

TOWN OF WELLESLEY



MASSACHUSETTS

## BOARD OF SELECTMEN

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HANS LARSEN  
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

Date: October 23, 2014  
To: Town Meeting Members  
From: Hans Larsen, Executive Director  
RE: **October 27, 2014 Special Town Meeting**

Enclosed are drafts of the motions for the Special Town Meeting scheduled for October 27<sup>th</sup>. We currently expect no motions under Articles 1, 2, 7, and 10.

### North 40

Given the importance of this parcel to the Town and Wellesley College, both parties have agreed to defer final decisions by the College and the Town to a later date. In the event the Town subsequently negotiates a deal to acquire the North 40, an additional Special Town Meeting will likely be called early in 2015.

Also enclosed is a supplement to the Advisory report.

Further updates prior to the Special Town Meeting will be posted on the Town website at [www.wellesleyma.gov/townmeeting](http://www.wellesleyma.gov/townmeeting)

Thank you.

**Article 2.**

No Motion

A large, bold, grey stamp with the word "DRAFT" in all caps, tilted slightly to the right. To the left of the text is a small icon of a document with a pencil.

**Article 3.** To rescind the borrowing authorized for the following article:

Town Meeting Vote	Project	Authorization	Total to be Rescinded
STM 10/20/2008 Article 5, 1&2	Construct High School	\$123,583,000	\$22,966,866

**Article 4.** That the Town vote to transfer the sum of \$125,000 (One Hundred Twenty-Five Thousand Dollars) from Free Cash, certified as of June 30, 2014, to the School Committee for expenses incurred in planning for replacement of certain Middle School windows.

**Article 5.** That the Town appropriate the amount \$4,800,000 (Four Million Eight Hundred Thousand Dollars) for the purpose of paying costs associated with the replacement of approximately 280 original windows (circa 1950-1966) at Wellesley Middle School located at 40 Kingsbury Street in Wellesley, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the Town has applied for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Permanent Building Committee. To meet this appropriation the Treasurer 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 if the MSBA's Board of Directors votes to invite the Town to collaborate with the MSBA on this proposed repair project, any project costs the Town incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town; provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½); and that, if invited to collaborate with the MSBA on the proposed repair project, 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.

**Article 6.** That the Town vote to appropriate the sum of \$19,870,743 (Nineteen Million Eight Hundred Seventy Thousand Seven Hundred Forty-Three Dollars) to be expended by the Permanent Building Committee for the construction, reconstruction, remodeling,

rehabilitation, modernization and additions to the Fiske and Schofield Elementary Schools, to accommodate the classroom, administrative and other educational needs of the Town, including the payment of all costs incidental or related thereto;

that, in order to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$19,870,743 (Nineteen Million Eight Hundred Seventy Thousand Seven Hundred Forty-Three Dollars) under M.G.L. Chapter 44, or any other enabling authority; and that the Permanent Building Committee be authorized to take all actions necessary or convenient to carry out this project; provided, however, that this appropriation and debt authorization be contingent upon passage of a Proposition 21/2 debt exclusion referendum under M.G.L. c.59, §21C(k).

#### **Article 7.**

No Motion

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**Article 8.** That the Town vote to transfer the sum of \$150,000 (One Hundred Fifty Thousand Dollars) from Free Cash, certified as of June 30, 2014, to the Board of Selectmen to be used 1) to prepare the Town for the potential acquisition or development, by entities other than the Town, of the real property located at 156 Weston Road, being further identified as Parcel No. 5 on Assessor's Map No. 149 and commonly referred to as the "North 40" site; and, 2) for any evaluation of the landfill located on the "North 40"; said purposes to include conducting planning, traffic, environmental and other studies, engaging counsel, consultants and experts as deemed appropriate, and participating in any evaluations or response actions associated with the landfill, in accordance with M.G.L. Chapter 21E, the Massachusetts Contingency Plan, and any additional requirements of the Massachusetts Department of Environmental Protection.

#### **Article 9.**

##### Motion 1

That the Town vote to approve the Fourth Amendment to the Purchase and Sale Agreement, dated October 8, 2014, for the acquisition of real property located at 900-910 Worcester Street is hereby approved; and

To appropriate the sum of \$876,694 (Eight Hundred Seventy-Six Thousand, Six Hundred Ninety-Four Dollars) to be added to the amounts appropriated under Article 2 of the June 13, 2012 Special Town Meeting (\$4,160,000) and under Article 18 of the 2014 Annual Town Meeting (\$47,000), so that the total amount appropriated for said acquisition and related costs is \$5,083,694 (Five Million, Eighty-Three Thousand, Six Hundred Ninety-Four Dollars); and to amend the vote taken under said article 2 by inserting the words "and feasibility" after the words "necessary traffic" so that the funding thereby authorized may be used for acquisition of the property, demolition of

existing structures thereon and other site work, necessary traffic and feasibility studies, and any other incidental or related costs;

that, in order to meet this appropriation, the Treasurer with approval of the Board of Selectmen is authorized to borrow \$876,694 (Eight Hundred Seventy-Six Thousand Six Hundred Ninety-Four Dollars) pursuant to M.G.L. Chapter 44 or any other enabling authority;

## Motion 2

 DRAFT

### That the Town vote:

(a) To rescind the transfer of \$2,600,000 (Two Million, Six Hundred Thousand Dollars) authorized by Motion 1 of Article 2 the June 13, 2012 Special Town Meeting from the Community Preservation Fund (\$700,000 Open Space, \$1,900,000 unreserved balances on hand) for the acquisition of the real property at 900-910 Worcester Street and related costs; and

(b) To appropriate the sum of \$2,600,000 (Two Million, Six Hundred Thousand Dollars) for the acquisition of real property located at 900-910 Worcester Street, commonly known and referred to as the Saint James The Great site, including the cost of demolishing the existing structures thereon and other site work, necessary traffic studies, and any other incidental or related costs associated with the acquisition, said property being further identified as:

900-910 Worcester Street: Parcels No. 10 and 10-T on Assessor's Map No. 192, now or formerly owned by Roman Catholic Archbishop of Boston, see deed recorded in Norfolk Registry of Deeds Book 2654, Page 459; and

that to meet this appropriation the Treasurer with approval of the Board of Selectmen is authorized to borrow \$2,600,000 under M.G.L. Chapter 44 or any other enabling authority; and

(c) that the Town vote to transfer the sum of \$198,132 (One Hundred Ninety-Eight Thousand One Hundred Thirty-Two Dollars) from Free Cash, certified as of June 30, 2014, to the Community Preservation Fund to return all amounts expended from said Fund for the foregoing purposes.

## **Article 10. CPC –**

No Motion

**Article 11.** That the Town vote to transfer the sum of \$84,500 (Eighty-Four Thousand Five-Hundred Dollars) from Free Cash, certified as of June 30, 2014, to the Facilities Maintenance Department for the lease of office space, furnishings and equipment.