

1. Committee Of Ways & Means Agenda

Documents:

[18 APR 24 W-M AGENDA.PDF](#)

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Documents:

[18 APR 24 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**

**Tuesday, April 24, 2018**

**Starting Time – 6:00p.m.**

**Johnson Chambers, Town Hall**

1. Pledge of Allegiance/Moment of Silence
2. Roll Call
3. Approval of Minutes
  - February 26, 2018
4. New Business
  - 18 019 Mayor: Funding Request for Community Preservation Project – 435 Washington Street or take up any action relative thereto (Public Hearing at full Council)
5. Old Business
  - None
6. Adjournment



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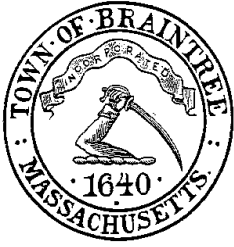
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## Committee of Ways & Means

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# MINUTES

## February 26, 2018

A meeting of the Committee of Ways & Means was held in the Cahill Auditorium, Braintree Town Hall, on Monday, February 26, 2018 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-Chairman  
Stephen O'Brien, Member  
Timothy Carey, Member  
Thomas Whalen, Member

Also Present: Joseph C. Sullivan, Mayor  
Joseph Reynolds, Chief of Staff  
Frank Hackett, Superintendent of Schools  
Ed Cronin, Business Manager Schools  
Lisa Heger, School Committee Chair  
Thomas Devin, School Committee  
Kate Naughton, School Committee  
Cyril Chafe, School Committee  
Jennifer Dolan, School Committee  
Dan Sullivan, Town Auditor

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

#### • February 21, 2018

**Motion:** by Councilor Ringius to Approve Minutes of February 21, 2018

**Second:** by Councilor Hume

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

## New Business

- **18 011 Mayor: School Department – Authorization of Twenty-Year Energy Performing Contract Services Agreement or take up any action relative thereto**

Frank Hackett, Superintendent of Schools explained the Town desires to enter into a twenty-year energy performing contracting services (ESCO) project at a cost of \$10,300,000. This project will provide significant energy conservation measures to all six (6) of our elementary schools, the Monatiquot School Kindergarten Center, and Braintree High School. Our two middle schools, East and South, will see these improvements through our work with the MSBA. Among the items being addressed in the project are: installation of expandable Energy Management Control Systems that will modulate heating, cooling, and ventilation; installation of new primary high efficiency boilers and back-up boilers in several buildings; replacement of 45-year old transformers at Braintree High School; new LED lighting fixtures and occupancy sensors; walk-in cooler controls & high efficiency motors; building weatherization; steam trap repairs and replacements, and water conservation measures.

Dr. Hackett stated this is money currently budgeted and that is spent. Savings will come from new lighting and heating systems. This will update air quality. The hope is to start the project this summer. If investments are not made it will cost more in the long run. This is the most critical work that needs to be done.

Councilor O'Brien stated he would like a formal report to the Council yearly on the savings.

Councilor Hume read the following Motion for favorable recommendation to the full Council:  
MOTION: PURSUANT TO GENERAL LAWS CHAPTER 25A, SECTION 11I, THE TOWN OF BRAINTREE IS HEREBY AUTHORIZED TO ENTER INTO A CONTRACT FOR ENERGY MANAGEMENT SERVICES WITH NORESKO, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY HAVING ITS PRINCIPAL OFFICES AT 1 RESEARCH DRIVE, SUITE 400C, WESTBOROUGH, MA 01581, FOR THE PURPOSES OF THE DESIGN, CONSTRUCTION IMPLEMENTATION, MONITORING, MEASUREMENT AND VERIFICATION AND GUARANTY OF CERTAIN ENERGY CONSERVATION MEASURES AS DESCRIBED IN THE CONTRACT. THE TOWN HAS COMPLIED WITH THE PUBLIC PROCUREMENT PROVISIONS OF CHAPTER 25A, SECTION 11I. THE PROJECT WILL IMPROVE THERMAL EFFICIENCY, CONSERVE ENERGY, CONSERVE WATER, AND REDUCE WASTEWATER AT THE DESIGNATED FACILITIES; AND BE IT FURTHER RESOLVED THAT THE MAYOR IS AUTHORIZED TO EXECUTE ALL DOCUMENTS NECESSARY TO ACHIEVE THESE PURPOSES.

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

**Second:** by Councilor Whalen

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

**Old Business**

Councilor Bowes, Chairman of the Committee of Ways & Means asked if there was A MOTION to TAKE OFF THE TABLE Council Orders 18 003, 18 004, and 18 006 item #11:

**Motion:** by Councilor Hume to TAKE OFF THE TABLE Council Order 18 003, 18 004, and 18 006 item #11

**Second:** by Councilor O’Brien

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

• **18 003 Mayor: Request to Approve the Fiscal Year 2018 Capital Plan or take up any action relative thereto**

Councilor O’Brien stated his reason behind this vote is due to the \$1million for the Fire Headquarters Renovation that is presently unallocated.

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

To Approve the Fiscal Year 2018 Capital Plan as submitted

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

**Second:** by Councilor O’Brien

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

• **18 004 Mayor: Request for Appropriation - Fiscal Year 2018 General Fund Capital Budget or take up any action relative thereto**

Councilor O’Brien stated his reason behind this vote is due to the \$1million for the Fire Headquarters Renovation that is presently unallocated.

Councilor Hume read the following Motion for favorable recommendation to the full Council:  
TOWN OF BRAINTREE, MASSACHUSETTS IN TOWN COUNCIL ORDERED:

(1) That the Town of Braintree appropriates the sum of Four Million – Three Hundred Thirty-Five Thousand Dollars (\$4,335,000.) to pay costs of the following capital projects:

<u>Project</u>	<u>Amount</u>	<u>Authorizing Statute</u>
Roadway Resurfacing	\$1,700,000	Ch. 44, s. 7(1)
Fire Headquarters Renovations	1,000,000	Ch. 44, s. 7(1)
Fire Ladder Truck	900,000	Ch. 44, s 7(1)
Fire Alarm Bucket truck	110,000	Ch. 44, s 7(1)
School Building Repairs BHS & District Wide	375,000	Ch. 44, s 7(1)
DPW Sidewalk Plow	150,000	Ch. 44, s 7(1)
DPW Park Equip.& Court Repair	100,000	Ch. 44, s 7(1)

and for the payment of all other costs incidental and related thereto; that the amounts indicated above for each project are estimates and that the Mayor may allocate more funds to any one or more of such projects, and less to others, so long as, in the judgment of the Mayor, each of the projects described above can be completed within the total appropriation made by this Order; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to the authorizing statutes described above, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. 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 Chapter 44, Section 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 for favorable recommendation to the full Council

**Second:** by Councilor O'Brien

**Vote:** For (4-Bowes, Hume, Carey, Whalen), Against (1 - O'Brien), Absent (0), Abstain (0)  
Councilor O'Brien stated his vote is over concerns for the Fire Headquarters Renovation and it is not specifically allocated.

TOWN OF BRAINTREE, MASSACHUSETTS IN TOWN COUNCIL ORDERED:

- (2) That the Town of Braintree appropriates the sum of Ten Million – Three Hundred Thousand Dollars (\$10,300,000.) for the purposes of paying the Town's ESCO project, and for the payment of all other costs incidental and related thereto and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7 (1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. As an alternative to the borrowing authorized in the preceding sentence, the Treasurer, with the approval of the Mayor, is authorized to meet the appropriation described above through the use of a lease purchase financing agreement pursuant to Chapter 44, Section 21C of the General Laws, or pursuant to any other enabling authority, and in that regard, the Mayor and the Treasurer are authorized to take all actions necessary or convenient to the procurement of any such lease purchase financing agreement and, further, that such officers are authorized to negotiate, execute and deliver all documents and certificates incidental and related thereto. 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 Chapter 44, Section 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 for favorable recommendation to the full Council

**Second:** by Councilor Whalen

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

- **18 005 Mayor: Request for Appropriation – Fiscal Year 2018 Enterprise Funds Capital Budget or take up any action relative thereto**

This item was voted in the Committee of Ways & Means meeting held on 2/21/18 for favorable recommendation to the full Council.

- **18 006 Mayor: Request for Appropriation – Fiscal Year 2018 Capital Budget - Other Available Funds or take up any action relative thereto**

Dr. Hackett stated as part of a learning grant BHS needs to be 1:1 with devices. This bulk will be to purchase devices for students.

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

11) School Department

MOTION: That the sum of \$300,000 be transferred from Fiscal Year 2017 Certified Free Cash for the purpose of Student technology.

**Motion:** by Councilor Hume to recommend favorable action to the full Council

**Second:** by Councilor Whalen

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

It was unanimously voted to adjourn the meeting at 8:05p.m.

Respectfully submitted,

Susan M. Cimino,  
Clerk of the Council

## Documents provided for Meeting

- Minutes of February 21, 2018
- 18 003 Mayor: Request to Approve the Fiscal Year 2018 Capital Plan
- 18 004 Mayor: Request for Appropriation - Fiscal Year 2018 General Fund Capital Budget
- 18 005 Mayor: Request for Appropriation – Fiscal Year 2018 Enterprise Funds Capital Budget
- 18 006 Mayor: Request for Appropriation – Fiscal Year 2018 Capital Budget - Other Available Funds
- 18 011 Mayor: School Department – Authorization of Twenty-Year Energy Performing Contract Services Agreement or take up any action relative thereto





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

Joseph C. Sullivan  
Mayor

781-794-8100

To: Charles Ryan, Town Council President  
Clerk of the Council  
Town Clerk

From: Joseph C. Sullivan, Mayor

JCS

CC: Christine Stickney, Director of Planning and Community Development

Date: March 21, 2018

Re: Recommendation from the CPA Committee for Town Council Action

RECEIVED TOWN CLERK  
BRAINTREE, MA  
2018 MAR 22 AM 11:13

Please be advised that the Community Preservation Committee CPC met on March 12, 2018 and by unanimous vote of members present recommended to the Town Council appropriate the following CPA funding for the preservation and restoration construction of the exterior historical and universal accessibility project of the former Union School (a/k/a American Legion) located at 435 Washington Street and as shown on Assessors Map 2028 Plot 13. As you know, this historic building is owned by the town. I support this CPC effort believing that the usage of this funding will restore this important structure to its prideful state. Additionally, I wish to extend my thanks to the members of the American Legion for their faithful stewardship and operation of this historic building. Our relationship with the American Legion has been a productive and positive one – and shall continue with these needed improvements.

The following motion is submitted on their behalf:

**Motion:** In accordance with the provisions of Chapter 44B of the General Laws and with the recommendation of the Community Preservation Committee, appropriate \$650,000.00 from the CPA Unreserved account for the preservation and restoration construction of the historic exterior and universal accessibility project of the former Union School located at 435 Washington Street. Said funds are to be expended under the direction of the Community Preservation Committee and by the Director of Planning and Community Development.

**QUESTION:**

18 019 Funding Request for Community Preservation Project - 435 Washington Street

Please explain what the additional money \$650,000 for CPC (American Legion) will be used for.

**ANSWER:**

The original request was for 1.3 million for the preservation, restoration and universal access to the Union School - the funds would restore all of the exterior and add a small addition to the rear for an enclosed lift that would go to the basement and the two floors above plus some minor interior ADA items as to the connection. When the applicants requested the funds the CPA had discussed with the Mayor's office the splitting of the funding. The original \$650,000 was under Order #17-072 and the second \$650,000 was to be under other an alternative option but it did not pan out due to unforeseen Town expenditures so the applicants returned to the CPA for the second \$650,000 and they recommended approval.