

1. 5:30 P.M. Committee Of Ways & Means

Documents:

[20 JAN 29 WM AGENDA.PDF](#)

2. 5:30 P.M. Committee Of Ways & Means

Documents:

[2020 JAN 29 WM MTG.PDF](#)



# Braintree Town Council

## Committee of Ways & Means

One JFK Memorial Drive  
Braintree, Massachusetts 02184

### MEMBERS

Meredith Boericke, Chairwoman  
Charles Ryan, Vice-Chairman  
Donna Connors, Member  
Julia Flaherty, Member  
Steven Sciascia, Member

## AGENDA

**Wednesday, January 29, 2020**

**Starting Time – 5:30p.m.**

**Johnson Chambers, Town Hall**

1. Pledge of Allegiance/Moment of Silence
2. Roll Call
3. Approval of Minutes
  - December 17, 2019
4. Old Business
  - None
5. New Business
  - 20 005 Mayor: Authorization to fund South Middle School subject to and contingent on an affirmative vote of the Town in favor of a debt exclusion or take up any action relative thereto.
  - 20 006 Mayor: Authorization to fund the replacement of roofs at the following schools: Highlands, Flaherty, Hollis, Liberty, Monatiquot and Morrison subject to and contingent on an affirmative vote of the Town in favor of a debt exclusion or take up any action relative thereto.
  - 20 007 Mayor: Authorization to fund a feasibility study with respect to the redevelopment of Braintree High School, to be located at 128 Town Street, Braintree, Massachusetts subject to and contingent on an affirmative vote of the Town in favor of a debt exclusion or take up any action relative thereto.
  - 20 008 Mayor: Authorization to fund the enhancement of security measures throughout the school system subject to and contingent on an affirmative vote of the Town in favor of a debt exclusion or take up any action relative thereto.
  - 20 009 Mayor: Approval for the calling of debt exclusion ballot questions at a special election or take up any action relative thereto.
  - 20 010 Mayor: Authorization to appropriate funds from the Braintree School Building Authority capital stabilization fund or take up any action relative thereto.
  - 20 011 Superintendent of Schools: Authorization to submit Statements of Interest Forms for consideration by the Massachusetts School Building Authority for replacement of school roofs or take up any action relative thereto.
6. Adjournment



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Braintree, Massachusetts 02184

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# 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

## December 17, 2019

A meeting of the Committee of Ways & Means was held in the Johnson Chambers, Braintree Town Hall, on Tuesday, December 17, 2019 at 6:30p.m.

Councilor Bowes was in the Chair.  
The Clerk of the Council conducted the roll call.

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

Also Present: Joseph Reynolds, Chief of Staff  
Christine Stickney, Director Planning & Community Development  
Nelson Chin, Director Parks & Recreation

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

- November 6, 2019

**Motion:** by Councilor Hume to APPROVE Minutes of November 6, 2019

**Second:** by Councilor O'Brien

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

- November 19, 2019

**Motion:** by Councilor O'Brien to APPROVE Minutes of November 19, 2019

**Second:** by Councilor Hume

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

## Old Business

- **19 043 Mayor: Authorization to Fund South Middle School or take up any action relative thereto**  
(Tabled on 12/3/19 to Continue to Table)

Chairman Bowes stated we are waiting for more information on this item. It is requested at this time this item be TABLED to the next Committee of Ways & Means meeting.

MOTION: That the Town appropriate the amount of Eighty-Six Million Five Hundred Eighty-Five Thousand Nine Hundred Nineteen Dollars (\$86,585,919) for the purpose of paying costs of designing, constructing, equipping and furnishing a new South Middle School, to be located behind the existing South Middle School at 232 Peach Street in Braintree, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Building Committee. To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to 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 approved by and received from the MSBA shall be the sole responsibility of the Town; provided further that any grant that Town may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-three and ninety-six hundredths percent (53.96%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA. Any premium received upon the sale of any bonds or notes approved by this vote, 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 vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

**Motion:** by Councilor Hume to TABLE Order 19 043 to the next W&M meeting

**Second:** by Councilor Carey

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

- **19 044 Mayor: To Approve the purchase and resale of an affordable-housing unit at Turtle Crossing and the expenditure of funds for that purpose or take up any action relative thereto** (Tabled on 12/3/19 to Continue to Table)

John Goldrosen, Town Solicitor stated if this property goes into foreclosure the Town can step in and purchase as affordable housing. The owner is still in the process of working things out with the bank. We have the right of first refusal.

There is NO Motion at this time. The request is this item be TABLED at this time per John Goldrosen, Town Solicitor.

**Motion:** by Councilor Hume to Continue to TABLE Order 19 044 to the next W&M meeting

**Second:** by Councilor Whalen

**Vote:** For (5– Bowes, Carey, Hume, O’Brien, Whalen), Against (0), Absent (0), Abstain (0)

- **19 045 Mayor: FY2020 Supplemental Appropriations #1 or take up any action relative thereto** (Item #6 Tabled on 12/3/19)

Chairman Bowes asked if there was a motion to take Order 19 045 Item #6 off the table.

**Motion:** by Councilor Hume to TAKE OFF the TABLE Order 19 045 Item #6

**Second:** by Councilor Whalen

**Vote:** For (5– Bowes, Carey, Hume, O’Brien, Whalen), Against (0), Absent (0), Abstain (0)

Motion read by Councilor Hume for FAVORABLE RECOMMENDATION TO THE FULL COUNCIL:

## 6. Human Resources

MOTION: That the Town vote to amend the wage and salary classification schedules, as most recently amended by appropriating the sum of \$116,367.63 for the purpose of funding a wage increase for the non-BPMA employees effective July 1, 2019, and further that the Director of Municipal Finance is authorized to allocate said sums to and among the various accounts affected thereby in such amounts as are proper and required. In anticipation of approval of these agreements, funds were appropriated to a salary reserve account in the previously approved Fiscal Year 2020 budget.

**Motion:** by Councilor Hume for Favorable Recommendation to the full Council  
Order 19 045 Item #6

**Second:** by Councilor O'Brien

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

### New Business

- **19 048 Mayor: Request for Appropriation - Winfield Adams Playground Baseball Field Renovation Project or take up any action relative thereto** (Public Hearing at full Council)

Councilor Hume stated these upgrades are well needed but there is no parking there. What about opening the gates for parking during games. Parking needs to be addressed. Can we get the plan for parking after your meeting with the local companies? I do support this but parking is a big concern. I request information on parking prior to the first games. Can this come back to us with an update.

Councilor O'Brien made a Motion to TABLE Order 19 048.  
There was NO Second. The Motion Fails.

**Motion:** by Councilor O'Brien to TABLE Order 19 048

**Second:** NONE

**Vote:** MOTION FAILS

Motion read by Councilor Hume for FAVORABLE RECOMMENDATION TO THE FULL COUNCIL:

MOTION:

That In accordance with the provisions of Chap. 44B of the General Laws and with the recommendation of the Community Preservation Committee, the appropriation of \$21,500.00 from the Unreserved Fund, for the Winfield Adams Playground Baseball Field Renovation Project located at the corner of Adams and Commercial Streets (Map 3013 Plot 53). Said funds are to be expended under the direction of the Community Preservation Committee and the Director of Director of Recreation, Community Events, Grounds & Cemetery.

**Motion:** by Councilor Hume for Favorable Recommendation to the full Council  
Order 19 045 Item #6

**Second:** by Councilor Carey

**Vote:** For (4 – Bowes, Carey, Hume, Whalen), Against (1 - O'Brien), Absent (0), Abstain (0)

It was unanimously voted to adjourn the meeting at 6:51p.m.

Respectfully submitted,  
Susan M. Cimino  
Clerk of the Council

## Documents provided for Meeting

- Minutes of November 6, 2019
- Minutes of November 19, 2019
- 19 043 Mayor: Authorization to Fund South Middle School or take up any action relative thereto (PUBLIC HEARING at full Council)
- 19 044 Mayor: To Approve the purchase and resale of an affordable-housing unit at Turtle Crossing and the expenditure of funds for that purpose or take up any action relative thereto
- 19 045 Mayor: FY2020 Supplemental Appropriations #1 or take up any action relative thereto (Item #6 Tabled on 12/3/19)
- 19 048 Mayor: Request for Appropriation - Winfield Adams Playground Baseball Field Renovation Project or take up any action relative thereto (Public Hearing at full Council)



**TOWN OF BRAINTREE**  
**OFFICE OF THE TOWN SOLICITOR**  
One JFK Memorial Drive  
Braintree, Massachusetts 02184  
Tel: 781-794-8153 Fax: 781-794-8305

#20-005

#20-006

#20-007

#20-008

#20-009

Charles C. Kokoros  
Mayor

Nicole I. Taub  
Town Solicitor

### MEMORANDUM

To: Shannon Hume, Town Council President  
Braintree Town Councilors

From: Nicole I. Taub   
Interim Chief of Staff and Operations  
Town Solicitor

CC: Edward Spellman, Director of Municipal Finance

Re: Items for Referral to Committee Regarding Proposed Debt Exclusion (Revised)

Date: January 19, 2020

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President Hume, Braintree Town Councilors,

As you know, on January 21, 2020, the Council will be referring several items to the Ways and Means Committee for review. These items, detailed below, are part of the Mayor's comprehensive plan to fund much needed town-wide capital improvements without negatively impacting the provision of services to our residents.

During the transition, and continuing to the present day, the Mayor has been conducting a thorough review of the Town's finances and completing an assessment of our capital needs. This has led to the conclusion that a new South Middle School cannot be funded within the existing operating budget and a debt exclusion is necessary. In addition to addressing the needs of South Middle School, a debt exclusion allows the Town to address other demands within the school system through the temporary tax increase while maintaining availability of funds to cover other significant departmental capital needs.

As you may know, Proposition 2 ½ limits the amount of revenue the town may raise from local property taxes each year to fund municipal operations—commonly referred to as the annual levy limit. Proposition 2 ½ also allows the town to increase tax revenues above that limit with the approval of voters at an election. *See* M.G.L. c. 59 s. 21C. This can be done either through an override or an exclusion.

A debt exclusion increases the amount of property tax revenue the town may raise for a limited or temporary period of time in order to fund specific projects. The amount of an exclusion may

be raised in addition to the town's levy limit. This revenue does not increase the Town's levy limit or become part of the base for calculating future years' levy limits.

The Mayor has proposed four (4) projects to be funded by the revenue provided by a debt exclusion: (1) a new South Middle School; (2) new roofs at Highlands, Flaherty, Hollis, Liberty, Monatiquot Kindergarten and Morrison;(3) security enhancements throughout the district, including the installation of upgraded and expanded camera systems and other enhancements; and (4) a feasibility study for the future redevelopment of Braintree High School. For the new South Middle School, the approval of funding will secure over \$30 million in state funds from the Massachusetts School Building Authority (MSBA) and, with council approval, the school department intends to initiate the application process for funding by the MSBA regarding the school roof replacements.

The total bond amount necessary to compete these projects is sixty three million eighty eight thousand six hundred and thirty one dollars (\$63,088,631), to be broken down as follows:

- South Middle School--\$55,588,631 (30 year term)
- School Roofs--\$5,000,000 (20 year term)
- High School Feasibility Study--\$1,500,000 (5 year term)
- Security Enhancements--\$1,000,000 (10 year term)

Based on the average value of a residential property in Braintree (\$502,594), the estimated tax rate increase resulting from the debt exclusion is \$0.38 or a total of \$190.99 per year for the first five (5) years. For a commercial property, which has an average value of \$2,807,390, the estimated tax rate increase would be \$0.85 or a total of \$2,386.28 per year for the first five (5) years. These calculations incorporate the MSBA reimbursement already allocated by the MSBA for South Middle School. In the event that the Town receives MSBA funding for the roofs, these costs will further decrease.

Where the bonds associated with each project have a different term, the total cost per property (both residential and commercial) will decrease over time. Specifically, for a residential property, the annual increase will drop pursuant to the schedule below:

- Years 6-10: \$175.91
- Years 11-20: \$170.88
- Years 21-30: \$150.78

After thirty (30) years, the tax rate will return to the levy limit and no further increases relating to these projects will be incurred.

In order to seek the approval of the voters to increase tax revenues as described above, the Town must 1) authorize funding for each project subject to and contingent on an affirmative vote of the town for the debt exclusion and 2) call for debt exclusion ballot questions at a special election. We are seeking to hold the special election on Saturday, March 28, 2020.

Accordingly, your review and approval of the following motions is requested:

**20 005 Mayor:** Authorization to fund South Middle School subject to and contingent on an affirmative vote of the Town in favor of a debt exclusion or take up any action relative thereto.

TOWN OF BRAINTREE, MASSACHUSETTS

IN TOWN COUNCIL

ORDERED:

That the Town appropriate the amount of Eighty-Six Million Five Hundred Eighty-Five Thousand Nine Hundred Nineteen Dollars (\$86,585,919) for the purpose of paying costs of designing, constructing, equipping and furnishing a new South Middle School, to be located behind the existing South Middle School at 232 Peach Street in Braintree, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Building Committee. To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. c. 44, or pursuant to any other enabling authority; provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, §21C (Proposition 2½). 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 approved by and received from the MSBA shall be the sole responsibility of the Town; provided further that any grant that Town may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty three and ninety six hundredths percent (53.96%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA. Any premium received upon the sale of any bonds or notes approved by this vote, 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 vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

*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.*

**20 006 Mayor:** Authorization to fund the replacement of roofs at the following schools: Highlands, Flaherty, Hollis, Liberty, Monatiquot and Morrison subject to and contingent on an affirmative vote of the Town in favor of a debt exclusion or take up any action relative thereto.

TOWN OF BRAINTREE, MASSACHUSETTS

IN TOWN COUNCIL

ORDERED:

That the Town appropriate the amount of Five Million Dollars (\$5,000,000.00) for the purpose of paying costs of replacing the roofs at Highlands Elementary School (144 Wildwood Avenue, Braintree MA), Flaherty Elementary School (99 Lakeside Drive, Braintree, MA), Hollis Elementary School (482 Washington Street, Braintree, MA), Liberty Elementary School (49 Proctor Road, Braintree, MA), Monatiquot Kindergarten (25 Brow Avenue, Braintree, MA) and Morrison Elementary School (260 Liberty Street, Braintree, MA), including the payment of all costs incidental or related thereto (the "Project"), which proposed repair projects would materially extend the useful life of the schools and preserve assets that otherwise are capable of supporting the required educational program, and for which the Town has applied for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Committee. To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to 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 if the MSBA's Board of Directors votes to invite the Town to collaborate with the MSBA on this proposed repair project, 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; provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½); and that, if invited to collaborate with the MSBA on the proposed repair project, the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA. Any premium received upon the sale of any bonds or notes approved by this vote, 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 vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

*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.*

**20 007 Mayor:** Authorization to fund a feasibility study with respect to the redevelopment of Braintree High School, to be located at 128 Town Street, Braintree, Massachusetts subject to and contingent on an affirmative vote of the Town in favor of a debt exclusion or take up any action relative thereto.

TOWN OF BRAINTREE, MASSACHUSETTS

IN TOWN COUNCIL

ORDERED:

That the Town appropriate the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00) for the purpose of paying costs of a feasibility study with respect to the redevelopment of Braintree High School, to be located at 128 Town Street, Braintree, Massachusetts, including the payment of all costs incidental or related thereto, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Committee. To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, or pursuant to 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 costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town, and further provided that the appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½), 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 upon the sale of any bonds or notes approved by this vote, 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 vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

*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.*

**20 008 Mayor:** Authorization to fund the enhancement of security measures throughout the school system subject to and contingent on an affirmative vote of the Town in favor of a debt exclusion or take up any action relative thereto.

TOWN OF BRAINTREE, MASSACHUSETTS

IN TOWN COUNCIL

ORDERED:

That the Town appropriate One Million Dollars (\$1,000,000) for the purpose of paying costs of enhancing security measures throughout the school system, including the payment of all costs incidental or related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44, §7(1) or pursuant to any other enabling authority. No amounts shall be borrowed or expended hereunder unless and until the voters of the Town shall have voted to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, §21C (Proposition 2½). Any premium received upon the sale of any bonds or notes approved by this vote, 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 vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

*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.*

20 009 Mayor: Approval for the calling of debt exclusion ballot questions at a special election.

TOWN OF BRAINTREE, MASSACHUSETTS

IN TOWN COUNCIL

RESOLUTION and ORDER pursuant to the provisions of G.L. c.59 § 21C

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(1) that the Town of Braintree, pursuant to G.L. c. 59, § 21C(k), shall seek voter approval at the next special election on March 28, 2020, to assess taxes in excess of the amount allowed pursuant to G.L. c. 59 §21C for the payment of principal and interest on bonds, notes or certificates of indebtedness, issued by the Town of Braintree to pay costs of designing, constructing, equipping and furnishing a new South Middle School, to be located behind the existing South Middle School at 232 Peach Street in Braintree, Massachusetts, including the payment of all costs incidental or related thereto; and

(2) that the Town of Braintree, pursuant to G.L. c. 59, § 21C(k), shall seek voter approval at the next special election on March 28, 2020, to assess taxes in excess of the amount allowed pursuant to G.L. c. 59 §21C for the payment of principal and interest on bonds, notes or certificates of indebtedness, issued by the Town of Braintree to pay costs of replacing the roofs at Highlands Elementary School (144 Wildwood Avenue, Braintree MA), Flaherty Elementary School (99 Lakeside Drive, Braintree, MA), Hollis Elementary School (482 Washington Street, Braintree, MA), Liberty Elementary School (49 Proctor Road, Braintree, MA), Monatiquot Kindergarten (25 Brow Avenue, Braintree, MA) and Morrison Elementary School (260 Liberty Street, Braintree, MA), including the payment of all costs incidental or related thereto; and

(3) that the Town of Braintree, pursuant to G.L. c. 59, § 21C(k), shall seek voter approval at the next special election on March 28, 2020, to assess taxes in excess of the amount allowed pursuant to G.L. c. 59 §21C for the payment of principal and interest on bonds, notes or certificates of indebtedness, issued by the Town of Braintree to pay costs of a feasibility study with respect to the redevelopment of Braintree High School, to be located at 128 Town Street, Braintree, Massachusetts, including the payment of all costs incidental or related thereto.

(4) that the Town of Braintree, pursuant to G.L. c. 59, § 21C(k), shall seek voter approval at the next special election on March 28, 2020, to assess taxes in excess of the amount allowed pursuant to G.L. c. 59 §21C for the payment of principal and interest on bonds, notes or certificates of indebtedness, issued by the Town of Braintree to pay costs of enhancing security measures throughout the school system, including the payment of all costs incidental or related thereto.

(2) to that end the Town Clerk is hereby directed to place the following questions on the ballot:

*(i) Shall the Town of Braintree be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to pay costs of designing, constructing, equipping and furnishing a new South Middle School, to be located behind the existing South Middle School at 232 Peach Street in Braintree, Massachusetts, including the payment of all costs incidental or related thereto?*

Yes \_\_\_\_\_ No \_\_\_\_\_

*(ii) Shall the Town of Braintree be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to pay costs of replacing the roofs at Highlands Elementary School (144 Wildwood Avenue, Braintree MA), Flaherty Elementary School (99 Lakeside Drive, Braintree, MA), Hollis Elementary School (482 Washington Street, Braintree, MA), Liberty Elementary School (49 Proctor Road, Braintree, MA), Monatiquot Kindergarten (25 Brow Avenue, Braintree, MA) and Morrison Elementary School (260 Liberty Street, Braintree, MA), including the payment of all costs incidental or related thereto?*

Yes \_\_\_\_\_ No \_\_\_\_\_

*(iii) Shall the Town of Braintree be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to pay costs of a feasibility study with respect to the redevelopment of Braintree High School, to be located at 128 Town Street, Braintree, Massachusetts, including the payment of all costs incidental or related thereto.*

Yes \_\_\_\_\_ No \_\_\_\_\_

*(iv) Shall the Town of Braintree be allowed to exempt from the provisions of Proposition two and one-half, so called, the amounts required to pay for the bonds issued in order to pay costs of enhancing security measures throughout the school system, including the payment of all costs incidental or related thereto?*

Yes \_\_\_\_\_ No \_\_\_\_\_

*Note: This request requires advertising and a public hearing under Section 2-9 of the Town Charter. In accordance with M.G.L. c. 59 s. 29C approval requires the affirmative vote of two-thirds of all members of the Town Council.*

Finally, on behalf of the Mayor, I respectfully request that these items be taken out of order on Tuesday evening in order to refer the matters to the Ways and Means Committee at the start of the meeting. Also, the Mayor respectfully requests an opportunity to provide the council with a brief introduction of these items prior to the referral. This is not intended to be an opportunity for questions or discussion.

Once the matters are referred, and to ensure that the Ways and Means Committee has sufficient time to review and gather all necessary information to make an informed decision, we would respectfully request that multiple meetings be scheduled in advance of the February 4, 2020 full council meeting. In order to meet the regulatory time frames for the special election, a vote must be taken by this date.

Please do not hesitate to contact me if there are any further questions regarding this matter.

Thank you.



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

Charles C. Kokoros  
Mayor

*cdk*

781-794-8100

MEMORANDUM

To: Shannon Hume, Town Council President  
Braintree Town Councilors

From: Charles C. Kokoros, Mayor

CC: Nicole I. Taub, Interim Chief of Staff and Operations  
Edward Spellman, Director of Municipal Finance  
Dr. Frank Hackett, Superintendent

Re: 20 010 Mayor: Authorization to appropriate funds from the Braintree School Building Authority capital stabilization fund or take up any action relative thereto.

Date: January 23, 2020

RECEIVED TOWN CLERK  
BRAINTREE, MA  
2020 JAN 24 AM 10:11

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President Hume, Braintree Town Councilors,

As you know, on January 21, 2020, the Council referred several items to the Ways and Means Committee for review. Included in these items was 20 010 Mayor: Authorization to appropriate funds from the Braintree School Building Authority capital stabilization fund or take up any action relative thereto.

In conjunction with the FY2018 budget, the Town introduced the creation of the Braintree School Building Authority (BSBA) stabilization fund. The purpose of the fund is to accumulate and manage funds for school building repairs, renovation and new construction and to be used as a match for the funding formula provided by the Massachusetts School Building Authority (MSBA). The current fund balance is \$2,007,130.63.

MDS Architects and Owners Project Manager Hill International completed the MSBA Design Development phase of the South Middle School project at the end of December 2019. The Detailed Design will be submitted to the MSBA for review later this month and is a necessary component to the project. The total cost associated with the work performed is \$1,718,229.00, which is broken down as follows:

- MDS Architects--\$1,438,229.00
- Hill International--\$280,000.00

The transfer of funds being requested will be used to pay both firms for their work completed to date.

Accordingly, your review and approval of the following motion is requested:

**Motion:** That the sum of \$1,718,229.00 be appropriated from the Braintree School Building Authority capital stabilization fund for the purpose of paying for costs relating to the planning and design of the South Middle School Renovation Project.

Since these requests involve the appropriation of funds within the fiscal year 2020 budget, advertising and a public hearing is required under the sections 2-9 and 6-7 of the Town Charter.

*Note: Where this is an appropriation of funds from a stabilization fund, a two-thirds vote of the Council is required.*



**TOWN OF BRAintree**  
ONE JFK MEMORIAL DRIVE  
BRAintree, MASSACHUSETTS 02184

**Office of the  
Town Auditor**  
Mobile: (978) 808-1871  
Shawn.McGoldrick@claconnect.com

To: Shannon L. Hume, President of the Council

CC: Susan Cimino, Clerk of the Council  
Dan Sullivan, Town Auditor

From: Shawn McGoldrick, Town Auditor

Date: January 14, 2020

Regarding: South Middle School Project

Dear President Hume,

Per your request, I am providing you with a list of the challenges that Dan Sullivan and I think the Town of Braintree ("Town") needs to address before it borrows \$50,000,000 for 30 years to fund the South Middle School Project without a debt exclusion. This borrowing will increase the Town's debt service budget on average by approximately \$2,500,000 per year for the next 30 years. We are concerned the annual debt service of the South Middle School Project will challenge to the Town's ability to stay within Proposition 2 ½ in the foreseeable future. The following is a list of the specific challenges we feel the Town that needs to address:

1. The latest 5 year annual projection from the Director or Municipal Finance (which includes the debt service for the South Middle School Project) that was provided in the fall/early winter shows projected operating deficits of \$137,070, \$291,579, \$1,532,912 and \$4,884,534 in fiscal years 2022, 2023, 2024 and 2025, respectively. These operating deficits would need to be resolved.
2. The latest 5 year annual projection from the Director or Municipal Finance (which includes the debt service for the South Middle School Project) that was provided in the fall/early winter will require the Town to increase trash fees, cut appropriations and use one-time funding sources to try and balance the Town's operating budgets for the next few years. The increase in trash fees, cuts in appropriations and use of one-time funding sources, arguably may not be feasible in reality.
  - a. Increase the annual trash free \$1,000,000. This will be an increase per household of approximately \$100.
  - b. Use \$1,000,000 of free cash each year for the fiscal years ending June 30, 2021, 2022 and 2023.
  - c. Use \$500,000 of the School trust each year for the fiscal years ending June 30, 2021, 2022, 2023 and 2024. This will essential deplete the trust fund.

- d. Make no contribution to the OPEB trust fund in fiscal year 2021 and essentially no OPEB contribution for fiscal years 2022 and 2023.
  - e. Possible 0.75% operating budget reductions in school, police, fire and DPW departments.
3. In order for the Town to stay within the confines of proposition 2 ½, for the foreseeable future, the Town will be required to estimate local receipts equal to actual. In the past the Town has been able to estimate local receipts below actual and therefore was able to pick up free cash each year because of it. For the foreseeable future, it is unlikely the Town will generate free cash from local receipts.
  4. In order for the Town to stay within the confines of proposition 2 ½, the Town most likely will need to tighten its operating budgets. Historically the Town would underspend approximately 1% of its total operating budget which would fall to free cash. It is reasonable to predict that for the foreseeable future, little free cash will be generated by unencumbered/unexpended appropriations.
  5. Because the Town will be using \$1,000,000 of free cash each year and generating little free cash, it is reasonable to predict that free cash will dwindle to an insignificant amount over the next few years. The Town has grown accustomed to using free cash each year to fund capital projects, overtime and snow and ice deficits. It is reasonable to predict that new sources of revenues will need to be found to fund these appropriations.
  6. As free cash depletes, so does the Town's general fund unassigned fund balance. The Town currently holds a bond rating from Standard & Poor's (S&P) of AA+/positive outlook. Decrease in the Town's unassigned fund balance may negatively impact the Town's bond rating.
  7. The Town will be using the Braintree School Building Authority Trust fund (BSBA) each year to ease the burden that debt services for the East Middle School and South Middle School will have on the operating budget. The BSBA will be depleted in 5 years.
  8. The Town will be borrowing for the South Middle School in such a way that will allow it to defer principal payments significantly for the first few years of the bond helping out the first 5 years of the payback period. Debt service for the South Middle School will increase significantly in year 6 and continue for about 5 years after that. We only have a budget projection for 5 years, so we do not have a picture of how the increase in debt service will impact the Town's operating budget beyond 5 years.

Please contact me anytime if you have questions regarding this or any other matter.

Sincerely,

Shawn McGoldrick