

BELMONT WARRANT COMMITTEE MEETING MINUTES
FINAL
MAY 9, 2012, 7:30 P.M.
CHENERY COMMUNITY ROOM

RECEIVED
TOWN CLERK
BELMONT, MA.
JUN 25 1 36 PM '12

Present: Chair Allison; Members Baghdady, Becker, Dash, Epstein, Grob, Lynch, Manjikian, McLaughlin, Millane, Sarno; Selectman Jones; School Committee Representative Slap

Members Absent: Bruschi, Libenson, and McHugh

The meeting was called to order at 7:31 pm by Chair Allison.

Chair Allison began by reviewing the evening's agenda. She then asked Mr. Clancy and Mr. Castanino to address the questions raised by the WC on Article 14.

Incinerator Site

Article 14: Landfill Stabilization

Mr. Clancy, Director of Community Development, began by stating that he and DPW Director Mr. Peter Castanino have been involved with this issue for ten years. He explained the CAAA study that is required at this time in order to cap the landfill site. He said the Comprehensive Site Assessment Phase is very close to being completed and it will help to identify the waste and contaminants that are in the ground as well as the receptors impacted. However, it's the CAAA study analysis that will specifically identify the impacted receptors. The town, he explained, is required to mitigate or eliminate the contaminants' impact. He then offered various ways to mitigate the contaminants, noting that the state requires five alternatives and the DEP will ultimately choose the corrective action alternative.

Member McLaughlin asked about the materials deposited at the site, claiming that they were inert. Mr. Clancy explained that tests of whether the groundwater carries contaminants as it seeps into the ground had already been completed and showed that the contaminants were impacting the receptors.

In answer to another question, Mr. Clancy noted that, in the past, commercial possibilities at this site have been explored. He then explained why he is requesting the funds (\$834K) from TM at this point. He said that, even when the money is appropriated, the town has not locked into one path for the site's use. He then attached the following estimated costs to the next steps, which totals \$834K for the Article:

- CAAA: \$200K
- Cap design: \$90K
- Engineer's demolition of the incinerator building: \$534K

Member Epstein asked about the cost of remediation, as opposed to money for a cap. Mr. Clancy replied that the Landfill Stabilization Fund is available to be used for many costs associated with putting a cap on the site.

Member Sarno clarified that the CAAA study is separate from the ultimate use of this site, but that the nature of the cap is influenced by the CAAA results.

Mr. Clancy said that there must be “no significant risk” for the contaminants on the site.

Special Town Meeting (STM) Articles

Article 4: Minuteman

Mr. Jack Weis, Belmont representative on the Minuteman School Committee, and Ms. Camie Lamica, Minuteman’s Director of Business and Operations, approached the WC table to answer questions pertaining to the Minuteman Article. Mr. Weis explained the area impacted by the remediation known as “Trades Hall,” which is open to two stories. He explained that the wooden walls have been the way they are for 20 years, but that the Lexington Fire Department deemed it a fire hazard and demanded that it be rebuilt to comply with current zoning. He noted that the entire area had to be demolished and rebuilt, including several walls, plumbing, electrical, and some restrooms (for ADA compliance).

Mr. Weis explained the process that was undertaken in order to comply with the fire and zoning codes. Minuteman then discovered that its water main also did not meet Lexington’s standards. Ms. Lamica explained the process that was undertaken to remedy the water main situation.

Chair Allison then reviewed the WC’s questions, noting that the cost of the repairs has been less than specific among these two projects. Ms. Lamica explained some of the specific costs associated with these projects. She said that the E and D was certified this past Monday. Member McLaughlin asked if there was any pushback on this, as it is a building code issue.

Chair Allison then asked Mr. Weiss to address the final WC question: are there more walls in the building that may not be within code? Mr. Weis noted that there is a report showing that there are areas that could be addressed, but nothing urgent. Mr. Weis added that Minuteman’s request for the stabilization fund (considered at the April Town Meeting) was to help budget for this type of repair. He explained other sources of money that could offset operating costs and keep assessments low.

Chair Allison suggested that the WC or BOS review the lists of economies made in Belmont’s school system to see if they can be implemented at Minuteman. She requested for information on the MM budget calendar as well.

Article 11: Community Preservation Act

Mr. Floyd Carman approached the WC table to discuss Articles 6 (OPEB) and 11 (CPA).

Regarding Article 11, Mr. Carman explained that this article is specifically for FY13. He said that \$850K will have been collected for the CPA. He noted that the state will match at 22%, bringing the amount to over \$1M. He explained the CPA statute allocations. He said the CPA committee would like to hire a consultant (using up to \$44K) with a specific skill set to help the town run the CPA. He said some funds would be needed for pure administration duties (\$9-10K). He said the funding will need to be set up correctly, as the fund will have significant money in a few years.

Member McLaughlin said he appreciates the CPA's efforts to keep the administrative costs low. Ms. Ann Marie Mahoney spoke from the audience stressing that it will be a few years before any money is spent.

Article 6: OPEB

Regarding Article 6, Mr. Carman clarified that the \$105K contribution would need to be approved at TM. He said he would like a policy in place before the fiscal year ends and will be working with the BOS, CBC, and WC on this.

Capital Budget Committee (CBC) Update – Article 8

Ms. Ann Marie Mahoney, Chair of the Capital Budget Committee, approached the WC table to provide an update on the CBC's capital allocations. She reviewed the items (some called "orphans") that were added to this list based on extra money from the BOS and from reversions. Among the list of new items are: a new Butler gym floor (\$75K), repair of Grove Street tennis courts (\$26K), Underwood Pool motor (\$11K), and sidewalks (\$140K). Chair Allison asked about the public/private partnership to help repair the Grove Street tennis courts. Ms. Mahoney said no private funding was solicited, to the best of her knowledge. Chair Allison asked about the maintenance of the courts. Ms. Mahoney said she assumed it will be in Recreation or DPW. The WC discussed.

STM Motions

Article 4: Minuteman

Member Lynch moved: Favorable action on Article 4.
The motion passed unanimously.

Article 6: OPEB Contribution

Member Lynch moved: Favorable action on Article 6 (OPEB).
The motion passed unanimously.

OPEB Policy

Member McLaughlin moved: Favorable action on formulating an OPEB policy.
The motion passed unanimously.

TM Motions

Article 8: Capital Budget Committee Allocations

Member Lynch moved: Favorable action on Article 8.
The motion passed unanimously.

Article 10: Revolving Funds

Member McLaughlin moved: Favorable action on Article 10.
The motion passed unanimously.

Article 11: CPA

Member Lynch moved: Favorable action on Article 11.
The motion passed unanimously.

Article 14: Landfill Stabilization

Member Grob moved: Favorable action on Article 14.
The motion passed unanimously.

Article 9: Water Sewer Stormwater Enterprise Funds

BOS Member Jones summarized the rate changes, noting that the MWRA debt service is escalating. He said increases will be around 8%, unless the state intervenes. The household increase will be about 4.6% for both water and sewer. He said the DPW will revisit the pipe replacement plan in the fall and perhaps stretch out the schedule to reduce the overall financial impact on Belmont ratepayers.

Member McLaughlin moved: Favorable action on Article 9.
The motion passed unanimously.

Chair Allison said she will post a meeting for the WC to convene from 6-7:00 p.m. on Monday evening, prior to TM.

Warrant Briefing Planning

Chair Allison noted that the Warrant Briefing is from 7-9 on Thursday, May 10, at the Beech Street Center. She said that the plan for the Briefing is to review the annual and capital budget. She said there may be questions on the WC Report, therefore she requested information on potential questions if WC members cannot attend the Briefing. She said that, once the budget is reviewed, the SPED stabilization fund, the maintenance fund, OPEB, and the CPA should be addressed. Selectman Jones offered that since TM received a very detailed version of the budget, line items above \$5K are likely to be questioned. Chair Allison then provided additional detail on the budget overview that will occur at the Briefing.

Updates: Board of Selectman, Planning Board, School Committee

Planning Board: Member Baghdady noted that a public hearing was held on Article 10. He stated that the PB had concerns with the density and mass allowed by the overlay as drafted, and thus had voted to oppose its extension. However, the PB will draft a new one, if needed.

School Committee: SC Rep Slap noted that BHS Principal Harvey will be leaving Belmont to be the new Superintendent in Hamilton, and that Belmont's Interim Superintendent hopes to have a new BHS Principal by mid-June.

Board of Selectmen: Selectman Jones informed the WC that the TA search committee will meet on Thursday, May 10, at the Beech Street Center. He said that this will be a joint meeting between the BOS and the search committee. At this meeting, a vote will be taken and the names of the finalists will become public.

Wrap Up/Announcements

Chair Allison reiterated that there will be posted meetings both prior to and following TM on Monday May 14. She noted that the WC will meet in late June for a wrap-up meeting. She said that the WC Report is now on the town website and it has been well received. Selectman Jones concurred.

Approval of Minutes for May 2, 2012

The minutes of 5/2/12 were approved.

Adjournment

Member McLaughlin moved to adjourn at 9:14 pm.

Submitted by Lisa Gibalerio
WC Recording Secretary

BELMONT WARRANT COMMITTEE MEETING MINUTES
FINAL
MAY 14, 2012, 7:30 P.M.
BELMONT HIGH SCHOOL

Present: Chair Allison; Members Baghdady, Becker, Dash, Grob, Lynch, Manjikian, McLaughlin, Millane, Sarno; School Committee Representative Slap

Members Absent: Epstein, Jones, and McHugh

The meeting was called to order at 6:00 pm by Chair Allison.

Review of draft: "WC votes and key points" on Warrant articles

The document summarizing key considerations in Warrant Committee votes on articles to be considered at both the annual town meeting (ATM) and the special town meeting (STM) were discussed. A correction was made in the vote re the SPED stabilization fund and several points were clarified.

Discussion of Warrant Articles

Members Baghdady, McLaughlin, and Allison who had attended the meeting at which the BOS took final votes on warrant articles, reported that the BOS had voted to support the WC amendment on the town clerk salary (Article 5) by a vote of 2-1. Chair Allison reported that the major concern had been whether the WC would support salary recommendations based on the major pay survey proposed for FY2013.

Although no formal vote was taken, the sense of the meeting was that the WC would commit to supporting the results of this survey if three conditions were met: 1) that the towns used in the comparison were comparable as defined by some objective criteria and that enough towns were included to make the results statistically reliable (a minimum of 10), 2) core job responsibilities were match, so that we were looking at "apples to apples" comparisons, and 3) there was agreement that the median (rather than the mean) was the appropriate point of comparison. Chair Allison noted that there appeared to be agreement among the Selectmen that market comparisons rather than internal point rating systems should be emphasized for senior positions where comparable positions in other towns could be readily identified.

Approval of Minutes for May 9, 2012

The minutes of 5/9/12 were approved.

Adjournment

Member McLaughlin moved to adjourn at 9:14 pm.

Submitted by Bill Lynch, Vice Chair, Warrant Committee