



# Braintree Town Council

## Committee of Ways & Means

One JFK Memorial Drive  
Braintree, Massachusetts 02184

### MEMBERS

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

# MINUTES

## January 21, 2020

A meeting of the Committee of Ways & Means was held in the Johnson Chambers, Braintree Town Hall, on Tuesday, January 21, 2020 at 6:30p.m.

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

Present: Meredith Boericke, Chairwoman  
Charles Ryan, Vice-Chair  
Donna Connors, Member  
Julia Flaherty, Member  
Steven Sciascia, Member

Also Present: Ed Spellman, Finance Director  
Christine Stickney, Director Planning & Community Development  
Karen Shanley, Human Resource Director  
Joseph Maloney, All Souls Church  
Nancy Edwards, All Souls Church  
Ross Edwards, All Souls Church  
Linda Steiner, Chair Board of Trustees All Souls Church  
John Cobble, Chair Building & Grounds All Souls Church  
Mary Mitchell, Treasurer All Souls Church  
Tom Bularzik, All Souls Church  
Laruen McGrath, All Souls Church

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

- December 3, 2019

**Motion:** by Councilor Ryan to APPROVE Minutes of December 3, 2019

**Second:** by Councilor Connors

**Vote:** For (5–Boericke, Connors, Flaherty, Ryan, Sciascia), Against (0), Absent (0), Abstain (0)

## Old Business

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

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

**Motion:** by Councilor Ryan to Take Off the TABLE Order 19 043

**Second:** by Councilor Connors

**Vote:** For (5—Boericke, Connors, Flaherty, Ryan, Sciascia), Against (0), Absent (0), Abstain (0)

Chairwoman Boericke stated we received a memo from the Mayor's office stating this Order 19 043 has been WITHDRAWN. No further action is required.

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

Chairwoman Boericke asked if there was a motion to Take off the Table Order 19 044.

**Motion:** by Councilor Ryan to Take Off the TABLE Order 19 044

**Second:** by Councilor Flaherty

**Vote:** For (5–Boericke, Connors, Flaherty, Ryan, Sciascia), Against (0), Absent (0), Abstain (0)

John Goldrosen, Town Solicitor stated “I have asked for an update from the homeowner’s attorneys (who are trying to work out an agreement with the lender that would make it unnecessary for the Town to be involved). According to the attorneys the foreclosure has been postponed until Feb. 21, to allow more time for negotiations with the lender. Please continue 19 044 until the next Town Council meeting (Feb. 4), and hopefully by then we’ll know whether it needs to be acted on, or withdrawn.”

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

Chairwoman Boericke asked if there was a Motion to TABLE Order 19 044?

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

**Second:** by Councilor Sciascia

**Vote:** For (5–Boericke, Connors, Flaherty, Ryan, Sciascia), Against (0), Absent (0), Abstain (0)

### New Business

- **19 050 Mayor: CPA Fund Appropriation – All Souls 2019 Preservation and Restoration Project or take up any action relative thereto** (Public Hearing at full Council)

Christine Stickney, Director of Planning and Community Development stated members from All Souls is also present this evening. The Community Preservation Committee recommended favorable action for an appropriation of \$65,000 for restoration of the historic building.

Linda Steiner, Chair Board of Trustees All Souls Church mentioned the items they are asking help with. A severely deteriorating chimney which is a safety hazard and needs to be taken all the way down and rebuilt, 10 leaded clear windows that are severely deteriorated and in need of restoration and severely deteriorated south facing window sashes within the tower. There are many more items the church could use fixed or restored but these are the ones we are most concerned about.

Councilor Ryan stated I fully support this. It is part of Braintree’s great history.

Councilor Connors asked if there was any money set aside for Growth Work.

Linda Steiner, Chair Board of Trustees All Souls Church stated yes 15% for contingency.

The Motion was read by Councilor Ryan for favorable recommendation to the full Council.

**MOTION:** That in accordance with the provisions of Chap. 44B of the General Laws, and with the recommendation of the Community Preservation Committee, the appropriation of \$65,000.00 from the Historic Resource Fund for the All Souls 2019 Preservation and Restoration Project of the historic church structure located at the corner of Church and Elm Street (Map 2025 Plots 34 & 35) and as listed on the National Register of Historic Places. Said funds are to be expended conditional the following 1) A signed Community Preservation Grant Agreement and 2) that All Souls Church receives state funding under the Massachusetts Historical Commission – Massachusetts Preservation Project Fund for the project.

**Motion:** by Councilor Ryan for Favorable Recommendation to the full Council Order 19 050

**Second:** by Councilor Sciascia

**Vote:** For (5–Boericke, Connors, Flaherty, Ryan, Sciascia), Against (0), Absent (0), Abstain (0)

- **20 002 Mayor: Transfer Funds from the Human Resources Salary Reserve or take up any action relative thereto** (No Public Hearing required – full Council vote)

Chairwoman Boericke asked if anyone from the Mayor’s office would like to speak on this Order 20 002. Karen Shanley, Human Resources Director stated when the FY2020 Budget was set the Collective Bargaining Agreements (CBA) have not yet been settled. A Salary Reserve was put into the HR Budget as a line item and as we settle contracts we calculate what needs to be transferred out of that line item to each of the departments where those employees are. That is what this request is just merely a transfer of funds from the Human Resource Salary Reserve to fund the 3 union contracts. The FY2020 is a 2% increase. FY2021 is 3%, FY2022 is 2%.

Councilor Sciascia asked if the Mayor’s office can supply these numbers projected out through FY21 and FY22.

Councilor Boericke asked if the original set aside amount of \$500,000 in the HR Benefits Reserve will cover the remaining contracts once they are negotiated.

Ed Spellman, Director of Finance stated they will have a one-time expense from the free cash to cover some of this. For the next two fiscal years it will be in each department’s budget.

The Motion was read by Councilor Ryan for favorable recommendation to the full Council.

1. **MOTION:** That the Town vote to amend the wage and salary classification schedules, as most recently amended by **transferring** the sum of \$73,811.90 for the purpose of funding a wage increase and other items as detailed in the Memorandum of Agreement (MOA) for the Braintree Police Officers Association (BPOA) effective July 1, 2019, and for this purpose, the sum of \$73,811.90 be transferred from the Human Resources/ Program 04 – Employee Benefits/ Benefits Reserve 5179 and further, that the Director of Municipal Finance is authorized to allocate said sums to and among the various accounts affected thereby in such amounts as are proper and

required. In anticipation of approval of these agreements, funds were appropriated to a salary reserve account in the previously approved Fiscal Year 2020 budget.

**Motion:** by Councilor Ryan for Favorable Recommendation to the full Council Order 20 002 (1)

**Second:** by Councilor Flaherty

**Vote:** For (5–Boericke, Connors, Flaherty, Ryan, Sciascia), Against (0), Absent (0), Abstain (0)

2. **MOTION:** That the Town vote to amend the wage and salary classification schedules, as most recently amended by **transferring** the sum of \$118,783.22 for the purpose of funding a wage increase and other items as detailed in the Memorandum of Agreement (MOA) for the Braintree Police Superior Officers Association (BPSOA) effective July 1, 2019, and for this purpose, the sum of \$118,783.22 be transferred from the Human Resources/ Program 04 – Employee Benefits/ Benefits Reserve 5179 and further, that the Director of Municipal Finance is authorized to allocate said sums to and among the various accounts affected thereby in such amounts as are proper and required. In anticipation of approval of these agreements, funds were appropriated to a salary reserve account in the previously approved Fiscal Year 2020 budget.

**Motion:** by Councilor Ryan for Favorable Recommendation to the full Council Order 20 002 (2)

**Second:** by Councilor Sciascia

**Vote:** For (5–Boericke, Connors, Flaherty, Ryan, Sciascia), Against (0), Absent (0), Abstain (0)

3. **MOTION:** That the Town vote to amend the wage and salary classification schedules, as most recently amended by **transferring** the sum of \$119,607.00 for the purpose of funding a wage increase and other items as detailed in the Memorandum of Agreement (MOA) for the American Federation of State, County and Municipal Employees (AFSCME) effective July 1, 2019, and for this purpose, the sum of \$119,607.00 be transferred from the Human Resources/ Program 04 – Employee Benefits/ Benefits Reserve 5179 and further, that the Director of Municipal Finance is authorized to allocate said sums to and among the various accounts affected thereby in such amounts as are proper and required. In anticipation of approval of these agreements, funds were appropriated to a salary reserve account in the previously approved Fiscal Year 2020 budget.

**Motion:** by Councilor Ryan for Favorable Recommendation to the full Council Order 20 002 (3)

**Second:** by Councilor Flaherty

**Vote:** For (5–Boericke, Connors, Flaherty, Ryan, Sciascia), Against (0), Absent (0), Abstain (0)

It was unanimously voted to adjourn the meeting at 7:06p.m.

Respectfully submitted,

Susan M. Cimino  
Clerk of the Council

## **Documents provided for Meeting**

- Minutes of December 3, 2019
- 19 043 Mayor: Authorization to Fund South Middle School or take up any action relative thereto
- 19 044 Mayor: To Approve the purchase and resale of an affordable-housing unit at Turtle Crossing and the expenditure of funds for that purpose or take up any action relative thereto
- 19 050 Mayor: CPA Fund Appropriation – All Souls 2019 Preservation and Restoration Project or take up any action relative thereto
- 20 002 Mayor: Transfer Funds from the Human Resources Salary Reserve or take up any action relative thereto