



Town of Wilmington

Finance Committee

121 Glen Road Wilmington, 01887

RECEIVED
TOWN CLERK

2021 DEC 22 PM 1:54

TOWN OF WILMINGTON, MA

Meeting Minutes

Tuesday October 26, 2021

Finance Committee Chairman, John F. Doherty III called the meeting to order at 7:00 pm. Members present were, Marianne Gallezzo, and Theresa M. Manganelli. Andrew Lavigne, Leigh Martinson, Jonathan Dugas, Joseph Lavino, David Tamang and Scott Neville were absent.

Also Present: Jeffrey Hull, Town Manager; Kerry Colburn-Dion, Assistant Town Manager/Director of Human Resources, and Bryan Perry, Finance Director.

OVERVIEW OF THE BUDGET PROCESS

Mr. Doherty states there are not enough committee members to discuss the Budget Process at the next meeting.

UPDATE ON THE TOWN HALL/SCHOOL ADMINISTRATION BUILDING & THE SENIOR CENTER BUILDING

Person in interest; Jeffrey Hull, Town Manager

The Senior Center Project & The Town Hall/School Admin Building Committees had a joint meeting Mid-October with their site recommendations.

- Swain
- St. Dorothy's
- Town Hall
- Whitfield

The Whitfield site was dropped because of space restraints. Each of the consultants went through a process to evaluate the remaining sites. Based on criteria with a points system and there was a recommendation that the Town Hall/School Admin Building be located at the Swain site and that the Senior Center be located at St. Dorothy's site. This was presented to the Board of Selectmen at one of their October meetings. There will be some traffic evaluations to identify any issues that may exist with each site. That information will be used as one of the factors in determining the location. The next meeting of the Senior Center is November 4th at 6pm and we expect to get the latest update on the sites. The Town School Admin Building is about a meeting or so behind the Senior Center Project. They sent out a questionnaire that was distributed amongst the School and Town Hall Department heads. This will provide the architect with the space needs for each department. They will be going through an exercise to modify the space and coming up with a rough drawing of the blocks of space required for common space, meeting space or individual office space. The Senior Center has already done this exercise and will be providing this information at the next meeting. There is no meeting date yet for the School/Town Building Committee but are hoping to have a meeting Mid-November. Ms. Manganelli says it would be interesting to see the survey results in comparison with the survey results from a couple of years ago. Mr. Hull agrees with Ms. Manganelli and adds that they have the information and the architect wanted to see if anything had changed. Ms. Manganelli asks in regard to the traffic study when do you think they will start and how long would it take to get a report back? Mr. Hull says that in the next week or two to start. It would be hard to say but maybe a few weeks. Ms. Gallezzo asks do you plan on talking about these at the next Town Meeting. Mr. Hull responds and says that yes, I think it is important that we tie these together because the Town/School Admin Building has a steeper road to climb than the Senior Center. Ms. Gallezzo goes on to ask as far as the public campaign goes what do you have in mind to get the word out like a video or walkthrough. It would be

beneficial to walk through the Roman House and Town Hall. Not just the building but the guts of the buildings. Mr. Hull goes on to say yes that will be a part of it. The P3 Project Manager suggested an ongoing informational campaign. It is still a work in progress but there is no question that we need to get the information out to people and educate folks about the need as well as the particulars of the projects. Ms. Manganelli says when we talked about building the high school it was excellent because we started talking about it a long time before the vote. I see that support in the new Senior center, but I don't see a lot of support in the people I have been talking to about a new Town Hall. Mr. Hull goes on to say that part of the case for a new Town/School Admin Space would be to provide the appropriate handicapped access space and the other piece arguably is these buildings aren't energy efficient. The timing might not be right for the upcoming town meeting. I think we would need it by early January for budget meetings, but I think looking at the current scenario we are looking at a special town meeting in fall. Mr. Doherty adds maybe we could do a timeframe campaign. Letting the public know what steps we are taking to understand the process better. Possibly a report or video as a kickoff of the projects. Mr. Hull says the other piece would be the financial aspect of the project. People will want to know how we will be paying for all these projects. If we group, the Town Hall/School Admin and the Senior Center and we say one vote for them like we did with the Public Safety Building. We have a lot of money in capital reserve funds that we can use to push it closer to the finish line.

Chair asks if there are any further questions.

OTHER BUSINESS

Mr. Doherty says, I went by the Textron building the other day. Are they disassembling it? Mr. Hull responds that they are in the process of demolishing some portions of the building. National development has not yet purchased the building, but they are in the process of purchasing. They are getting some permitting before purchasing. Mr. Doherty then asks what the value of the property is. Mr. Hull responds that he does know off hand the value.

REORGANIZATION OF THE FINANCE COMMITTEE

Person in interest; John F. Doherty, Chair Finance Committee

Mr. Doherty states there are not enough committee members to discuss the reorganization of the Finance Committee will have to postpone to the next meeting.

APPROVAL OF MINUTES

Mr. Doherty states there are not enough committee members to vote so the Finance Committee will have to postpone approval of any minutes to the next meeting.

PUBLIC COMMENTS

Mr. Hull adds that this is not on the agenda, but the MSBA school maintenance is ongoing with George. Bryan providing them the information needed regarding enrollment, building permits, birth rates, etc. to be sent to them by December 28th. The next step with them would be a special town meeting. I suggested to the BOS 2 dates either 3/7 or 3/8. The board didn't take a formal vote, but it seems they are in favor of 3/8 which is a Tuesday. We will check to see if the WHS Auditorium or if Shriners is available as a plan b if needed.

Ms. Gallezzo asks can we go back to enrollment for a moment. What do we have in the pipeline for future enrollment? Mr. Perry adds what they look at regarding enrollment are trends, birth rates and housing data.

New development that is happening in the community that will impact the enrollment trends in the future.
There was a brief discussion about Princeton Properties.

There were no public comments.

At the conclusion of the discussion, there being no further business to come before the Committee, a motion was made by Mr. Doherty seconded by Marianne Gallezzo and Theresa Manganelli.

VOTED: That the Finance Committee adjourn.

Meeting adjourned at 8:00 pm

Respectfully Submitted,



Recording Secretary
Jennifer Swanson