3B polling location which is currently located in the Braintree Recreation Building, 85 Quincy Avenue.

Motion: by Councilor Hume to recommend favorable action to the full Council on Order 18 032

Second: by Councilor Carey

Vote: For (5-Bowes, Hume, O'Brien, Carey, Whalen), Against (0), Absent (0), Abstain (0)

- **18 031 Mayor: Land Purchase - Middle Street or take up any action relative thereto**

Kelly Phelan, Conservation Planner stated this is very developable land. We are here to request open space and a walking trail along the Monatiquot River.

Charles Kokoros, Council Vice-President and District 1 Councilor stated the owner of this property Grossman has not paid taxes since 1992. They owe approximately \$115,000 in taxes. This property is assessed at \$250,000. I support selling this but not at \$620,000. \$400,000 would be a more reasonable price.

Christine Stickney, Director of Planning & Community Development stated we are here for open space acquisition. The CPC looked at the value and an independent appraiser took into consideration the potential build out. It is 6 acres plus and worth it. I encourage favorable recommendation if you want to keep it from being developed.

Joseph Reynolds, Chief of Staff stated the appraised value and the assessed value are two different things. The Mayor would like a river walk along Elm Street. He does not want this area developed. He wants to purchase this for open space. The back taxes will get paid out of the \$620,000 purchase price.

Motion read by Councilor Hume for favorable recommendation to the full Council:

That in accordance with the provisions of Chapter 44B of the General Laws and with the recommendation of the Community Preservation Committee, the sum of \$620,000 be appropriated from the CPA Open Space Reserve Fund for the acquisition, creation and preservation of open space, in order to acquire a parcel of land located off Middle Street containing approximately 6.4 acres and identified as Assessors Map Parcels 2002-0-1 and 2006-0-1A, said sums to be expended under the direction of the Mayor. Further, that the Mayor be authorized to accept a deed for said parcel and to take any other action necessary to accomplish the acquisition of said parcel, and that the Mayor also be authorized to grant a permanent restriction on said parcel to meet the requirements of Chapter 184 of the General Laws, Sections 31 and 32, as required by Chapter 44B of the General Laws, Section 12. Upon acquisition, said parcel is to be placed under the care, custody, and control of the Conservation Commission, and is to be used for passive recreation and other open-space uses.

Motion: by Councilor Hume to recommend favorable action to the full Council on Order 18 031

Second: by Councilor Carey

Vote: For (5-Bowes, Hume, O'Brien, Carey, Whalen), Against (0), Absent (0), Abstain (0)

- 18 033 Mayor: Tri Town Plant Bond Authorization or take up any action relative thereto**
 Joseph Reynolds, Chief of Staff stated the Tri-Town board of Braintree, Holbrook, and Randolph has made significant progress in the long awaited construction of a water treatment facility to be shared and operated by all three communities. This is the bond authorization for the Braintree's share of the construction of the plant. Braintree's share of the cost is estimated at \$ \$23,300,000. Having had positive conversations with the Department of Environmental Protection (DEP) we believe that as a regional entity we can qualify for a low interest loan, offered by the water abatement trust – a subsidiary of the State Treasurer's Office – at 2.4% for a 30 year period. This rate compares very favorable to the current 30 year bond rate of approximately 5.00%. Thus, saving the rate payers \$12,600,000 in interest over the life of the bond issue. The Mayor's office will provide updates along the way.

Motion read by Councilor Hume for favorable recommendation to the full Council:

ORDERED:

That the Town of Braintree appropriates Twenty-Three Million Three Hundred Thousand Dollars (\$23,300,000) to pay the Town's share of the costs of designing, constructing, equipping and furnishing the Tri Town water treatment plant, which is to be undertaken with the Towns of Randolph and Holbrook, and for the payment of all costs incidental and related thereto, which amount shall be expended in addition to all other amounts previously appropriated by the Town for this project. To meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to G. L. c. 44, §7(1), §8(4) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The amount authorized to be borrowed by this order shall be reduced to the extent of any grants received by the Town on account of this project. All or any portion of the amount authorized to be borrowed by this order may be obtained through the Massachusetts Clean Water Trust.

Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with G. L. c. 44, §20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Motion: by Councilor Hume to recommend favorable action to the full Council on Order 18 033

Second: by Councilor Whalen

Vote: For (5-Bowes, Hume, O'Brien, Carey, Whalen), Against (0), Absent (0), Abstain (0)

- 18 034 Mayor: Appointment Planning Board – Philip Baker or take up any action relative thereto**
 Joseph Reynolds, Chief of Staff stated Mr. Eng will be stepping away and heading up the South Coastal Rail Project.

Motion read by Councilor Hume for favorable recommendation to the full Council:

To approve the appointment of Philip J. Baker to the Planning Board in accordance with sections 3-3 of the Town Charter.

Motion: by Councilor Hume to recommend favorable action to the full Council on Order 18 034

Second: by Councilor Whalen

Vote: For (5-Bowes, Hume, O'Brien, Carey, Whalen), Against (0), Absent (0), Abstain (0)

Old Business

- None

It was unanimously voted to adjourn the meeting at 6:57p.m.

Respectfully submitted,

Susan M. Cimino,
Clerk of the Council

Documents provided for Meeting

- May 21, 2018
- 18 031 Mayor: Land Purchase - Middle Street or take up any action relative thereto
- 18 032 Town Clerk: Permanent Relocation of District 3B Polling Location or take up any action relative thereto
- 18 033 Mayor: Tri Town Plant Bond Authorization or take up any action relative thereto
- 18 034 Mayor: Appointment Planning Board – Philip Baker or take up any action relative thereto

1 8 - 0 3 6



Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

RECEIVED TOWN CLERK
BRAINTREE, MA
2018 JUN 26 PM 4:26

June 26, 2018

To: Charles Ryan, Council President

From: Joseph C. Sullivan, Mayor

JCS

Re: Community Preservation Request for Daughraty Gym

Cc: Town Councilors
Town Clerk
Clerk of the Council
Christine Stickney, Director of Planning and Community Development

At the June 4, 2018 meeting of the Community Preservation Committee, the Committee voted unanimously to recommend the appropriation of Community Preservation Act funds for improvements to the Town-owned Daughraty Gym at 538 Washington Street. Specifically, the funding will pay for architectural and engineering services for the restoration of exterior features and the provision of universal accessibility to the Gym. This project, which I endorse, will preserve and improve the functionality of this important Town historic resource, and bring the facility in compliance with ADA requirements.

I therefore submit the following motion:

MOTION: That in accordance with the provisions of Chapter 44B of the General Laws and with the recommendation of the Community Preservation Committee, a total amount of \$165,000 be appropriated from Town Community Preservation Act funds, consisting of \$82,500 from the Historic Resource Fund and \$82,500 from the Unreserved Fund, for architectural/engineering services for the restoration of exterior features and the provision of universal accessibility to the Daughraty Gym at 538 Washington Street (Assessors Map 2022, Plot 2A), said funds are to be expended under the direction of the Director of Recreation and the Director of Planning and Community Development.

I thank you for your attention to this matter and respectfully request favorable action.



Office of the Mayor
One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

June 26, 2018

To: Charles Ryan, Council President

From: Joseph C. Sullivan, Mayor *(JCS)*

Re: Community Preservation Request for Morrison School Outdoor Classroom

Cc: Town Councilors
Town Clerk
Clerk of the Council
Christine Stickney, Director of Planning and Community Development

RECEIVED TOWN CLERK
2018 JUN 26 PM 4:26

At the June 4, 2018 meeting of the Community Preservation Committee, the Committee voted unanimously to recommend the appropriation of Community Preservation Act funds for the development of an “outdoor classroom” on the grounds of the Archie T. Morrison Elementary School at 260 Liberty Street. The outdoor classroom will be used by students during the regular school year as well as for summer programs, to engage and learn about nature. The outdoor classroom will include a presentation area, stump and boulder seating with universal accessibility, raised garden beds, sensory gardens, a pergola, chimes and other musical instruments, and a small play structure. Attached please find a schematic layout that shows the outdoor classroom features and the walkway connection to the adjacent Pond Meadow Park.

This project, which I endorse, will improve recreational facilities adjacent to the Morrison School and facilitate nature education.

I therefore submit the following motion:

MOTION: That in accordance with the provisions of Chapter 44B of the General Laws and with the recommendation of the Community Preservation Committee, the sum of \$133,854 be appropriated from the Town Community Preservation Act Unreserved Fund, for the purpose of capital improvements to recreational/open space areas, for the creation of an outdoor classroom on the grounds of the Archie T. Morrison Elementary School located at 260 Liberty Street (Assessors Map 3030, Plot 1). Said funds are to be expended under the direction of the School Department and the Director of Planning and Community Development.

I thank you for your attention to this matter and respectfully request favorable action.



Office of the Mayor
One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

June 26, 2018

To: Charles Ryan, Council President

From: Joseph C. Sullivan, Mayor

JCS

Re: Community Preservation Request for "Gaga Pit" at the Mary E. Flaherty School

Cc: Town Councilors
Town Clerk
Clerk of the Council
Christine Stickney, Director of Planning and Community Development

RECEIVED TOWN CLERK
BRAINTREE, MA
2018 JUN 26 PM 4: 26

At the June 4, 2018 meeting of the Community Preservation Committee, the Committee voted unanimously to recommend the appropriation of Community Preservation Act funds for construction supplies that will be used to create a recreational "gaga pit" on the grounds of the Mary E. Flaherty Elementary School at 99 Lakeside Drive. A "gaga pit" is a structure consisting of a number of panels that are assembled in a ring, to create a play area. The funds will be used to pay for the structural materials, which will be installed by volunteers from the Flaherty School PTO.

This project, which I endorse, will improve recreational facilities adjacent to the Flaherty School.

I therefore submit the following motion:

MOTION: That in accordance with the provisions of Chapter 44B of the General Laws and with the recommendation of the Community Preservation Committee, the sum of \$1,800 be appropriated from the Town Community Preservation Act Unreserved Fund for the purpose of capital improvements to recreational/open space areas, to pay for the cost of structural materials for the creation of a "gaga pit" within the playground and recreational area of the Mary E. Flaherty Elementary School located at 99 lakeside Drive (Assessors Map 2039, Plot 1). Said funds are to be expended by the Flaherty School PTO under the direction of the School Department and the Director of Planning and Community Development. A Community Preservation Grant Agreement is to be executed by the Flaherty School PTO prior to the start of any work.

I thank you for your attention to this matter and respectfully request favorable action.

Funding need breakdown.

Estimated Total Project Costs based on original Town improvement plan:	\$50,000,000
Estimated Construction Costs (TPC less 20% soft costs):	\$41,667,000
Design Fee 10% (MSBA process with occupied renov/addition)	\$ 4,166,700
Feasibility Study/Schematic Design 15%	\$ 625,000

Feasibility Study/Schematic Design Breakdown:

OPM Contract	\$ 261,338
Designer Base Fee	\$ 625,000
HazMat/Environ	\$ 50,000
Geotech/Survey	\$ 50,000
Other	\$ 13,662
Requested Appropriation	\$ 1,000,000

#18-039

Revised



Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

To: Charles B. Ryan, President of the Council
Susan Cimino, Clerk of the Council
James Casey, Town Clerk

From: Joseph C. Sullivan, Mayor *JCS*

Cc: Joseph Reynolds, Chief of Staff and Director of Operations
Edward Spellman, Director of Municipal Finance
Frank Hackett, Superintendent of Schools

Date: June 12, 2018

Re: Order 18-039: Bond Authorization, South Middle School Feasibility Study

As we move forward with the South Middle School project in partnership with the Massachusetts School Building Authority (MSBA) the next step in the application process is to complete a feasibility study for the project. This study is similar to the East Middle School study and will allow us to further identify the potential options and costs for the project at South Middle School. As with the East Middle School Project this study will accompany the final application for the South Middle School for review and approval by the MSBA. The latest estimate for these professional services is estimated to be approximately \$1,000,000. This estimated cost was provided by our owner's project manager (OPM), Hill international Inc. We are working with them on the East Project as well. The initial appropriation request was in the amount of \$650,000 so we are requesting an additional appropriation of \$350,000 to be able to complete this next step in the MSBA application process and securing participation from the MSBA for the South project in a similar fashion to their participation in the East project. This is an exciting and transformative time for our school system as we implement a comprehensive program in the capital buildout of our middle schools with the realignment of our 5th grade class(s) from the elementary school level.

Below please find the request for the South Middle School Feasibility study in the funding format required by the MSBA.

RECEIVED TOWN CLERK
BRAintree, MA
2018 JUN 26 PM 4:26

TOWN OF BRAINTREE, MASSACHUSETTS

IN TOWN COUNCIL

ORDERED:

That the Town appropriate the sum of Three hundred and fifty thousand dollars (\$350,000) to pay costs of planning and design associated with conducting a feasibility study to develop and evaluate alternatives for the South Middle School, located at 232 Peach Street, in Braintree, Massachusetts and for the payment of all costs incidental and related thereto (the "Project"), for which the Town has applied for a grant from the Massachusetts School Building Authority ("MSBA"), said sum to be expended under the direction of the School Building Committee, and to meet said appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said sum under M.G.L. Chapter 44, or any other enabling authority; The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Feasibility Study Agreement that may be executed between the Town and the MSBA.

Any premium received by the Town upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with G.L. c. 44, §20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

This appropriation supplements the prior appropriation of \$650,000 for the feasibility study that was approved by the Town Council in Order 17-069.

[Note: As this request involves a loan authorization, advertising and a public hearing is required under Sections 2-9 and 6-7 of the Town Charter. In accordance with M.G.L. c. 44, §1, approval requires the affirmative vote of two-thirds of all members of the Town Council.]

#18-040



RECEIVED TOWN CLERK
BRAintree, MA

JUN 19 PM 12:23

Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

June 13, 2018

To: Charles Ryan, Council President

From: Joseph C. Sullivan, Mayor 

Re: Appointment of Braintree Cultural Council (formerly Arts Lottery Council)

Cc: Town Clerk
Clerk of the Council
Town Councilors
Heidi Hurley, Cultural Council Chairperson

Pursuant to the authority vested in me by section 3-3 of the Braintree Town Charter I hereby appointment Leigh Champagne of 48 Highland Avenue to the Braintree Cultural Council.

Attachment: Champagne Resume

Leigh Champagne
48 Highland Avenue
Braintree, MA 02184
(781) 249-0314
lchampagne1186@yahoo.com

Education:

- 2010-2012 Massachusetts College of Art and Design, Boston, MA
Master of Arts in Teaching/Art Education 2012
- 2005-2010 Massachusetts College of Art and Design, Boston, MA
BFA Studio Painting 2010
- 2001-2005 Blue Hills Regional Technical School, Canton, MA
High School Diploma
Early Childhood Education/ EEC Preschool Teacher Certification

Work Experience:

- 2013- Present Braintree Public Schools, Braintree, MA
Full time, District wide, Elementary Art Teacher
Responsible for teaching and building curriculum for grades K-5.
- 2011 The Martin Luther King School/ Amigos School, Cambridge MA
Student Teaching Internship
- 2011 Massachusetts College of Art and Design, Boston, MA
Graduate Assistantship
Assisted undergraduate level Junior/Senior Drawing and Painting course
- 2011 Massachusetts College of Art and Design, Boston, MA
Saturday Studios Teacher
Taught Middle School Painting class as part of the MAT program
- 2008-2010 Old South Meeting House, Boston, MA
Museum Assistant/Weekend Manager
Responsible for running front desk and working in museum bookshop
Assisted education programs and museum visitors
- 2003-2006 Braintree Parks Department, Braintree, MA
Lead Instructor for Children's Community Sailing Program
Responsible for arranging activities and lesson plans
Taught sailing skills and water safety
Supervised instructors and performed upkeep on boats
- 2002-2005 South Shore YMCA, Hanover, MA
Lifeguard and Swim Instructor
Responsible for overall pool safety
Taught swimming lessons and ran teen lap clinics
-

Certifications:

Massachusetts Teaching License-Elementary Art (Pre K-5)
EEC Preschool Teacher Certification