



Braintree Town Council

Committee of Ways & Means

One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

Meredith Boericke, Chairwoman
Joseph Reynolds, Vice-Chairman
Julia Flaherty, member
Elizabeth Maglio, member
Ryan Sterling, member

AGENDA

Monday, January 12, 2026

Starting Time – 6:00p.m.

Johnson Chambers

(Meeting notice posting required for a Town Council meeting at the same time due to 5 members being on this committee)

Pledge of Allegiance/Moment of Silence

Roll Call

Approval of Minutes

- July 30, 2025
- September 9, 2025
- October 21, 2025

Old Business

- **25 065** Mayor: Request for Appropriation - Braintree Cannon Wheel Replacement – CPA Application or take up any action relative thereto (*Public Hearing continued to 1/20/26*)

New Business

- **25 069** Mayor: Authorization for Tax Payment Agreements pursuant to MGL Part I, Title IX, Chapter 60, Section 62A or take up any action relative thereto

Adjournment



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Meredith Boericke, Chairwoman
Peter Morin, Vice-Chairman
Joseph Reynolds, Member
Julia Flaherty, Member
Elizabeth Maglio, Member

MINUTES

Wednesday, July 30, 2025

A meeting of the Committee of Ways & Means was held in Johnson Chambers on Wednesday, July 30, 2025 at 6:30pm.

Councilor Boericke was in the Chair.

Clerk of the Council, Susan Cimino conducted the roll call.

Present: Meredith Boericke, Chairwoman
Peter Morin, Vice-Chairman
Julia Flaherty, Member
Elizabeth Maglio, Member
Joseph Reynolds, Member

Also Present: Michael Esmond, Director of Municipal Finance
Matthew Jacques, DPW Director
Timothy Cohoon, Police Chief
Frederick Viola, Fire Chief
Mary Kenny, Staff Executive Police Department
Hilary Lawless, Finance Fire Department
Sarah Kaufman, Finance Schools
Tim MacDonald, Superintendent Schools
Corey Chambers, Sgt. BPD/Finance
Rob DeVito, Facilities Finance

Approval of Minutes

- None

Old Business

- None

New Business

- **25 027** Mayor: Request to Approve the Fiscal Year 2025 Capital Plan or take up any action relative thereto (*Public Hearing at full Council on **August 5, 2025***)

Chairwoman Boericke asked is there a Motion to take off the table Order 25 027?

Motion by Councilor Morin:

MOTION: to take off the table Order 25 027

Motion: by Councilor Morin to take off the table Order 25 027

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

Chairwoman Boericke stated tonight is to discuss the FY2025 Capital Plan.

Tonight we will hear from the following:

- Facilities – Jacques
- School IT – McDonald/Kaufman
- Police – Chief Cohoon/Chambers/Kenney
- Fire – Chief Viola/Lawless
- IT - Esmond

Facilities

Director Jacques stated this department is led by Mike McGourty, Director of Facilities. He couldn't be here tonight. He apologizes. We have a lot of facilities needs in the town, ranging mainly the school side. The town buildings are in relative good shape because prior to the school merger, a lot of the work is done in the town building. So now our focus is on the schools. We're catching up on a lot of past maintenance that had not been done in the past. This is our third year handling the schools with the facilities department. So we're catching up. I can say that the school. The state of the schools today is a lot better than it was three years ago when we took it on.

We do the best we can with a small group of people that we have to perform maintenance in all of the schools. I think we're in decent shape. We could be better, but we're in decent shape.

Director Esmond explained you'll see a number of items that relate to facilities are. We're not seeking new authorization. There are a couple just important things to note. There are authorizations that are in place place that the Facilities department is using one of the largest authorizations that has been provided by town council before was a \$2 million authorization. So you'll see that as kind of, you know, an important factor as far as what, you know, what we're using just to essentially fund the capital projects. But yeah, I think if you look on page three, probably.

Towards the bottom third, you'll see the projects that would be noted particularly.

Just if I. Maybe I could just highlight the ones of note. There is a. There's a \$770,000 proposed investment across the four years for replacing the boilers at the high school in that sequence that we would do the

engineering in drawings first in 2026 and then the cash spending would increase in each of the subsequent years.

The following project. Another important project down is the building asbestos removal funds who are already authorized in 23 for that. Right now those projects I think are only at Highlands High School and. But we're estimating roughly about 100,000 each year as sort of the projection for those.

The subsequent years have not been identified with schools. But there's a number of abradant projects that need to move forward over the next several years.

We have additionally we've noted here that School building repairs to a four year amount of \$850,000. That is all almost entirely from the existing authorization in fiscal 23 for town building repairs.

Those projects are not really yet defined. I probably would defer to Rob, if there's a better way to say this, but there's a lot that essentially consists of a lot of small projects, capital eligible and that they're usually repairing or replacing capital equipment or updating capital systems. They're not ones that were discreetly at calling it, you know, out specifically for those. And I don't know Rob, if there's anything specific that you'd know, but I think a couple things that probably would. We'd highlight from the 25 plan that just ended. We did some work at Flaherty, to add the modular classrooms, for example and update the boiler at Old South. So essentially this is the funding source where we are using the funds for those types of projects addressing really I guess I would say a backlog of capital repairs. Mike has proposed the \$70,000 in elementary school electrical engineering. So that is just for a study essentially to look at the switch gear and essentially prepare an assessment of the replacement requirements for specifically the electrical systems at the K thru 4 schools. This is really to get caught up on some of the important information and documentation we need for future repairs. Most of these schools really all of them have very out of date electrical systems. We need to do that level of work and study just to be able to start to assess what the needs are going to be and the time frames and financial investment that will be there. You'll see Fire alarm upgrades is another authorization we're asking for. So that essentially would pull out at the town facilities the fire alarm boxes and then essentially replace them so that we're basically disconnecting that the lines there. And we need to be able to do that. And then what we would do is then essentially hire an ongoing service essentially for the fire monitoring town facilities.

Turning to page four we have \$75,000 we're identifying town building for repairs. That right now is an estimate to update some of the cells in essentially the plumbing, toilets and sinks at the police station for in fiscal 26.

The fiscal 25 steam trap replacement. So that's a \$51,000 project that we're proposing which would replace the steam traps at I think it's six schools. The total project cost is estimated about 100,000. It's a Chapter 25A Energy Renewal project essentially energy efficiency project. So it's matched essentially through rebates that are provided through the national grid utility provider. So the town's costs will be projected only to be \$51,000 for essentially \$100,000 of capital replacement. And there actually is a payback in time on this project. I think it's like within three years because we're replacing very old equipment.

That's essentially the new projects that are proposed under facilities.

Councilor Maglio stated the steam shop replacement, the six schools. What six schools are those? The six elementary schools?

Director Jacques stated Yes.

Councilor Maglio stated I guess I'd like to hear the thinking behind doing upgrades on all the schools when we're looking at potentially closing two of them.

Director Jacques stated the steam traps are part of the heating system, so you're pushing steam through. So if we don't upgrade them, we're bypassing steam, so we're off heat. Well, it's not that there's no heat. You're spending more to generate steam because you're losing steam. So it would be similar to watching a pot boil steam and then you lose all your water. Right. So very similar. So if we don't fix those traps, we are increasing the cost of our energy consumption and we're going to spend the money. We're also getting this rebate from National Grid. I've done similar projects. It really will change your efficiency and how you heat and we should see some cost savings in our gases. So I understand what you're saying, like why are we investing in it? But this is an investment that if we don't do, we're going to spend more money over the next few years.

Director Esmond stated one of these, is the Monatiquot school. We have a tenant in there too and heat is actually a big issue for them. They pay for it, but they've actually asked us about the energy efficiency and you know, the bills.

Councilor Morin stated you mentioned this is a rebate. Is this a green community project or is this different?

Rob DeVito stated it's not a green community project.

Councilor Morin stated Okay, where are you green community projects?

Rob DeVito stated we just completed the Council on Aging, the heat pump installation of that. We're weatherizing a few other buildings with those funds as well. That should wrap up our Green Communities funds that we got a few years ago.

Councilor Morin stated Okay, why? How much green community money has been spent on schools?

Rob DeVito stated none.

Councilor Morin stated why not?

Rob DeVito stated when we took this fund, it was prior to the school merger. It was directed towards the town buildings.

Councilor Morin stated but you could still, even if you didn't have a facilities program, you could have the school maintenance people do it. You could do lighting in parking lots, you could do lighting throughout buildings. You can do energy management control systems, and you could save hundreds of thousands of dollars doing that. So my question is, why wasn't this done on the schools since that's where most of our buildings are and that's where most of our costs are?

Rob DeVito stated yeah, I mean, we did two big projects. One at 74 Pond to install heat pumps and one at COA. In addition, weatherization at a few different buildings. Why that wasn't done in the schools. I can't go back in time and tell you which why it was not done at the schools versus those two buildings. But those two buildings have encompassed the entire fund that we received so far.

Councilor Morin stated Okay. Who's administering those grants?

Rob DeVito stated so that would be through our department.

Councilor Morin stated and when are you applying for Green Communities?

Rob DeVito stated we have to exhaust the funds we have now, which we're wrapping up the weatherization on a few buildings. Once that's complete, we'll file the form with the state, we'll move on to the next application.

Councilor Morin asked Matt, all the heating systems are steam in these buildings?

Rob DeVito stated I think the majority of the heating systems are steam. Whether there's some option. There's no oil based systems. They're all gas based systems. I believe they're all steam.

Director Jacques stated so yeah, steam is something out of control. So it gets you a little more. Okay.

Councilor Reynolds asked so you have an item \$377,137 for school security enhancement and I do see here that the general fund for the debt exclusion.

Director Esmond stated councilor, that's actually funds that were expended by the schools. Not Facilities. That project just wrapped up.

Councilor Reynolds stated ok but was there grant money received a few years back for school security at one point we had asked for an update.

Rob DeVito stated I think it's the security system which would be outside the scope of the facilities department. I believe it's within the school IT department in their purview.

Councilor Reynolds stated so that is money expended by the school superintendent.

Councilor Reynolds asked about the 9-1-1 grant and the 2 JFK building next door. Could you give me an update on that? Is that something that is on pause, won't be moving forward?

Director Esmond stated I'm happy to. So it's, yes, it's accurate. It was at 2 JFK, based on some inspection pretty early into Mayor Joyce's, you know, time, particularly around some of the historical authorizations and some of the parking requirements. Those are sort of identified as two critical issues as well as some of the design issues that were going to have to be figured out in order to make it ADA. After talking to the designer and the OPM about those steps, the decision was made to pause it, then go back to the OPM and still find out whether we'd still be eligible to approach the state for the funding that had already been granted for something else. The state has been very accommodating to that. It is not rare for a community to make a pivot. We identified potentially the Colbert Building as a more appropriate building that could be used. We would have to work with the schools. They are using that for their administration. We also got approval from the 9-1-1 folks for us to do what we probably should have done from the outset which is to hire a director. Whether the position is full time or part time is probably to be decided. But to bring on a resource that is actually going to really pm this on the town that's sort of accountable to the town. Work with the police chief, the fire chief and anybody else who is affected by that. There was a lot of sort of good energy moving that, but just not getting some of that stuff done. So the decision to pause it has really been come off pause. The cash flows here are just approximations. We did get approval to move forward.

Councilor Reynolds asked what exactly would you be using this \$14,800 for?

Director Esmond stated that is representing really the costs we project for paying the designer and OPM teams for the minimal work that they did in fiscal 25.

Councilor Flaherty asked did you say which school is targeted for asbestos removal at present?

Rob DeVito stated they were all targeted, unfortunately. The Highland school is targeted because there's some steam leaks in the basement. So before those steam leaks can be repaired on the asbestos needs to

be removed. So that's why we chose that school. Because the heating system in the Highlands is in tough conditions. So we need to get that asbestos out of there so we can work on the heating system there. There's a couple of hallways at the high school that we're working on this year. We worked on various schools in the past at Hollis. We worked at Old South a couple years ago. So we target schools that have the immediate need. So if there's any danger to any student or teacher, anyone in the school, we target that first. Obviously other than that, it's where we need to make repairs because we can't make a repair until the asbestos is removed. So we know if there's asbestos around heat heating systems, we'll take care of that asbestos first so we can work on the heating systems and move forward.

Councilor Flaherty stated okay, so Highlands, you said this year and then also Old South.

Rob DeVito stated Old south was a couple of years ago. When we thought people were going to be moving in there.

Councilor Flaherty stated so Highlands this year and maybe a couple of hallways at the high school. Those are the two prioritized for asbestos removal this year.

Rob DeVito stated unfortunately we have to do the work in the summertime because we can't do it when school's in session. So there's a limited amount of time in the summer to do any projects. So those two projects fit into the time scale that we have this summer it was a larger project like Old South took a number of weeks. We could do that because that school was closed obviously. So we had more likely to abate asbestos here because they could take their time doing that as opposed to other schools that needs to be done before school opens.

Councilor Flaherty stated so it's really like an additional cost over and above the cost of whatever it is you need to do because there's almost always asbestos to target around before you do the actual work and that's because we have buildings that are still filled with asbestos.

Rob DeVito stated so any component breaks. We can't fix if there's asbestos related to those that heating system we have to abate the asbestos first. You can't touch it. We have to isolate that area, make it safe and then move forward.

Councilor Flaherty stated well, these old buildings are killing us. I get it.

Chairwoman Boericke stated I'm trying to understand like how we're authorizing \$850,000. Right. I think that's. That's a new one for school capital repairs.

Director Esmond stated most of that would not be new.

Chairwoman Boericke stated so it's just the \$40,000.

Director Esmond stated Right. Which we would file in as you know probably closer to that fiscal 28 once we understood what the balance of that authorization was. Assuming we stay on this plan and spend it back past turn then we would run out of authorization in fiscal 28.

Chairwoman Boericke stated so we've got how however \$810,000 that has been authorized and \$325,000 is slated to be spent in fiscal 26. Am I reading that right?

Director Esmond stated correct.

Chairwoman Boericke stated I'm trying to understand where the priority list is how emergencies aside. If you think there's going to be \$325,000 for emergencies then that's scary. But when we're endeavoring on a town wide conversation about the future of our schools, who's in charge of prioritizing this money, that it is spent prudently and we're not spending where we don't need if things are going to be closed, sold, whatever the future of said schools is going to be.

Director Esmond stated so I should have said one of the projects that, that in the 325 is the Morrison roof. So this is a good point. So that roof was originally authorized to be replaced with all the other schools. But this is, this is actually a good. Where we've asked for a number and an estimate from Mike about what would be the essential repairs that we would have to do because the roof is leaking now. And there is a concern of having, you know, a growing problem in the 25, 26 school year. So rather than we fund a 3 to 4 million dollar roof replacement project. That's a good example of where we have to ask for like what is the basic minimum piece that we could do. So there's a part, I think over the cafeteria that is particularly challenging that they would do and that work wouldn't even happen now to, until next, you know, spring or summer really because we have to have the kids essentially out of the school. So that we are trying to take the approach of really what's the minimum we can do. But these schools are, that's the, that's. I mean, I think that's an example. I don't want to speak entirely for the department, but that's my observation of the example of the things that we would be doing is to say what are the capital repairs that, that essentially we need to do. And can we ask what the bare minimum is in some cases. And I think it is a challenge for us to, you know, try to get into the building to replace one thing. When they've got other things. It just isn't the most cost effective or from a manpower sort of in the time that you have to do the work between June, you know, 18th and you know, September, September, you know, first. So I, I got, you know.

Rob DeVito stated so as far as priorities, it's a conversation between Mike McGourty, the Superintendent of schools, the principals of schools. So this summer we're also working on building out classrooms at the Ross Elementary School to accommodate the special education program. That was a request made by the school department. So we make those requests. That's something we couldn't have predicted a year ago. So when we, we look a year ahead and you ask what would we spend that money on, I can't really tell you because needs always pop up.

Chairwoman Boericke stated so I am concerned about that approach, honestly. Emergencies aside, I think it's fair to have an understanding of we have \$325,000.

Is the director involved in those conversations? Is the director making those decisions? Like who has the list? Because the last thing we want to do is put good money after bad. And we are on a ticking clock for our entire school buildings. So I don't know. Director Jacques, if you have any insight.

Rob DeVito stated when these small projects come up as far as larger projects like replacements of boilers and roofs Mike McCourty has a list of things he knows in every school that needs to be replaced and there's a priority. He knows that in talking to his vendors that a boiler might have two years left in its life. So we have two years left to replace it. The roof might have a year left in its life before it fails. So we know we have to replace or patch. So the small projects like at Ross, those things pop up all year long. The larger projects, as far as the maintenance of the schools, there is a list that Mike has and he knows he has to fix. We have limited dollars to make all these repairs. So the BHS boiler replacement, he knows that the

five boilers at the high school, they may only have a two or three year life left so we try to tackle those as we can.

Director Jacques I think the best answer to your question that since my time here has been limited. I would say that those conversations have happened to the extent that they were all comfortable with. One of the things I bring is an extensive facilities background. So we were talking about that having more open and honest conversations about how we tell the story about. You know, we talked a lot about it when I was here. How do we get to tell that story so that it's understandable and how do we wisely spend the time? So I. I would say those conversations are starting, but I would say not where we would want them to be.

Chairwoman Boericke stated thank you for that. I appreciate that and I think that especially when we're talking about so tools, nothing is more important to anybody than their own kids. So it's extremely emotional and we need to have a clear understanding of like every little project takes away resources and money from the big stuff. And I just want to make sure that we especially as we're hiring consultants to put this I believe financial projection together as well that we have a clear understanding of like who's signing off on all this stuff so that it's, there's transparency in the process and how requests are made. And again the schools in particular everybody knows how fraught those discussions can be and I think that the more information we have, and you know, I have a lot of confidence, Senior Director Jacques for making, making sure people are aware of how the money is being spent and being spent wisely.

Councilor Flaherty stated as I considered these different options, these different expenditures here, one of the things that came to mind was with regard to the boiler replacement for the high school, which is certainly needed. As you consider the different boilers that we might invest in for a very old building but got to fix the boilers, no question about it. How much attention are we able to give to the energy efficiency of the model that we choose? Because sometimes the more expensive models offer a lot of energy efficiency advantages. But on the other hand our budget is quite limited.

Director Jacques stated so I think one thing, so recently and in my very recent past I did two major boiler replacement projects. Very versed in what's out there. And I think that that's, we have to start looking at projects on a bigger scale. So we can, we need to look at yes, what we can afford but also what are the long term costs of that. So to your point, it's not always about, you know, what is it going to cost us down the road. So there are Lark Environment makes a great boiler. When we look at these kind of products, we need to make sure that we're putting in the same boilers in locations so that that reduces your repair cost, that reduces your need and parts. So you don't want Larkin Barn in one and A.O. Smith in another. You want to try and stay together the best you can. So the specification writing is really where the town is critical. What are you specifying for a project like that? So when we look at the, at the high school, I haven't, I haven't really looked at those boilers in depth but we would look at that as a project and of how are we going to find an energy efficient solution that is also has a long term cost effective. Similar to, you know, the way we look at project in our own environment. You know, sometimes you can, can't afford to buy the most expensive but you want to buy the best you can. I think that what, what I've noticed if I may is that we have to look at projects as a, as a whole and what other components of that project may have upfront cost, but we'll save.

Councilor Flaherty stated okay, so you have mapped out some potential costs. I mean, I don't know enough about how much different varieties of boilers cost. Are you saying that like this is pretty much what it's going to cost no matter how much emphasis we place on the energy efficiency that it offers?

Director Jacques stated well, I think that what's happening now is that in the industry you can get to 90% efficient, and we're probably running boilers at 92 % efficient right now. So you're going to get to 90% with cost in this area. Yeah, I think you can. So that's where we would look at.

And then you also have to look like this is what we talked about a few minutes ago. If you have a boiler plant that is producing at 90% efficient and your steam traps are blowing steam by, it doesn't matter. So that's what I talk about, making sure that when we look at a project we're looking at the whole product. So sometimes we come back to you and say, well this project is. Why is it a million dollars and not 600,000? Well, it's a million because we have to go down the line and we might have 200 linear feet of pipe that's leaking. So to Rob's point, well that means that we have to, the asbestos codes have to come off. So that creates some additional cost. Right. But we're going to replace that steam because to put a 90% efficient boiler to steam out the pipe at the other end or through a steam trap, it doesn't make any sense. What is the end in the classroom? Each one of these classrooms, I assume we used an all unit ventilator. So now our unit ventilators are probably original to the building. So now you're going to put a 90% efficient boiler and run it through a 60 year old piece of equipment. You're going to blow coils out of it. So you have to look at how many goals can we replace at the same time. And that's what I mean about looking at a project start to finish. And it's going to be sticker shock probably. That's where we're going to go is looking at what is there, what is the true cost and then what do we do? You know, there's still always going to be parts that need to be changed on a 30 or 40 year old ventilator.

Councilor Flaherty stated there are cost savings for energy efficiency and the town should be able to reap those to the very best of our ability. There's just also. Climate implications to making sure that all of our skill buildings are as energy efficient as they can be and that also is important. So I hope that as we are making these investments that that remains to be a priority.

Director Jacques stated I agree with you. I think where we struggle is that we have a building envelope as well. So for us when we're trying to do some ceiling as well so these are, it's like one part goes to the next and it just gets if you let it if it's on the one hand you just have to change. We have to be careful about putting in the best. We have to make sure that our envelope is good before we start pouring heat out of the boiler outside. These are going to be very difficult conversations that are. We're going to talk about what's the best thing to do and what we think we should do. But I think to your point.

We have to be open and transparent. We have to have a testament because they're not going to be comfortable. These are conversations. We're going to irritate each other and that's okay because that's what we do.

Chairwoman Boericke asked about \$70,000 for a switch gear study.

Director Jacques stated what we have now is we do not really know the true cost to replace these switch gears. A switch gear is your main electrical. We need to know if there are old specifics. This would get us to what would this cost to replace them?

Chairwoman Boericke asked wouldn't BELD have this information and the costs?

Is BELD involved in these conversations? Lets make sure they are and leverage the resources we have in town.

Councilor Maglio asked if we were not so bare boned in staff would we have capacity in staff?
Director Jacques stated no this is very specific.

Councilor Morin stated with BELD it wouldn't be a stretch at all to for us to avail ourselves informally or formally of their services and save that money.
Director Jacques stated that's a great call. We will look into it.

Chairwoman Boericke asked at 74 Pond street what was that for?
Rob DeVito stated it was for a heat pump system.

Chairwoman Boericke stated so we are installing a heat pump with green communities money?
Rob DeVito stated this was four years ago.

Councilor Morin stated again heat pumps are SBA eligible, and they mandate the specs on those. We should be talking to our electric company.
Councilor Morin stated I am less concerned about the spending of the capital plan for this department than I am about the discretion on the operational budget and the costs of repairs to all the schools and conversation about potential closures. Then the decision for changes to the BHS "pit" when it hasn't been an aesthetic element to that school for decades. All of a sudden it became a priority. That is concerning and we are going to talk about it.

Councilor Maglio asked about her question from a prior meeting about the alerts and sewer overflow and the emails. I went back to where I got my information from and sent them back to get their information, and I was incorrect about the DEP notices. They were going, there was some confusion about that. Everyone at the meeting last night said but they are going and I said no and that I had information that they weren't. I want to say thank you for that information. I hadn't done enough homework or just bad intel and I appreciate this moment to correct that.

School IT

Tim MacDonald, Superintendent Schools and Sarah Kaufman, Finance Coordinator Schools were in attendance to answer any questions the committee might have.

Sarah Kaufman stated we put together basically a hardware refresh throughout the district. It consists of laptops, chrome books, smart TVs and things that need to be upgraded soon or normally replaced.
Director Esmond stated the filing is for \$2 million and the cash spend is for \$500,000 each year. This is pretty routine though last year we went without.

Councilor Reynolds asked is there any value to the old equipment when it is replaced?
Ms. Kaufman stated it is a case-by-case basis. Sometimes we can refurbish or auction items.

Councilor Morin stated a lot of this is replacement of things so is it fair to describe it as maintenance or replacement rather than upgrades. If there is an upgrade, what is it?

Ms. Kaufman stated most upgrades are also replacements like our projectors on the ceilings. We are replacing them with interactive panels. We are also replacing all the desktops with laptops. This is hardware. Software we purchase out of the operating budget.

Councilor Flaherty asked if there are any plans to upgrade the internet better especially for the high school.

Ms. Kaufman stated there is some money to upgrade the access points in this budget.

Councilor Flaherty stated I want to say how important it is to maintain and upgrade the internet abilities so our kids can have their lesson plans.

Councilor Maglio stated Tech Soup that specializes in low cost specifically to make tech upgrades accessible to non-profits and municipalities. You get a membership with them and it gives low costs for licensing and tech upgrades. It is just a suggestion.

Director Esmond stated typically schools do get some of the lowest pricing. Even better than the state or municipalities.

Councilor Maglio stated there is also Tech Goes Home for families to get low cost internet and related tools.

Police

Timothy Cohoon, Police Chief

Mary Kenny, Staff Executive Police Department

Corey Chambers, Sgt. BPD/Finance

Corey Chambers, Sgt. BPD/Finance stated the capital funded requests are: Police vehicle replacements for \$345,500 for 4 marked vehicles. Police Equipment is a contribution to future cameras for \$200,000. Also the roof top HVAC replacement for \$714,000. Police cell block sink and toilet replacement which are original to the building frequently flood which puts the cell out of commission. Cost will be around \$75,000 for about half of the cells.

Councilor Morin stated the HVAC was replaced in 2012 and cost about \$900,000. I hate roof units. They don't work in cold weather climates. How do you know these will work. Why are you not considering going to ground based? We had the same problem with the library. Roof top is not weather conducive. Its doomed to fail. We wanted to do something at the PD and put \$1 million into it. What is the life expectancy for this fix?

Corey Chambers stated the ones we bought in the past are no longer for sale they were so bad but the other units which these will be are much better.

Timothy Cohoon, Police Chief stated my understanding it will increase the ability of the units which will reduce the costs of repairs. Doing an enormous overhaul was not in the cards.

Councilor Morin asked how many vehicles?

Chief Cohoon stated 4 marked cars. There are 21 in the fleet. This allows us to replace vehicles every 2 years and the cars are still useable that we replace.

Councilor Maglio asked how many cells in PD? How often are they full?

Chief Cohoon stated there are 8. They are full daily but very rarely are they full.

Councilor Flaherty asked about body cameras. Will officers all get body cameras or will they all get them all at once? How will it work?

Chief Cohoon stated timing is largely reliant on the labor contracts. This is a placement of funding so we can execute as quickly as we can. There are some grants but in order to apply for them you have to have some kind of meaningful agreement with labor. That has not happened yet. \$200,000 will not fund the entire project but it will fund partial. I wish we could get them tomorrow. I as chief want them and the town wants them.

Councilor Reynolds asked how old the police station is. The answer is it was built in 1970.

Chairwoman Boericke asked are we changing to heat pumps?

Sgt Chambers stated facilities were considering heat pumps but decided it is better for our building (Police Department) to continue with gas.

Chairwoman Boericke we need to look at the fact the state is not giving any rebates for anything fossil fuel these days. There should be some Mass Save or DOER incentives for heat pumps and also it is better for the climate and also it is way more efficient.

Chief Cohoon stated that was originally the plan with all the incentives.

Chairwoman Boericke asked can we have an understanding on why that has changed. With heating and cooling we really need to take a hard look at moving towards electric because of the efficiencies and also our electric rates.

Councilor Morin stated and I just want something that is going to work.

Chairwoman Boericke stated I am comfortable voting on the appropriations here before us but I do not think we should drop the ball if we don't have a full analysis on gas vs. electric.

Fire

Frederick Viola, Fire Chief

Hilary Lawless, Finance Fire Department

Capital Budget Meeting – Fire Department

Date: July 30, 2025

Subject: Capital Needs – Vehicle Replacement, Engine Replacement, Headquarters Renovation

Purpose of meeting: Review urgent and planned capital needs critical to safety and operations

Emphasis on operational readiness, regulatory compliance, and workforce support

Vehicle Replacement – Command & Support SUVs

Current Situation

The department operates a fleet of 5 SUVs (like police cruisers) and a utility truck w/ a plow used for:

Command operations

Inspectional services

Emergency response capability

Snow removal for 3 stations

Key Issues

2004 Chevrolet Tahoe – Training

Over 130,000 miles

Aging drivetrain, interior, and suspension

Water leaks, ignition locks up, front-end work necessary.

Interior water leak (major)

Did not pass mass inspection this year

2013 Chevrolet Tahoe – Command

Over 120,000 miles

Lacks Bluetooth (legal risk under Ch. 90)

Recent costly repairs: driver's seat, seatbelt, door skin

Failed inspection this year initially; engine and ball joint work needed

Transmission issues; skips when accelerating

Siren system failure – cannot be safely used during responses

Chief Viola explained they took a new approach to the Fire Headquarters renovation and decided to focus more on the living areas. It is not worth it until we seal the roof. So this will be a phased approach with roof first. It will be good for morale for firefighters to see things getting done.

Director Esmond stated this has to be a true phasing. We need to start to move forward with something that we can point at that will look like progress. We are trying to balance what is affordable and the amount of debt we can take on.

Councilor Morin asked about the Fire Alarm Upgrades and eliminating call boxes.

Chief Viola explained we moved almost all of the street boxes from the town. There are 17 left all in town buildings and are still connected and in need of maintenance. These are for the alarms.

Councilor Morin asked about trucks. Are you going to order them now?

Chief Viola stated yes. They take a promissory note to lock in pricing now. Now Engine 2 is 2006 and is out of service now needing a lot of work to be a good spare for us. It is good to have a spare for the ISO insurance. They like to see a spare. We are at a “4” but would like to get to a “2”. It also helps with rates. Engine 3 is 2012 that had work done and is running well. Ladder 2 is 2021, the Tower Ladder is 2013 which is expensive to replace but they are refurbishing them.

Chief Viola stated we are now using Saint Francis school for a Fire Training Facility.

Chairwoman Boericke lets please make sure we are looking at heat pumps and clean conversions, so we are eligible for DOER stuff as well. There probably is opportunity there. We will look forward to any renovation updates.

Chairwoman Boericke asked is there a Motion?

Motion by Councilor Morin for favorable recommendation to the full Council:

MOTION: To approve the FY25 Capital Plan as submitted.

Motion: by Councilor Morin to approve Order 25 027

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

- **25 028** Mayor: Request for Appropriation - Fiscal Year 2025 General Fund Capital Budget or take up any action relative thereto (*Public Hearing at full Council on **August 5, 2025***)

Chairwoman Boericke asked is there a Motion to take off the table Order 25 028?

Motion by Councilor Morin:

MOTION: to take off the table Order 25 028

Motion: by Councilor Morin to take off the table Order 25 028

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

Chairwoman Boericke asked is there a Motion for Order 25 028?

Motion by Councilor Morin for favorable recommendation to the full Council:

TOWN OF BRAINTREE, MASSACHUSETTS
IN TOWN COUNCIL

ORDERED:

That the Town of Braintree appropriates the sum of Seventeen Million Four Hundred Sixty Three Thousand and Five Hundred Dollars (\$17,463,500) to pay costs of the following capital projects:

<u>Source</u>	<u>Title</u>	<u>Amount</u>	<u>Authorizing Statute</u>
General Fund Debt	Accessibility Improvements to Parks	\$ 200,000	Chp. 44, s 7(1)
General Fund Debt	High School Boiler Replacement	\$ 770,000	Chp. 44, s 7(1)
General Fund Debt	Public Works Capital Equipment Replacement	\$ 1,390,000	Chp. 44, s 7(1)
General Fund Debt	Elementary School Electrical Engineering	\$ 70,000	Chp. 44, s 7(7)
General Fund Debt	Field Repair and Rehabilitation Projects	\$ 500,000	Chp. 44, s 7(1)
General Fund Debt	Fire Alarm Upgrades	\$ 60,000	Chp. 44, s 7(1)
General Fund Debt	Fire Leadership Fleet Cars	\$ 300,000	Chp. 44, s 7(1)
General Fund Debt	Phone System Upgrades	\$ 25,000	Chp. 44, s 7(1)
General Fund Debt	Replace Fire Apparatus	\$ 2,000,000	Chp. 44, s 7(1)
General Fund Debt	School Technology Upgrades	\$ 2,000,000	Chp. 44, s 7(9)
General Fund Debt	Business Square Improvements	\$ 600,000	Chp. 44, s 7(1)
General Fund Debt	Steam Trap Replacement	\$ 51,000	Chp. 44, s 7(1)
General Fund Debt	Union St/Ivory St/John Mahar Hwy Corridor Pre-Construction Design and Planning	\$ 100,000	Chp. 44, s 7(7)
General Fund Debt	Replacement of Park and Court Equipment	\$ 500,000	Chp. 44, s 7(1)
General Fund Debt	Street and Road Safety Improvements Design and Planning (SS4A)	\$ 48,000	Chp. 44, s 7(7)
General Fund Debt	Roadway Improvements	\$ 7,157,000	Chp. 44, s 7(1)
General Fund Debt	Police Equipment	\$ 200,000	Chp. 44, s 7(1)
General Fund Debt	Police Vehicle Fleet Replacement	\$ 1,492,500	Chp. 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 the 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; that the Mayor is authorized to contract for and expend any federal or state aid available for the projects, which shall be expended in addition to the amount appropriated by this order; and that the Mayor is authorized to take any other action necessary to carry out these projects.

Motion: by Councilor Morin to approve Order 25 028

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

- **25 029** Mayor: Request for Appropriation - Fiscal Year 2025 Enterprise Funds Capital Budget or take up any action relative thereto (*Public Hearing at full Council on August 5, 2025*)

Chairwoman Boericke asked is there a Motion to take off the table Order 25 029?

Motion by Councilor Morin:

MOTION: to take off the table Order 25 029

Motion: by Councilor Morin to take off the table Order 25 029

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

Chairwoman Boericke asked is there a Motion for Order 25 029?

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

MOTION:

TOWN OF BRAINTREE, MASSACHUSETTS
IN TOWN COUNCIL

ORDERED:

That the Town of Braintree appropriates the sum of One Million Fifty Thousand Dollars (\$1,050,000) to pay the costs of the following capital project:

<u>Source</u>	<u>Title</u>	<u>Amount</u>	<u>Authorizing Statute</u>
Stormwater Fund Debt	FY 25 Stormwater Capital Equipment	\$1,050,000	Chp. 44, s 7(1)

and for the payment of all other costs incidental and related thereto; and, that to meet the 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; and that the Mayor is authorized to take any other action necessary to carry out this project. Any borrowing pursuant to this order shall constitute a general obligation of the Town, but it is the intention of this Council that any such borrowing shall be repaid, in the first instance, from the Stormwater Fund.

Motion: by Councilor Morin to approve Order 25 029

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

It was unanimously voted to adjourn the meeting at 8:54p.m.

Respectfully submitted,

Susan M. Cimino

Clerk of the Council

Documents provided for Meeting

- **25 027** Mayor: Request to Approve the Fiscal Year 2025 Capital Plan or take up any action relative thereto (*Public Hearing at full Council on August 5, 2025*)
 - **25 028** Mayor: Request for Appropriation - Fiscal Year 2025 General Fund Capital Budget or take up any action relative thereto (*Public Hearing at full Council on August 5, 2025*)
 - **25 029** Mayor: Request for Appropriation - Fiscal Year 2025 Enterprise Funds Capital Budget or take up any action relative thereto (*Public Hearing at full Council on August 5, 2025*)
- (recording available upon request)



Braintree Town Council

Committee of Ways & Means

One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

Meredith Boericke, Chairwoman
Peter Morin, Vice-Chairman
Joseph Reynolds, Member
Julia Flaherty, Member
Elizabeth Maglio, Member

MINUTES

Tuesday, September 9, 2025

A meeting of the Committee of Ways & Means was held in Johnson Chambers on Tuesday, September 9, 2025 at 6:30pm.

Councilor Boericke was in the Chair.

Clerk of the Council, Susan Cimino conducted the roll call.

Present: Meredith Boericke, Chairwoman
Peter Morin, Vice-Chairman
Julia Flaherty, Member
Elizabeth Maglio, Member arrived @7:43pm
Joseph Reynolds, Member arrived @6:40pm

Also Present: Erin V. Joyce, Mayor
Kara Nyman, Chief of Staff
Mike Esmond, Director of Finance
Matthew Jacques, DPW Director
Justin Zahn, Facilities Supervisor
Jeffrey Kunz, Director Trash & Recycling
Peter Matchak, Director Planning & Community Development

Approval of Minutes

- May 13, 2025

Motion by Councilor Morin to approve Minutes of May 13, 2025

Motion: by Councilor Morin to approve Minutes of May 13, 2025

Second: by Councilor Flaherty

Vote: For (3 – Boericke, Flaherty, Morin), Against (0), Absent (2 -Maglio, Reynolds), Abstain (0)

Old Business

- None

New Business

- **25 056** Mayor: Request for Appropriation – Smelt Brook Restoration Project – CPA Application or take up any action relative thereto

Chairwoman Boericke asked is there anyone that would like to speak on this?

Director Matchak explained this application came from Brion Keefe. This was approved by CPC for \$175,650.

At their June 9 , 2025 meeting, the Community Preservation Committee voted to RECOMMEND the Town Council appropriate CPA funding in the amount of \$ 1 75,650.00 for the Smelt Brook Restoration Project from the Open Space Fund.

The Smelt Brook Local Protection Project (LPP), which includes a small dam (Pond Meadow Park Dam) , perched culvert and drop conduit within lower reaches of Smelt Brook has negatively affected fish passage within the Fore River watershed. The Smelt Brook LPP created physical barriers to migratory fish; in particular, rainbow smelt (*Osmerus mordax*). Rainbow smelt is a federally listed Species of Concern due to their declining population, and the Fore River Watershed is part of a Federal/State collaborative effort to restore rainbow smelt spawning habitat within New England region.

This project entails the construction of a step-pool fish ladder in the existing basin that will allow migratory fish species to access historical reproductive spawning habitat upstream of the flood risk management measure that currently prohibits fish passage due to an approximate seven-foot perched culvert. The project is described in the Detailed Project Report and Environmental Assessment for Smelt Brook Environmental Restoration Section 1 1 3 5 Project, dated October 2024, on file in the Planning Department, and signed by the Division Commander for the North Atlantic Division, Army Corp of Engineers, on October 9, 2024.

Chairwoman Boericke asked is there a Motion for Order 25 056.

Motion read by Councilor Morin favorable recommendation to the full Council:

MOTION: In accordance with the provisions of MGL c.44B, and with the recommendation of the Community Preservation Committee, in the amount of \$175,650.00 from the Open Space Fund for the Smelt Brook Restoration Project (Assessors Map 3005, Plot 25); said funding to be supervised and expended under the direction of the Community Preservation Committee/Director of Planning and Community Development.

Motion by Councilor Morin to approve Order 25 056

Motion: by Councilor Morin to approve Order 25 056

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

- **028 25 Councilor Boericke: Facilities Department - Prioritization of funds for repair projects or take up any action relative thereto**

In attendance:

Matthew Jacques, DPW Director

Justin Zahn, Facilities Supervisor

Chairwoman Boericke explained this was brought before the Ways & Means committee in the wake of us learning that there was work done at the Braintree High School on a federal holiday that I believe was unauthorized. There have been some changes to the Facilities Department since the time this had been referred. Who paid for the overtime? What were the overtime costs? What procedures are now in place so that we have a chain of command, and we know what's happening and who is directing the work to be done. When and Why.

Councilor Morin asked what did this cost, who authorized it and why was it done on a federal holiday? Councilor Flaherty asked if anyone investigated why it was covered over. Informally, I heard it was for liability concerns. It is stairs. Is there an ADA component of this that is an additional liability.

Matthew Jacques, DPW Director stated I was not made aware of it ahead of time. Why it was done on a federal holiday, I also cannot answer that. It was the sole determination of the facilities director at the time. Since that time, the facilities director has retired.

We are actively searching for a facilities director. In the meantime, the day to day operations, I have asked Justin Zahn to step up and answer questions but I am in charge of running the facilities department. Justin and I talk every day. One of our foreman Adam, has also stepped up.

I also heard the rumors it was previously a safety issue and can't answer why it was re-opened.

I understand the Building Inspector and ADA coordinator signed off on it and said they are fine with it being re-opened with the addition of some railings put in place at the top.

We worked with the school for yellow tape on the stairs for safety. We will work with the schools to make sure everyone has access.

Councilor Morin asked if the Building Inspector and ADA coordinator signed off on it after completion or before it was completed.

Justin Zahn, Facilities Supervisor stated it was pre-demolition.

Councilor Morin stated so they knew about it before. I would like to see documentation of that.

Councilor Morin asked who signed off on any material or costs of material for this project.

I would like documentation on when materials were ordered and when were they signed off on the payments for them and what is your process for signing invoices for materials?

Director Jacques stated there is a process that no spend over \$1,000 allowed unless signed by the Chief of Staff or Finance Director. Then invoices come through and I sign off on the warrant.

Councilor Morin stated the Chief of Staff is looking for adequate funding. To expect what materials are for for a certain project. You can't ask them to sort this out. It is too much of an ask.

Finance Director stated controls we have in place are not perfect if enough information provided to us by the requestor.

Councilor Morin stated the wheels were going but no one knew what it was for and no ultimate sign off. They should have gone through the DPW Director and it did not.

Chairwoman Boericke reiterated the request for a price tag for labor on this project.

Councilor Flaherty stated how long did this take? Were there other overtime days besides "Juneteenth"? Justin Zahn, Facilities Supervisor stated it took about 3 weeks. Other days with overtime were 6/19 and 6/21.

Kara Nyman, Chief of Staff stated the demo work was about \$4,611. (Regular time \$1,455 and overtime \$960, Juneteenth Holiday \$2,240). Equipment rental \$500, Ten gallons of paint \$500, Estimate for new stair rails \$6,200. Price total to date \$5,611.

Councilor Flaherty stated what I understand about the "pit" is that people would stand on it and because the steps were wide they would fall. Those falls precipitated the decision to cover it over. I think it makes an echo area really bad and for those with sensory impact. I don't understand why this was tackled. We are only on the basic functionality of our schools. We are not beyond that. If we wanted to spend \$5,000 at the high school, I can tell you the sinks in the science labs don't work. This is infuriating. Do we have an order of events for the schools because I think we need one.

Matthew Jacques, DPW Director stated I share your frustrations that we should not be doing these projects, we should be doing other projects that are numerous.

Councilor Maglio asked Justin Zahn his role.

Justin Zahn stated right now I am Assistant Facilities Director.

Director Jacques stated Justin does not express any interest in being the Facilities Director.

Councilor Maglio asked Justin Zahn what he did on this project.

Justin Zahn stated I was asked to rent the equipment (the concrete saw) and then I left on vacation on June 18th. I was not around for this project. The previous director said he wanted this work to happen on the Juneteenth and the weekend and asked I rent the equipment. It was scheduled because it was the last day of school.

Mayor Joyce stated the mayors office was not aware of any of this until after it happened. Jim Lee stated he heard of it but didn't approve it. It is unsure who had knowledge of this. The school likes this and does want it to stay open. Historically we do projects without a strategy because we are always putting out fires and this is an example we need to be better but things are done sometimes without a priority list. We have a long way to go and we are trying to make it better.

Councilor Maglio stated this gets to prioritization. We have been waiting for a plan for a long time. It is apparent there maybe were not leadership. We need a clear line of communication. Perhaps an audit would be helpful. It would be confusing if I worked in that department to know when do I need to get approval and for what. I would say maybe anything off of a regular working day would require more oversight.

Chairwoman Boericke asked what the understanding of the process is from Building Department and ADA Coordinator. This is the visible thing. If there are a lot more not visible, then I have graver concerns than

\$10,000 that will be spent on this “fluff” project. Understanding how to get our arms around priorities. This was not an emergency.

Mayor Joyce stated in the schools there is so much deferred maintenance. The towns resources are not only meant for the schools. When decisions come up it is important that the school committee considers some of these decisions as well.

Chairwoman Boericke asked is there a Motion to table this for further discussion.

Motion by Councilor Morin to table item 028 25

Motion by Councilor Morin to table item 028 25

Motion: by Councilor Morin to table item 028 25

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

• **029 25 Councilor Boericke: Trash Program or take up any action relative thereto**

Chairwoman Boericke explained how will we think about the current program and what the future holds as well. There is an analysis from CLA to look at the financials of the trash program and if we were to phase out the transfer station in the upcoming years and the impact in the community.

Mayor Joyce stated the Transfer Station is a really stinky burden in the center of our town. The highway went through there and it’s the back door of Braintree. The REWORLD current agreement with the town extends through 2030. When it is three years out we need to provide notification if we intend to renew or not.

Director Esmond stated I would not take issue with the conclusions but would note the seniors discount is a \$55 discount off of the fee. Right now we get money back from REWORLD from how much tonnage. CLA used \$750,000 as that number which is lower than last year. There would be an additional fee if the transfer station was no longer there.

Councilor Reynolds asked do these numbers factor in what the operator of the transfer station provides to the town.

Director Esmond stated No, the projections do not include the “host fee”.

Jeff Kunz stated the contract drives the amount of money we receive per ton. It is also a 5-year average when we calculate the host fee. We pay roughly \$25-\$26 a ton now. \$120 for communities other than Braintree. About 20% of our trash goes through the recycling center. REWORLD also does the holding at no charge for that. We also have the bulb program to take fluorescent bulbs at no cost to the residents. That is as a result of our contract. 60% of the site maintenance is by REWORLD the other 40% is maintained by the town.

Councilor Flaherty stated new developments will have more trash. Has consideration been given to how that changes the math?

Jeff Kunz stated new buildings will have private contracts for trash. We only handle up to 4 units.

The last transfer station lease was 20 years.

Mayor Joyce stated an expectation that that facility won't smell is unrealistic. Deodorizers are just masking the smell. The smell is a big reason to consider whether it stays there or not. What are the real benefits?

Chairwoman Boericke stated it is not just future residents, its today those residents. There is a serious health risk as well. It is health and welfare of the community. Messina has said there is no way they can redevelop 280 Ivory Street until that facility is gone. We need to do our due diligence and see what our options are. Reducing trash would reduce the costs. We need to think about ways to be creative to alleviate this problem.

Councilor Maglio stated I see this as a public health issue as well. We had a contentious Community Planning meeting on this a couple years ago. I would love to see a list from our public health director with other strategies of other communities and what may have already been addressed/mitigated problems. The directors should take on a problem-solving role.

I would like to know square footage of the building and how much tonnage per day?

Councilor Morin thanked Jeff Kunz for the work spent on this.

I am enlightened that we have one ton of trash per household per year. We've got to do better than that. We need to understand our alternatives. It would probably go to Holbrook and through my district and a lot of trucks but might be better than this smell in the center of our town. The cost benefit it is generating is not as good as it used to be when recycling was making us money. We need to know the cost of closing and what would the cost be to redevelop this area. We go a loan of \$750,000 and would need to pay it back if we developed the area. The more information we have gives us leverage in dealing with the alternative of re-upping. We need to make an informed decision.

Chairwoman Boericke stated we need to be equally clear what the trade offs are with the residents as well. Tonnage on the MassDEP for 10,000 households was 10,940 per year. The deodorizers – what is in them? Do we want them blowing all over our community? The might do a marginal job but what is coming out of them. It is not a solution. It could be another problem.

Mayor Joyce stated we want to see a real investment from REWORLD if they are going to stay. We want to see what they say. They are a worldwide company. What are they willing to do for Braintree.

Chairwoman Boericke asked is there a Motion to table this for further discussion.

Motion by Councilor Morin to table item 029 25

Motion: by Councilor Morin to table item 029 25

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

It was unanimously voted to adjourn the meeting at 8:18p.m.

Respectfully submitted,
Susan M. Cimino
Clerk of the Council



Braintree Town Council

Committee of Ways & Means

One JFK Memorial Drive
Braintree, Massachusetts 02184

MEMBERS

Meredith Boericke, Chairwoman
Peter Morin, Vice-Chairman
Joseph Reynolds, Member
Julia Flaherty, Member
Elizabeth Maglio, Member

MINUTES

Tuesday, October 21, 2025

A meeting of the Committee of Ways & Means was held in Johnson Chambers on Tuesday, October 21, 2025 at 6:30pm.

Councilor Boericke was in the Chair.

Clerk of the Council, Susan Cimino conducted the roll call.

Present: Meredith Boericke, Chairwoman
Peter Morin, Vice-Chairman
Julia Flaherty, Member
Elizabeth Maglio, Member
Joseph Reynolds, Member arrived @6:35pm

Also Present: Kara Nyman, Chief of Staff
Jeff Madeiras, appointee
Denver Gibbs, appointee
Matthew R. Sisk, appointee

Approval of Minutes

- May 14, 2025

Motion by Councilor Morin to approve Minutes of May 14, 2025

Motion: by Councilor Morin to approve Minutes of May 14, 2025

Second: by Councilor Flaherty

Vote: For (4 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

- May 19, 2025

Motion by Councilor Morin to approve Minutes of May 19, 2025

Motion: by Councilor Morin to approve Minutes of May 19, 2025

Second: by Councilor Flaherty

Vote: For (4 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

- May 27, 2025

Motion by Councilor Morin to approve Minutes of May 27, 2025

Motion: by Councilor Morin to approve Minutes of May 27, 2025

Second: by Councilor Flaherty

Vote: For (4 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

Old Business

- None

New Business

- **25 059** Mayor: Appointment to Herring and Fisheries Commission - Jeff Madeiras or take up any action relative thereto

Chairwoman Boericke asked is there anyone that would like to speak on this?

Kara Nyman, Chief of Staff stated on behalf of Mayor Joyce before you is Jeff Madeiras. Mr. Madeiras has demonstrated a longstanding passion for local environmental issues, focusing on the protection and sustainability of our natural resources, including the Monatiquot River. His active involvement with Sustainable Braintree showcases his dedication to promoting sustainable practices and preserving our aquatic ecosystems. Mayor Joyce appreciates the review of this appointment and requests favorable action.

Jeff Madeiras stated I have been in the town for 25 years and raised my family here. I have always been an enthusiast of the environment here.

Councilors asked questions of the appointees.

Chairwoman Boericke asked is there a Motion for Order 25 059.

Motion read by Councilor Morin favorable recommendation to the full Council:

MOTION: Upon request of her Honor, Mayor Joyce, the Town of Braintree, through the Braintree Town Council and in accordance with Section 2-10 and 3-3 of the Town Charter, approves the appointment of Jeff Madeiras to the Herring and Fisheries Commission.

Motion by Councilor Morin to approve Order 25 059

Motion: by Councilor Morin to approve Order 25 059

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

- **25 060** Mayor: Appointment to Herring and Fisheries Commission - Denver Gibbs or take up any action relative thereto

Chairwoman Boericke asked is there anyone that would like to speak on this?

Kara Nyman, Chief of Staff stated on behalf of Mayor Joyce before you Denver Gibbs. Mr. Gibbs is dedicated observer of the herring migration, showcasing his deep appreciation for the Monatiquot River and the ecosystems it supports. He also understands the importance of connecting government with local businesses and community groups to promote conservation education and awareness. Mayor Joyce appreciates the review of this appointment and requests favorable action.

Mr. Gibbs stated I have been in Braintree for 16 years and raised my two boys here. I have been a fan of the Herring and fishing for a very long time. It is an honor to participate with the Town of Braintree. Councilors asked questions of the appointees.

Chairwoman Boericke asked is there a Motion for Order 25 060.

Motion read by Councilor Morin favorable recommendation to the full Council:

MOTION: Upon request of her Honor, Mayor Joyce, the Town of Braintree, through the Braintree Town Council and in accordance with Section 2-10 and 3-3 of the Town Charter, approves the appointment of Denver Gibbs to the Herring and Fisheries Commission.

Motion by Councilor Morin to approve Order 25 060

Motion: by Councilor Morin to approve Order 25 060

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

- **25 061** Mayor: Appointment to Herring and Fisheries Commission - Matthew R. Sisk or take up any action relative thereto

Chairwoman Boericke asked is there anyone that would like to speak on this?

Kara Nyman, Chief of Staff stated on behalf of Mayor Joyce before you Matthew R. Sisk. Mr. Sisk has extensive professional experience in conservation and environmental sustainability, as evidenced by, among other positions, his prior work as Deputy Commissioner of the Department of Conservation and Recreation and his current role as a member of the Fisheries and Wildlife Board where he serves as the At-Large Member to the Natural Heritage and Endangered Species Advisory Committee. Mayor Joyce appreciates the review of this appointment and requests favorable action.

Mr. Sisk stated I am a lifelong resident in Braintree. It is a great honor to be here and to be appointed. This is my life's work. Migratory fish I am crazy about them. It is an environmental issue and an economic issue. These fish grow up to go out to our oceans.

Councilors asked questions of the appointees.

Chairwoman Boericke asked is there a Motion for Order 25 061.

Motion read by Councilor Morin favorable recommendation to the full Council:

MOTION: Upon request of her Honor, Mayor Joyce, the Town of Braintree, through the Braintree Town Council and in accordance with Section 2-10 and 3-3 of the Town Charter, approves the appointment of Matthew R. Sisk to the Herring and Fisheries Commission.

Motion by Councilor Morin to approve Order 25 061

Motion: by Councilor Morin to approve Order 25 061

Second: by Councilor Flaherty

Vote: For (5 – Boericke, Flaherty, Maglio, Morin, Reynolds), Against (0), Absent (0), Abstain (0)

It was unanimously voted to adjourn the meeting at 7:09p.m.

Respectfully submitted,
Susan M. Cimino
Clerk of the Council



Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Erin V. Joyce

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

From: Erin V. Joyce, Mayor *(Signature)*

CC: Kara Nyman, Chief of Staff & Director of Operations
Michael Esmond, Director of Municipal Finance
Peter Matchak, Director of Planning & Community Development

Date: November 12, 2025

RE: "Braintree Cannon Wheel Replacement" – FY26 CPA Application

RECEIVED TOWN CLERK
 BRAINTREE, MA
 2025 NOV 12 PM 2:35

President Ryan, Clerk Cimino, and Clerk Casey,

At their October 27, 2025 meeting, the Community Preservation Committee voted to RECOMMEND the Town Council appropriate CPA funding in the amount of \$4,875.00 for the "Braintree Cannon Wheel Replacement" project from the Historic Resources Fund.

The proposal seeks to fund the replacement of the deteriorated wheels on the carriage for the Braintree Cannon Carriage located in front of the Thayer House at 786 Washington Street. The new wheels will be constructed using historic techniques by a wheelwright skilled in reproducing 18th century carriage wheels. The application from the Braintree Historical Society (attached) provides a detailed description of the project scope, cost and schedule.

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

Motion: In accordance with the provisions of MGL c.44B, and with the recommendation of the Community Preservation Committee, the amount of \$4,875.00 to be expended from the Historic Resources Fund for the Braintree Cannon Wheel Replacement; said funding to be supervised and expended under the direction of the Community Preservation Committee/Director of Planning and Community Development.

Please note this requires a legal notice for the public hearing.

2 5 - 0 6 5

**BRAINTREE COMMUNITY PRESERVATION COMMITTEE
APPLICATION FORM**

Project Name: Braintree Cannon Wheel Replacement

Project Location: 786 Washington Street, Braintree, MA 02184

Assessors' Plan and Plot: N/A

Recorded at: N/A Book: N/A Page N/A

Category: Historic Preservation

CPA Funding requested: \$4,875.00

Percentage of Project Funded by CPA: 50%

Percentage of Project Funded by Other Funds: 50%

Fiscal Year Request:

2026 \$ 4,875.00

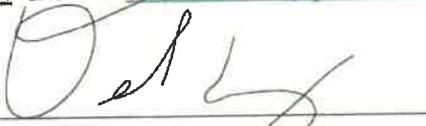
Expected annual operational/maintenance cost to the town after completion of project:
\$ 0.

Project Sponsor/Organization: Braintree Historical Society

Contact: Derek Manning

Address: 31 Tenney Road, Braintree, MA 02184

Day-time Phone #: 617-639-7934 E-Mail: adm.klm.dad@gmail.com

Applicant's Signature: 
Derek Manning, Board President

Property Owner's Signature: 
Derek Manning, Board President

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2025 OCT -8 PM 3:41

Executive Summary

The Braintree Historical Society is requesting \$4,875.00 in Community Preservation Act funds for the purpose of replacing the wheels for the Braintree Cannon carriage located in front of the Thayer house at 786 Washington Street.

Statement of Need

The Braintree Cannon was presented to the Braintree Historical Society by West Point Military Academy on April 24, 1965 in honor of Sylvanus Thayer. Exposed to the weather the cannon and its carriage require regular maintenance and restoration. The current cannon carriage was restored in 2000, the wheels were subsequently replaced in 2014. The 2014 wheels were constructed by the wheelwrights at Colonial Williamsburg at a cost of \$8,000. These wheels are now severely deteriorated and in need of replacement. The wheel hubs have completely rotted and rot is occurring on the spokes and rims.

Benefit to the Town

The Braintree Cannon was presented to the Braintree Historical Society in honor of one of the town's most significant historic figures, Sylvanus Thayer. The cannon was cast in Paris in 1793. Located on the front lawn of the Thayer House immediately opposite the Town Hall, the cannon is a distinctive landmark within the community. Replacement of the carriage wheels will ensure the continued preservation of the significant historic artifact.

How Project Meets CPA Goals & Objectives

The proposed project meets the CPA's Historic Preservation Goal 3 by restoring the historic Braintree cannon.

Project Scope & Cost (including budget and timeline)

Project Scope

The project consists of replacement of the deteriorated wheels on the carriage for the Braintree Cannon. The new wheels will be constructed using historic techniques by a wheelwright skilled in reproducing 18th century carriage wheels.

Project Cost

Estimated Cost of 2 New Carriage Wheels: \$9,750.00

The project cost is based on one estimate that was received from De Lisle Wheel and Carriage LLC (see attached). The Historical Society solicited estimates from numerous companies but only received the estimate mentioned above. Companies that the Historical Society contacted for

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#25-065

estimates include, but are not limited to: Hanson Wheel & Wagon, Custom Wagons, Engels Coach Shop, and Colonial Williamsburg.

The Braintree Historical Society is partnering with the Boston Tea Party Chapter of the Daughters of the American Revolution (DAR) to fund this project. The DAR Chapter will provide half of the project funds through a matching grant. The Society and DAR Chapter are planning on doing additional fund raising which will further reduce the amount that will need to be funded by the CPA and DAR matching grant.

Project Schedule

The projected project timeline is as follows:

October 2025 – Submit CPA Grant Application

December 2025 – Receive final approval of CPA Grant

January 2026 – Award wheel construction contract.

Similar Projects

Project Name: WWI Cannon Restoration - Groton

Project Description: Restores a WWI canon that was gifted to the town by the US Army in 1919

Project Cost: \$14,999

Project Year: 2020

Project Name: Stage Fort Park Cannon Restoration - Gloucester

Project Description: Restoration of cannon/patriot rifle located at Stage Fort Park.

Project Cost: \$22,705

Project Year: 2019

Project Name: Restoration of Cannons in Patton Park - Hamilton

Project Description: Restoration of two cannons in Patton Park

Project Cost: \$5,500

Project Year: 2018

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#25-005



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#25-003



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#25-005

De Lisle Wheel and Carriage LLC

Andrew De Lisle, Wheelwright

3837 Minitree Glen Drive

Providence Forge, Virginia 23140

dlwheelandcarriage@gmail.com

(804) 832-2759

Quote for Replacement French 4pd Gun Wheels

Date: 9/23/2025

Client: Braintree Historical Society



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Proposal

Replacement of existing wheels, with all new wood, re-using all iron hardware to include strakes, strake nails, hub bands and boxes. Any strake nails that prove unusable will be replaced with new nails, hand forged to match existing. Likewise, new felloe rivets and new hub band nails are included. All woodwork will be done with rot resistant and mechanically appropriate species: utile (African "mahogany") for the hubs and felloes, and white oak for the spokes.

#25-005

Methods

All joints will be primed with oil-based primer before assembly. Hub bands will be sweat on, and strakes will be hot-set. All exposed endgrain (ends of hubs) will be sealed with penetrating epoxy prior to painting. All wood and metal will be primed with oil-based primer, painted with oil-based paint, and finished with marine varnish for protection against the elements.

Included below is an optional charge for retrieval of the existing wheels, and delivery of new wheels by De Lisle Wheel and Carriage LLC. This is of course optional, and the client is welcome to arrange transport of the wheels if they prefer.

Cost of Wheels: \$6,500

Retrieval and Delivery: \$3,250

Total cost with retrieval and delivery: \$9,750

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2025 OCT -8 PM 3:42



Town of Braintree
One JFK Memorial Drive
Braintree, Massachusetts 02184
781-794-8000

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

From: Erin V. Joyce, Mayor *(EJ)*

CC: Kara Nyman, Chief of Staff and Director of Operations
Mike Esmond, Director of Municipal Finance
Kristina O'Connell, Treasurer/Collector
Kenneth Rossetti, Town Counsel

Date: December 10 2025 *(EJ)*

RE: Authorization for Tax Payment Agreements pursuant to
MGL Part I, Title IX, Chapter 60, Section 62A

REC'D
2025 DEC 10 PM 12:46
TOWN OF BRAINTREE

President Ryan, Clerk Cimino, Clerk Casey,

Massachusetts General Laws (G.L.) Part I, Title IX, Chapter 60, Section 62A outlines the ability of municipalities to authorize, either by bylaw or ordinance, payment agreements between the treasurer and persons entitled to redeem parcels in tax title when the agreement includes the waiving of accrued interest. Though the treasurer can generally enter into payment agreements with persons seeking to redeem parcels in tax title, passage of a local ordinance is required to allow the treasurer to waive accruing interest.

Prior to November 1, 2024, G.L. c. 60, § 62A allowed for a maximum payment agreement term of no more than 5 years and allowed municipalities to waive not more than 50 per cent of the interest that has accrued on the amount of the tax title account. Bylaws or ordinances enacted under this section provided for such agreements and waivers uniformly and any such agreement required a minimum payment at the inception of the agreement of 25 per cent of the amount needed to redeem the parcel. During the term of the agreement the treasurer was not allowed to bring an action to foreclose the tax title unless payments were not made in accordance with the agreement or timely payments were not made on other amounts due to the municipality that were a lien on the same parcel.

Effective November 1, 2024, as amended by St. 2024, C. 140, Sections 89-91, c. 60, § 62A was amended to allow the maximum term of a payment agreement to be no more than 10 years and allows the municipality to waive up to 100 per cent of the interest that has accrued on the amount of the tax title account. Additionally, the minimum payment amount at inception has been reduced to 10 per cent of the amount needed to redeem the parcel. The amended c. 60, § 62A still requires a uniform application and the treasurer still may not bring an action to foreclose the

tax title unless payments are not made in accordance with the schedule set out in the agreement or timely payments are not made on other amounts due to the municipality that are a lien on the same parcel.

Based on a review of historical actions by the Town Council, it has been determined that the Town of Braintree does not have a bylaw or ordinance authorizing the provisions of G.L. c. 60, § 62A. As such, the Town treasurer would seek to have payment agreements executed under the provisions G.L. c. 60, § 62A, and further in compliance with the following minimum requirements:

- All categories of tax titles (*e.g.*, residential or owner-occupied residential property, or commercial property) are eligible for interest-waivered payment agreements.
- Repayment schedules will be monthly and can range from six months to ten years based upon mutual agreement between the taxpayer and the Town treasurer, considerate of the taxpayer's ability to pay (proof of financial status may be required).
- Nothing shall preclude the taxpayer from completing payments of the amount owed within a shorter period of time.
- The payment agreement shall include a waiver of the treasurer's interest that has accrued in the tax title account, but only if the taxpayer complies with the terms of the agreement. However, no taxes, collector's interest or fees may be waived in any payment agreement.
- Treasurer's interest waiver amounts can range from 10% to 100%, and agreements and waivers will be uniformly applied by the Town treasurer for all classes of tax titles.
- No payment agreement can be entered unless a minimum of 10% of the total amount needed for tax title redemption is paid at the time of agreement execution.
- Payment plans may be delayed if the taxpayer can show that paying any of the amount due because payment would prevent the taxpayer from meeting basic living expenses. In this case the taxpayer can request a delayed collection on the payment plan until their ability to pay is reinstated. Prior to approving this request, the taxpayer may be asked to provide proof of financial status (at the discretion of the Town treasurer).
- Any unauthorized lapse in payments will result in immediate termination of the agreement and all waived interest will be reinstated.
- No taxpayer in bankruptcy shall be allowed to enter into a payment agreement.
- Revisions to payment agreements must be approved by the Town treasurer.
- During the term of the agreement, the treasurer may not bring an action to foreclose the tax title unless payments are not made in accordance with the schedule set out in the payment agreement or timely payments are not made on other amounts due to the Town that are a lien on the same parcel.

The following motion would formally allow the Town treasurer to enter into payment agreements with persons entitled to redeem parcels in tax title, in accordance with the details outlined above. Though likely limited in number, payment agreements pursuant to G.L. c. 60, § 62A could be an important tool to allow municipalities to collect revenue on tax-titled accounts that may otherwise be uncollectable.



Motion

Mr. President, I move that the Town Council enact an amendment to Section 2.630.020 of the Code of the Town of Braintree by adding subsection N as follows:

N. The Treasurer/Collector is hereby authorized, on behalf of the Town of Braintree, to enter into tax payment agreements with qualifying Braintree property owners, to the fullest extent permitted in accordance with Massachusetts General Laws Chapter 60, Section 62A, as may be amended from time to time.

