



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

**MEMBERS**

Joseph Reynolds, Chairman  
Julia Flaherty, Vice-Chairwoman  
Lawrence Mackin, Member  
Elizabeth Maglio, Member

**MINUTES**  
**Tuesday, January 25, 2022**

A meeting of the Committee of Ways & Means was held REMOTE via Zoom, on Tuesday, January 25, 2022 at 6:30p.m.

Councilor Reynolds was in the Chair.  
Clerk of the Council, Susan M. Cimino conducted the roll call.

Present: Joseph Reynolds, Chairman  
Julia Flaherty, Vice-Chairwoman  
Lawrence Mackin, Member  
Elizabeth Maglio, Member

Also Present: Nicole Taub, Chief of Staff/Town Solicitor  
Ed Spellman, Director of Municipal Finance  
James Arsenault, DPW Director  
Scott Lamphere, Commission on Disabilities

**Approval of Minutes**

- **November 8, 2021**

Motion by Councilor Flaherty to Approve the Minutes of November 8, 2021.

**MOTION:** To Approve Minutes of November 8, 2021.

**Motion:** by Councilor Flaherty to Approve Minutes of November 8, 2021

**Second:** by Councilor Maglio

**Roll Call Vote:** For (4–Flaherty, Mackin, Maglio, Reynolds), Against (0), Absent (0), Abstain (0)

**Old Business**

- **None**

## New Business

- **22 003 Mayor: Appointment - Scott Lamphere to the Commission on Disabilities or take up any action relative thereto**

Chairman Reynolds asked if there was anyone from the Mayor's office who would like to speak on Order 22 003.

Nicole Taub, Chief of Staff stated you have all received Mr. Lamphere's impressive resume. We hope you vote favorably for his appointment to the Commission on Disabilities.

Chairman Reynolds stated thank you for stepping up and accepting this appointment by the Mayor. Folks like yourself will bring an invaluable amount of perspective certainly by what I can see on your resume. Chairman Reynolds asked if any Committee members would like to speak on Order 22 003.

Councilor Flaherty asked what do you feel in Braintree we need to focus on to improve the way we include the members of the disabled community in Braintree.

Mr. Lamphere stated its nice to have someone with a little experience to give some insight. As a parent of a kid who plays a lot of sports some of the walkways and paths are crumbling and have been neglected. It would be good to make improvements.

Councilor Mackin asked how many members are on the Commission on Disabilities and what kind of things they do.

Nicole Taub, Chief of Staff stated there are 4 or 5 members. They discuss and review projects and design plans and have an opportunity to weigh in on COVID impacts. They recommended funding for improvements on accessibility at Sunset Lake.

Councilor Maglio stated I welcome you. Have you ever watched a video of the current meetings?

Mr. Lamphere stated I have not.

Councilor Maglio stated there is some frustration on the Commission on the ability to move things through the Commission process.

Mr. Lamphere stated if you are going to accomplish something you need to work together. Sometimes you can be so concerned about the perfect solution that you pass up on the opportunity to do some good things. If we are going to make a difference, you can't spin your tires. We've got to get stuff done and work with folks.

Councilor Maglio stated I'm excited to have some energy and perspective brought to the commission.

Chairman Reynolds asked if there was a Motion for Order 22 003.

Motion by Councilor Flaherty for Favorable Recommendation to the full Council:

**MOTION:** In accordance with Section 3-3 of the Charter of the Town of Braintree to approve the appointment of Scott Lamphere to the Commission on Disabilities.

**Motion:** by Councilor Flaherty for favorable recommendation to the full Council Order 22 003

**Second:** by Councilor Maglio

**Roll Call Vote:** For (4-Flaherty, Mackin, Maglio, Reynolds), Against (0), Absent (0), Abstain (0)

- **21 060 Mayor: Authorization to accept donations or take up any action related thereto**

Chairman Reynolds asked if there was anyone from the Mayor’s office who would like to speak on Order 21 060.

Nicole Taub, Chief of Staff stated for the town to accept a donation it must first go through the Council for approval. In 2021, Envision Bank had a promotion where they would donate \$10 to a local animal shelter of the customer's choosing if they opened a new checking account. Through donations raised during the promotion, Envision Bank would like to donate \$300.00 to the Animal Control Shelter, located at 282R Union Street. Based on consultation with the Animal Control Officer, and with your approval, the funds will be used to purchase new dog beds, food and treats for animals that come into our possession.

Chairman Reynolds asked if any committee member would like to speak on Order 21 060. Hearing none. Chairman Reynolds asked if there was a Motion for Order 21 060.

Motion by Councilor Flaherty for Favorable Recommendation to the full Council:

**Motion:** That the Town of Braintree be and hereby is authorized, in accordance with Section 53A of Chapter 44 of the Massachusetts General Laws to accept the following gift upon the conditions attached and herein set forth:

<u>DONOR</u>	<u>GIFT</u>	<u>PURPOSE</u>
Envision Bank	\$300	Animal Control Shelter

- **21 062 Mayor: Borrowing Authorization-Tri Town Water Treatment Plant or take up any action related thereto (Public Hearing at full Council 2/1/22)**

Chairman Reynolds asked if there was anyone from the Mayor’s office who would like to speak on Order 21 062.

Nicole Taub, Chief of Staff explained the reason for this request. Back in 2020 an agreement was that Braintree would pay for 50% of the Capital costs relating to the Treatment Plant. Prices are likely to increase from the original estimation that we received for the project.

The Tri Town Water District (the "District") on behalf of Braintree, Randolph and Holbrook, recently applied for financial assistance through the Drinking Water State Revolving Fund Program for the Tri Town Regional Water Treatment Plant Project.

In order to receive the necessary Drinking Water Trust and MassDEP Project Approval Certificate and Permission to Advertise in March 2022, certification of the appropriation of the entire project from design through start up is required. As of this memorandum, the Town has appropriated a total of \$33,700,000, for the design, construction and construction phase engineering services for the project (excluding the subaqueous transmission mains construction that will be funded by Randolph and Holbrook) based on the Conceptual Opinion of Probable Construct Cost (the "OPCC") from 2018 (\$67,136,000) broken down as follows:

- 18-005 \$1,700,000
- 18-033 \$23,300,000
- 20-029 \$8,700,000

As part of the 90% design submission, a current OPCC was prepared by an independent construction estimator based on the now detailed design. The November 2021 OPCC total for the design, construction and construction phase engineering services \$78,761,618 (excluding the subaqueous transmission mains construction that will be funded by Randolph and Holbrook).

The following is a summary of the increased costs associated with the project, as provided by Environmental Partners, the Project Manager:

1. Escalation-There is a great deal of uncertainty as inflation continues to ramp up. Specifically, supply chain disruption due to the long-term effects of COVID 19 have resulted in an increase of escalation of the construction rate from 3.5% to 5.0%, valued at an increase of \$0.5M.
2. Water & Wastewater Equipment Costs-Supply chain uncertainty and lead time issues are impacting cost and openness of suppliers to hold pricing firm. Some suppliers will now only quote firm prices at order time, resulting in an increase of \$1.4M total from all divisions.
3. Dissolved Air Flootation unit pricing increased by \$0.2M in May 2021, following submission of the 60% estimate.
4. Average labor costs increased from \$94.50/hour to \$101.64/hour, resulting in an increase of \$1.7M.
5. Concrete material costs increased by \$1.6M.
6. Electrical material costs increased by \$1.6M.
7. General Contractor Overhead and Profit multiplier on costs outlined above increased \$1.1M.
8. Costs due to advancement of design and reduced by contingency total \$1.4M.
9. Owner's Project Manager and design engineering services for construction phase services and resident project representatives increased by \$2M.

As a result of the increases detailed above, and the requirement that Braintree, along with Randolph and Holbrook, certify that financial appropriations have been made for the entire project, the Town must borrow an additional \$5,680,809 to cover its share of the costs for the Tri Town Regional Water Treatment Plant.

Chairman Reynolds asked if any Committee members would like to speak on Order 21 062.

Councilor Flaherty asked what the loan will be for.

Director Spellman stated it will be a low interest loan at 2% for 20 years or 2.4% for 30 years.

Chairman Reynolds stated thank you for the clarification that it would be less of a cost to the community to pursue the loan versus floating a bond against the enterprise account.

Councilor Maglio asked about what the impact will look like for ratepayers.

Nicole Taub, stated there will not be an additional charge that gets passed down to the ratepayers but the water and sewer enterprise fund which is generated based on revenue received through water rates is where the funding source will come from separate from the operating fund/general fund money. So when we talk about ratepayers it's the rates that are already being paid as part of the services already being provided.

Chairman Reynolds asked if there was a Motion for Order 21 062.

Motion read by Councilor Flaherty for Favorable Recommendation to the full Council:

**ORDERED:** That the Town of Braintree appropriates Five Million Six Hundred Eighty-One Thousand Dollars (\$5,681,000) to pay the Town's share of the costs of designing, constructing, equipping and furnishing the Tri Town water treatment plant, which is to be undertaken with the Towns of Randolph and Holbrook, and for the payment of all costs incidental and related thereto, which amount shall be expended in addition to all other amounts previously appropriated by the Town for this project. To meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to G. L. c. 44, §7(1), §8(4) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The amount authorized to be borrowed by this order shall be reduced to the extent of any grants received by the Town on account of this project. All or any portion of the amount authorized to be borrowed by this order may be obtained through the Massachusetts Clean Water Trust.

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

**Motion:** by Councilor Flaherty for favorable recommendation to the full Council Order 21 062

**Second:** by Councilor Mackin

**Roll Call Vote:** For (4–Flaherty, Mackin, Maglio, Reynolds), Against (0), Absent (0), Abstain (0)

It was unanimously voted to adjourn the meeting at 7:24p.m. by Roll Call Vote.

Respectfully submitted,  
Susan M. Cimino  
Clerk of the Council

## Documents provided for Meeting

- Minutes of November 8, 2021
- 21 060 Mayor: Authorization to accept donations or take up any action related thereto
- 21 062 Mayor: Borrowing Authorization-Tri Town Water Treatment Plant or take up any action related thereto (Public Hearing at full Council 2/1/22)
- 22 003 Mayor: Appointment - Scott Lamphere to the Commission on Disabilities or take up any action relative thereto