

Finance Committee  
Meeting Minutes – March 19, 2015  
Minutes

Chairman John F. Doherty called the meeting to order at 7:00 p.m. Members present were Theresa M Manganelli, Jonathan R. Eaton, Bernard P. Nally Jr., Richard K. Hayden, Robert P. Palmer, William J. Wallace Members Excused: None

Also present: Kendra Amaral, Assistant Town Manager

Chairman Doherty to review Articles and Warrants:

Article 1: No vote

Article 2: No vote

Article 3: Pass over

Article 4: Vote to authorize Treasures/Collector, with approval of Selectmen, to enter into an agreement with one or more banks. Ms. Manganelli motion to accept article as written, seconded by Mr. Nally. No discussion. All in favor, passes.

Article 5: Questions in school budget, Jeff is asking for \$3,367,358 for Shawsheen Tech. asking for \$3,711,905 this will be a change on the floor. Approve as written now. Ms. Manganelli motion to accept budget as written will be amended, seconded by Mr. Palmer.

Mr. Wallace – Asked if at some point is it going to be necessary to no longer budget a 2.5% property increase.

Mr. Doherty – Noted other towns did not budget to the full 2.5%, they budget to 1 ¾. Problem is it follows every other year, doesn't bring up to base. Noted that by not taxing the 2.5%, you build your levy capacity. Levy limit is still based on value not on appropriation. You never lose the values unless you do an under-ride. Discussion on levy capacity. We add between a \$1.5 to \$2M on average towards our free cash last year on a \$92M budget, free cash was built up over a long period of time. Of last year's contribution to free cash, approximately \$500,000 was from expenses not incurred. Wilmington has a great bond rate of AA+ and is close to getting AAA. All signs the Town is doing the right thing. All in favor, passes

Article 6: Vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the purchase of new and/or replacement capital equipment, as follows:

6A: Police Dept. (5) replacement cruisers total of \$220,000, Mr. Nally motion to accept, and seconded by Mr. Palmer. No discussion. All in favor, passes

6B: Public Bldg. Dept.: Purchase (1) Heavy duty dump truck with plow and sander total \$155,000. Mr. Nally motion to accept, seconded by Mr. Wallace. No discussion. All in favor, passes.

6C: Dept. of Public Works, purchase (1) 1 ton dump truck with plow at \$69,000, Mr. Wallace motion to accept, seconded by Mr. Nally. No discussion, all in favor, passes

6D Dept. of Public Works, purchase (1) heavy duty 1 ton pickup truck \$38,500 Mr. Palmer motion to accept, seconded by Mr. Eaton. No discussion, all in favor, passes

6D: School Dept., purchase (1) student transport van \$26,000. Mr. Wallace motion to accept, seconded by Mr. Nally. No discussion. All in favor, passes.

Article 7: Vote to raise and appropriate, transfer from available funds for the replacement of Chiller Unit at Public Safety Bldg. at \$280,000. Ms. Manganelli motion to accept article as written, seconded by Mr. Hayden. No discussion. All in favor, passes

Article 8: Vote to raise and appropriate, transfer from available funds to make certain Technology improvements \$100,000 Mr. Palmer motion to accept article as written, seconded by Ms. Manganelli. No discussion. All in favor, passes

Article 9: Vote to raise and appropriate, transfer from available funds for purchase of liquid deicer truck mounted tank assembly \$25,000. Mr. Hayden motion to accept article as written, seconded by Mr. Wallace. No discussion. All in favor, passes

Article 10: Vote to raise and appropriate, transfer from available funds to upgrade clocks and intercom system at Middle School \$30,000. Mr. Hayden motion to accept article as written, seconded by Mr. Nally. No discussion. All in favor, passes

Article 11: Vote to raise and appropriate, transfer from available funds to purchase foundation ELA Program for Elementary School \$37,000. Mr. Wallace motion to accept article as written, seconded by Mr. Eaton. No Discussion. All in favor, passes

Article 12: Vote to raise and appropriate, transfer from available funds for purchase of Math Test Adoption K-5 for Elementary Schools \$177,000. Ms. Manganelli motion to accept article as written, seconded by Mr. Eaton. No discussion. All in favor, passes

Article 13: Vote to raise and appropriate, transfer from available funds for the drainage improvement project for Mass Avenue \$55,000. Ms. Manganelli motion to accept article as written, seconded Mr. Eaton. No discussion. All in favor, passes

Article 14: Vote to raise and appropriate, transfer from available funds for second phase drainage improvement project for Cunningham St. \$82,000. Mr. Hayden motion to accept article as written, seconded by Mr. Nally. No discussion. All in favor, passes

Article 15: Vote to raise and appropriate, transfer from available funds for engineering services to plan and permit a conversion from underground fuel tanks to above ground at the DPW \$25,000 Mr. Hayden motion to accept article as written, seconded Mr. Nally. No discussion. All in favor, passes

Article 16: Vote to raise and appropriate, transfer from available funds for replacement of approx. 4,862 sq. ft. of roof at Shawsheen Elementary School \$110,000. Mr. Nally motion to accept article as written, seconded Mr. Palmer. No discussion. All in favor, passes

Article 17: Vote to raise and appropriate, transfer from available funds for replacement of approx. 4,014 sq. Ft. of roof area at Woburn St. School to \$110,000. Mr. Eaton motion to accept article as written, seconded Mr. Palmer. No discussion. All in favor, passes

Article 18: Vote to raise and appropriate, transfer from available funds for various improvements and repairs to municipal and school facilities \$125,000. Mr. Eaton motion to accept article as written, seconded Mr. Nally. No discussion. All in favor, passes

Article 19: Vote to raise and appropriate, transfer from available funds for engineer and construction services for replacement of 30” culvert passing under Butters Row \$120,000. Mr. Palmer motion to accept article as written, seconded Mr. Hayden. No discussion. All in favor, passes

Article 20: Vote to raise and appropriate, transfer from available funds for reconstruction of Shawsheen Elementary School parking lot \$190,000. Mr. Eaton motion to accept article as written, seconded Mr. Hayden. No discussion. All in favor, passes.

Article 21: Vote to raise and appropriate, transfer from available funds to replace oil fired heating system with new high efficiency natural gas system at Shawsheen Elementary School \$458,000. Mr. Palmer motion to accept article as written, seconded by Ms. Manganelli. No discussion. All in favor, passes.

Article 22: Vote to raise and appropriate, transfer from available funds for development of municipal facilities master plan to evaluate future needs for municipal buildings, school buildings, and other public land and establish a plan to upgrade, rehabilitate, decommission or repurpose of existing buildings and property to meet future needs \$150,000. Mr. Wallace motion to accept article as written, seconded Mr. Palmer. No discussion. All in favor, passes

Article 23: Vote to raise and appropriate, transfer from available funds to design and construct a recreational facility at the property identified as 9 Cross St \$4,500,000. Mr. Eaton motion to accept article as written, seconded Ms. Manganelli.

\$4.5 million will be borrowed, committee will fundraise, money raised will be deducted from the \$4.5 million borrowed. Brief discussion on raising funds, timeline and previous approved unused funds going to project instead of free cash. Brief discussion on bond, construction bids, start of project. All in favor, passes.

Article 24: Vote to accept M.G.L. Chapter 32B, Section 20 and to establish an Other Post Employment Liability Trust Fund in accordance with said Section 20; or take any other action related. Mr. Nally motion to accept article as written, seconded Mr. Eaton. No discussion. All in favor, passes

Article 25: Vote to raise and appropriate, transfer from available funds to deposit in the Other Post Employment Liability Trust Fund established \$1,000,000 from free cash. Ms. Manganelli motion to accept article as written, seconded by Mr. Eaton. No discussion. All in favor, passes

Article 26: Vote to transfer from the Other Post-Employment Benefits stabilization fund, as established by two-thirds vote on Article 20 of the May 2, 2009 Annual Town Meeting, pursuant to any applicable statute of sum of money to deposit in the Other Post Employment fund \$601,669. Ms. Manganelli motion to accept article as written, seconded by Mr. Eaton.

Brief discussion on transferring to irrevocable trust and that funds cannot be used for anything other than what it was intended for, so it is protected funds. All in favor, passes

Article 27: Vote to raise and appropriate, transfer from available funds to deposit in the “Capital Stabilization Fund” as established by two-thirds vote on Article 23 at the April 27, 1991 Annual Town meeting \$1,500,000. Mr. Palmer motion to accept article as written, seconded Mr. Nally. Brief discussion on money coming out of free cash and what it would be used for. All in favor, passes

Article 28: Vote to raise and appropriate, transfer from available funds to deposit in the “Employee Retirement Benefits” stabilization fund as established by two-thirds vote on Article 24 of the May 3, 2014 Annual Town meeting, \$500,000. Mr. Eaton motion to accept article as written, seconded Mr. Nally. No discussion. All in favor, passes.

Article 29: Pass over, will do at Town Meeting.

Article 30: Vote to raise and appropriate, transfer from available funds for the observance of Memorial Day and Veterans’ Day \$600. Mr. Nally motion to accept article as written, seconded Ms. Manganelli. No discussion. All in favor, passes.

Article 31: Vote to raise and appropriate, transfer from available funds in the sum of \$750 for the purpose of renewing under the authority of Section 9 of chapter 40 of the general Laws as amended, the lease of: Veterans Foreign Wars Clubhouse for the purpose of providing suitable headquarters for the Nee-Ellsworth post 2458 of the Veterans of Foreign Wars of the United States. Ms. Manganelli motion to accept article as written, seconded by Mr. Nally. No discussion. All in favor, passes.

Article 32: Vote to authorize or reauthorize as the case may be revolving accounts pursuant to M.G.L. Chapter 44, Section 53E ½ for various boards, commission, department and agencies of the Town. Mr. Eaton motion to accept article as written, seconded Mr. Palmer. No discussion. All in favor, passes.

Article 33: Vote to raise and appropriate, transfer from available funds to operate the Public Rink enterprise. Comments: No funds, housekeeping article needs to be re-authorized. Mr. Eaton motion to accept article as written, seconded Mr. Nally. All in favor, passes

Article 34: Vote to transfer custody and control of the Whitefield School site, which has been declared surplus and unnecessary for educational purposes of the Wilmington Public Schools to the care, custody and control of the Board of Selectmen and under the management of the Town Manager and further to see if the Town will vote to raise appropriate, transfer from available funds or borrow pursuant to any applicable statute of sum of money for the purpose of demolishing the Whitefield School and properly disposing

all material related to such demolition \$150,000 Ms. Manganelli motions to accept article as written, seconded Mr. Nally.

Brief discussion on Historical Commission recommendations. All in favor, passes.

Article 35: Vote to accept as public ways, Lt. Buck Drive. Ms. Manganelli motion to accept article as written, seconded Mr. Wallace. No comments. All in favor, passes.

Article 36: Vote to authorize the Board of Selectmen to sell, convey or otherwise dispose of that certain property and improvements thereto and interests therein know as Butters Farm, located at 165 Chestnut St. Mr. Nally motion to accept article as written, seconded Ms. Manganelli. Discussion on the value to be determined, current condition of property, current partial collapse of roof, goal is to preserve the building, have someone purchase and repair, no further repairs will be done by the Town. Town wanted to preserve this home, it is in tough shape, minimum value on land.

Brief discussion on market and assessed values. Have reached out to realtors specializing in the sale of antique houses, went through the property a couple of years ago, does believe he can find a buyer. Plan is to reach out again this spring. Exterior is the benefit to the Town. All in favor, passes.

Article 37: Vote to amend the By-Laws of the inhabitants of the Town of Wilmington Revised, Chapter 3, Section 10 Sale of Personal Property of the Town not over \$10,000 by deleting such Section 10 in its entirety and replacing it with the following new Section 10 Sale of Personal Property of the Town not over \$50,000. Mr. Palmer motion to accept article as written, seconded by Mr. Nally.

Brief discussion on how this came up from surplus items in the high school which couldn't be sold due to the \$10,000 limit. Has not been looked at or addressed in 20 years. All in favor, passes.

Article 38: Vote to amend the By-Laws of the inhabitants of the Town of Wilmington, Revised Chapter 2, Section 28 by adding the following at the end of Section 28 or take other action related thereto. Notwithstanding the foregoing, the Town, acting through the Yentile Farm Development Committee and subject to the approval of the Town Manager, shall have the authority to determine the name of fields, play areas and structures at the 9 Cross Street property. Such authority shall not extend to naming the entire property, which shall remain with Town Meeting. Ms. Manganelli motion to accept article as written, seconded by Mr. Hayden.

Brief discussion on article and why bylaw needs to be changed to raise funds and this article only affects 9 Cross Street and not naming of overall property. All in favor, passes.

Article 39: Vote to amend by-laws of the inhabitants of the Town of Wilmington, Revised Ch. 5, Section 23, by adding the following sub-sections 23.1.1 C & D. Mr. Eaton motion to accept article as written, seconded Ms. Manganelli.

Brief discussion that this is a housekeeping article. Article was written for pawn shops, questions from Good Will, Epilepsy Foundation, Salvation Army, stating they don't give

money to people when they come in and are not paying them. Regarding consignment they sell it and split the money. They don't fall under this category, so this is to clarify. All in favor, passes.

Article 40: Vote to see if the Town will vote to increase the gross receipts that seniors may have in the prior calendar year to be eligible to defer property taxes under Massachusetts General Law Chapter 59 Section 5, Clause 41A from \$20,000 to \$40,000 as the income limit with such increase to be effective for deferrals granted for taxes assessed for the fiscal year beginning on or after July 1, 2015. Mr. Eaton motion to accept article as written, seconded Mr. Wallace. No comments. All in favor, passes

Article 41: Vote to increase the current income limits (gross receipts), in accordance with Massachusetts Chapter 184 S51 of the Acts of 2002, that senior may have to be eligible for the property tax exemption allowed in accordance with Massachusetts General Law Chapter 59 Section 5, Clause 41C from \$13,000 for a single person to \$20,000 and from \$15,000 to \$30,000 if married and to increase the current asset (whole estate) limits from \$28,000 for a single person to \$40,000 and from \$30,000 to \$50,000 if married with such increase to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2015. Mr. Palmer motion to accept article as written, seconded Mr. Eaton.

Brief discussion on the \$500 credit, eligibility and defer taxes. All in favor, passes.

Article 42: Vote to increase the asset (whole estate excluding value of domicile) limit that seniors may have to be eligible for the property tax exemption allowed in accordance with Massachusetts General Law Chapter 59 Section 5, Clause 17D from \$40,000 to \$50,000 with such increased to be effective for exemptions granted for fiscal year beginning on or after July 1, 2015. Mr. Eaton motion to accept article as written, seconded Mr. Wallace. No comments. All in favor, passes.

Article 43: Vote to accept M.G.L. Chapter 59 Section 5K affirming the Town's Senior Tax Volunteer Program which allows person over the age of 60 to volunteer to provide services to the Town in exchange for a reduction in real property tax obligation. Mr. Wallace motion to accept article as written, seconded Mr. Eaton.

Brief discussion on article to be compliant with the law, taking out of overlay opposed to the line item, money will go to seniors in form of abatement in taxes, opposed to getting a check. All in favor, passes.

Article 44: Petitioned Article, not surplus. Entertain a motion to pass over. Mr. Wallace motion to pass over, seconded Mr. Nally.

Brief discussion on why it's not surplus. Parcels give us much needed access to open space. All in favor to pass over.

Article 45: Not declared surplus, entertain a motion to Passover. Mr. Wallace motion to pass over, seconded Mr. Eaton. No discussion. All in favor to pass over.

Article 46: Not declared surplus, entertains a motion to Passover. Mr. Eaton motion to pass over, seconded Ms. Manganelli. No discussion. All in favor to pass over.

Article 47: Vote to amend the By-Laws of the Inhabitants of the Town of Wilmington Revised by adding the following new Chapter 5, Public Regulations, Section, Fencing. Mr. Doherty reads article. Mr. Nally motion to accept article as written, seconded Mr. Hayden.

Brief discussion on problems with the Town changing the law, Town can't tell people what they like and dislike. Also the problem with inspecting fences. Mr. Hayden and Mr. Nally withdrew approval. Ms. Manganelli motion to disapprove article as written, seconded by Mr. Wallace. All in favor, disapprove

Article 48: Was declared surplus by review board, also by planning board. Entertain a motion to approve. Mr. Palmer motions to accept article as written, seconded by Mr. Wallace.

Brief discussion on location being behind 99 Restaurant. A lot of wetlands, no assessed value. Looking to buy paper streets, zoning is R20. Any development in this area they have to take steps to provide that buffer and preserve conservation. Allows planning board to make a better buffer zone. All in favor, passes

Article 49: Recommendation against from planning board for R60 to R20 at Foster's Pond. Entertain a Motion to disapprove. Mr. Eaton made motion to disapprove, seconded Mr. Wallace.

Brief discussion on location, access can only get one car down the road and private way. All in favor, disapprove.

Article 50: Planning board tabled until April 7<sup>th</sup>. Entertain a Motion to approve Ms. Manganelli accept Article as written, seconded Mr. Palmer.

Brief discussion on two locations near which is a similar situation, couldn't find any interest in commercial piece. Lot of empty store fronts in Town, tough to get commercial leases. All in favor, passes

Article 51: Change from R20 to Neighborhood business. Planning board did not approve. Entertain a motion to disapprove. Mr. Wallace makes motion to disapprove, seconded Mr. Nally.

Brief discussion on location and the impact if approved. All in favor, disapprove

Article 52: Name the whole 9 Cross St. property to Yentile Farm Recreational Facility. Mr. Wallace motion to disapprove, seconded by Mr. Eaton.

Discussion on holding off or accepting naming the entire site. There has been talks about other names that have been brought forward and the Committee has been involved in process all long. Committee will come up with a name with broad community involvement. If yes, would be premature. All in favor of disapprove.

Article 53: Establish a by-law referred to as the Transparency Act of 2015, requires Town of Wilmington. Officials to post all on-going contracts sand future contract on the Town's

website within 72hrs of signing the contract. Entertain a motion to disapprove. Mr. Eaton motion to disapprove, seconded Mr. Palmer.

Discussion on how it's written and what the bylaw is this referring to. Documents under Public Records laws are 20 cents a page and 50 cents a page for printout.

Mr. Nally asked if it should pass now or later whether it be doable in that timeframe. Anything is doable but this is not reasonable. All in favor, disapprove.

Article 54: Vote to repeal the vote taken at Special Town Meeting on Dec. 4, 2014, Article 1. Entertain a motion to disapprove. Mr. Eaton motion to disapprove, seconded Mr. Hayden. No discussion. All in favor, disapprove

Article 55: Vote to preserve the existing bldg. at 159 Church St., known as Wilmington. High School. Entertain a motion to disapprove. Mr. Hayden motion to disapprove, seconded Mr. Eaton.

Brief discussion on location and keeping a wing of the high school. Contract issues. Town has approved a project that has use for the land. All in favor, disapproval.

Article 56: Vote to suspend all spending for the development of proposed recreational complex at the former Yentile Farm property, 9 Cross St., proposal for private funding to build, manage, and lease two ice arenas to be built at 9 Cross St. Mr. Doherty read entire article. Entertain a motion to disapprove. Ms. Manganello motion to disapprove, seconded Mr. Hayden. Brief discussion building two ice rinks. All in favor, disapproval.

#### Other Business:

Finance committee meeting scheduled for 10:00 a.m., before Town Meeting on May 2<sup>nd</sup> 2015.

Brief discussion on what other communities are doing for funding of health insurance. Have a study of 125 completed and will add about 30 more. 125 cover approx. 129,000 municipal employees. On average HMO's cover 72%, PPO covers at 56%, we are at 75% and 75%. Dissolved and reconstituting our insurance advisory committee, putting membership in charge, to be active members. Positive reaction. Re-insurance Looked at 150 up to 225 for re-insurance the 150 which is our current deductible, increase came in at 1.54%. came in at 5.4% going up to 175 deductible, concerned about employee trust fund part doesn't have the reserve to go much higher than that. Premium this year approx. 978,000, looking at premium for next year to go down. Brief discussion on previous meetings, going well. Brief discussion on GIC insolvent and rate increase.

There being no further business, a motion was made by Ms. Hayden, seconded by Mr. Wallace. Approved unanimously.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Recording Secretary