

TOWN OF WINCHESTER



Special Town Meeting

April 27, 2015

Articles, Motions & Comments

Articles 1-4

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Town of Winchester
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ARTICLE 1

To see if the Town will vote to appropriate a sum of money for the Aberjona River Flood Mitigation Project 6, consisting of the design, permitting and construction of a supplemental culvert and surface floodway at Skillings Athletic Fields, including all costs incidental and related thereto; and to determine whether any borrowing that may be voted under this article be 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. c.59, Section 21C (Proposition 21/2); or to take any other action relative thereto.

(Board of Selectmen)

MOTION:

MOVED AND SECONDED that \$7,450,000 is appropriated for the Aberjona River Flood Mitigation Project 6, consisting of the design, permitting and construction of a supplemental culvert and surface floodway at Skillings Athletic Fields, including all costs incidental and related thereto; that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is authorized to borrow \$7,450,000 under Chapter 44 of the General Laws or any other enabling authority; that the Town Manager is authorized to have oversight of said project; and that in accordance with Section 4-2 of the Winchester Home Rule Charter the Town Manager shall have the authority to enter into contracts and approve payments with respect to said project; provided, however, that this vote shall not take effect until the Town votes to exempt from the limitation on total taxes imposed by M.G.L. c.59, §21C (Proposition 2½) amounts required to pay the principal of and interest on the borrowing authorized by this vote.

ARTICLE 1 BACKGROUND:

Skilling's Field Culvert Project (Project 6)

Low lying areas adjacent to the Aberjona River in Winchester have been subject to flooding throughout history. The flooding has been exacerbated by an increase in storm water flows resulting from development both upstream and within Winchester over the past 40 years. After the 1996 storm in which the downtown and High School was severely damaged the Town undertook a Flood Mitigation Program with the goal of minimizing economic losses from damaging floods by eliminating constrictions and undertaking projects to improve flow and capacity. In 2003 the Town filed an ENF for 17 proposed flood improvement projects. In 2006 the town filed a Draft EIR, in 2007 a Supplemental EIR, and in 2010 a Final EIR was submitted and a MEPA Certificate was issued for the six in town flood mitigation projects: Project 2 – Widening of the Aberjona River, Project 3 – Center Falls Dam, Project 4 – Mt Vernon Street Bridge Improvements, Project 6 – Skillings Field Culvert Project, Project 8 – Swanton Street Bridge Improvements, and Project 10 – Railroad Bridge near Muraco School. The Certificate also approved three mitigation projects that must be completed prior making Projects 4-10 operational. These mitigation projects are: Improvements to the Scalley Dam in Woburn, Mystic Lakes Mid-Lakes Dam Improvements in Medford and Removal of constrictions at the Main Street/Craddock Locks in Medford. From 1996 to the present, the in Town economic loss due to flooding approached \$30,000,000.

Projects 2 and 3 are complete. Town meeting funded these projects at a cost of approximately \$4 million and \$400,000, respectively. The work in Medford will occur this summer by MassDOT as part of a bridge reconstruction

project. Project 4 and the Scalley Dam project are fully funded by a combination of a state grant (\$2.5 million) and capital planning funds (\$500,000) and are currently being engineered and will begin construction this fall. The next critical component of the Town's Flood Mitigation Program is the Skilling's Field (Project 6) Project, which consists of the installation of an approximately 1,200 linear foot supplemental 7-foot by 15-foot box culvert and surface floodway. Completion of the culvert will afford much greater flood protection to the downtown and the new High School.

The preliminary design for Project 6 (which was previously funded by Town Meeting) has been completed with an estimated cost of \$7.9 million. Final design and permitting, for which there is not yet funding, are still required so that bidding can commence in October 2015. October bidding is required to meet the High School Project schedule. As Project 6 and the Skilling's Field remediation work are within much of the same footprint, cost savings are expected if these projects are performed together. If the two projects are completed in conjunction with the High School parking lot construction and ball field reconstruction, a significant portion of the site restoration would not be required and would result in additional costs savings. The total anticipated cost savings of combining the remediation, Project 6, and the High School project to \$450,000. \$7,450,000 is being requested under Article 1 which assumes that all projects are completed simultaneously.

2/3 Vote Required

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ARTICLE 2

To see if the Town will vote to appropriate a sum of money for the design, permitting, and construction of the environmental remediation of Skillings Field, including all costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; and to determine whether any borrowing that may be voted under this article be 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. c.59, Section 21C (Proposition 21/2); or to take any other action relative thereto.

(Board of Selectmen)

MOTION:

MOVED AND SECONDED that \$4,000,000 is appropriated for the design, permitting, and construction of the environmental remediation of Skillings Field, including all costs incidental and related thereto; that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is authorized to borrow \$4,000,000 under Chapter 44 of the General Laws or any other enabling authority; that the Town Manager is authorized to have oversight of said project; and that in accordance with Section 4-2 of the Winchester Home Rule Charter the Town Manager shall have the authority to enter into contracts and approve payments with respect to said project; provided, however, that this vote shall not take effect until the Town votes to exempt from the limitation on total taxes imposed by M.G.L. c.59, §21C (Proposition 2½) amounts required to pay the principal of and interest on the borrowing authorized by this vote.

ARTICLE 2 BACKGROUND:

Environmental Remediation

During the Skillings Field design process required testing indicated the presence of oil and/or hazardous materials (OHM) were identified in soil at Skillings Field during environmental testing associated with the culvert project - Project 6. The presence of OHM above regulatory thresholds required reporting to Massachusetts Department of Environmental Protection (MassDEP). To address conditions associated with Skillings Field, the Town is required by law to meet the deadlines pursuant to the Massachusetts Contingency Plan (MCP). The MCP timeline ultimately requires implementation of a remedy within 6 years of the initial reporting anniversary, or for this site by November 1, 2019.

Given the size and depth of the impacted area, a "Cap" is proposed for areas of Skillings Field that pose a Risk in accordance with the MCP. The proposed Cap in conjunction with an Activity and Use Limitation (AUL) would establish a *Condition of No Significant Risk and a Permanent Solution with Conditions* relative to the MCP. It should be noted that expedited soil testing was performed on the field and presented to the MassDEP that indicates the field poses no Imminent Hazard to users of the field, however, a permanent mitigation strategy is required.

Based on the proposed risk reduction measures discussed above, VHB developed a range of preliminary order of magnitude costs for remediation. Assuming a 2-foot soil cap, which MassDEP has preliminarily approved, remediation costs are estimated at approximately \$4.2 million. The potential reuse of the on-site surficial soils (top 1-foot) as part of the cap could reduce the overall remediation costs. Additional sampling and screening during construction will be required to determine what soils can be reused. Assuming the entire surficial layer within the cap limits could be reused remediation costs are estimated at \$2.6 million. Since the ability to reuse soil will be unknown until construction, 4.2 million has been budgeted. As the remediation work, Project 6, the High School parking lot construction and the ball field reconstruction are within much of the same footprint; cost savings are expected if these projects are performed together. The total anticipated cost savings of combining the remediation, Project 6, and the High School project to \$200,000. \$4,000,000 is being requested under Article 2 which assumes that all projects are completed simultaneously.

2/3 Vote Required

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ARTICLE 3

To see if the Town will vote to appropriate a sum of money for the design, permitting, and construction of synthetic turf or grass athletic fields consisting of a baseball diamond and a rectangular multi-purpose field at Skillings Field, including lighting conduit, original equipment and landscaping, and all other costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; and to determine whether any borrowing that may be voted under this article be contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing and the borrowings for the Skillings Field supplemental culvert and floodway, and environmental remediation projects from the limitations on taxes imposed by M.G.L. c59, Section 21C (Proposition 21/2); or to take any other action relative thereto.

(Board of Selectmen)

MOTION:

MOVED AND SECONDED that \$1,650,000 is appropriated for the design, permitting, and construction of synthetic turf or grass athletic fields consisting of a baseball diamond and a rectangular multi-purpose field at Skillings Field, including lighting conduit, original equipment and landscaping, and all other costs incidental and related thereto; that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is authorized to borrow \$1,650,000 under Chapter 44 of the General Laws or any other enabling authority; that the Town Manager is authorized to have oversight of said project; and that in accordance with Section 4-2 of the Winchester Home Rule Charter the Town Manager shall have the authority to enter into contracts and approve payments with respect to said project; provided, however, that this vote shall not take effect until the Town votes to exempt from the limitation on total taxes imposed by M.G.L. c.59, §21C (Proposition 2½) amounts required to pay the principal of and interest on the borrowing authorized by this vote and the borrowings authorized by the votes for the Skillings Field supplemental culvert and floodway and environmental remediation projects.

ARTICLE 3 BACKGROUND:

Winchester High School Varsity Baseball/Multipurpose Field

The proposed new facility would consist of a combination synthetic turf field, consisting of a 90-foot baseball diamond and a rectangular multi-purpose field within the baseball outfield limits. It would also include the installation of the conduit for future lights. The orientation of the baseball field was studied and reviewed by the School Department and Recreation Department and the consensus was that the field should remain in its current location, perhaps with slight adjustments. The estimated cost is \$1.8 million. If done in conjunction with the other two projects the potential savings is projected to be \$150,000. \$1,650,000 is being requested under Article 3 which assumes all projects are completed simultaneously.

2/3 Vote Required

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ARTICLE 4

To see if the Town will vote to appropriate a sum of money from free cash or other available funds for the completion of the permitting, final design, and preparation of construction documents which will incorporate the environmental remedial measures the Project 6 Flood Mitigation Project including all costs incidental and related thereto from available funds.

(Board of Selectmen)

MOTION:

MOVED AND SECONDED that the Town appropriate \$120,000 from free cash to Skillings Field engineering account and further that the Town Manager is authorized to have oversight of said project and that in accordance with Section 4-2 of the Winchester Home Rule Charter the Town Manager shall have the authority to enter into contracts and approve payments with respect to said project.

ARTICLE 4 BACKGROUND:

Final Design Skillings Field

If Articles 1 and 2 pass at Town Meeting funding is requested to complete the final design and contract documents for the Flood Mitigation Project 6 and the Environmental Remediation projects. In order to stay on schedule with the High School Project completion of the contract documents needs to commence in May. This will allow the project permits to be filed in June and the project will be bid in October 2015. The large window between filing the permit applications and putting the project out to bid is driven by an anticipated permitting window of approximately 120 days. \$120,000 is being requested under Article 4.

It should be emphasized that funding for construction of the culvert and the environmental remediation are contingent on the passage of a debt service override question by the voters at a special election to be held on June 9, 2015. The construction of the baseball multipurpose field is similarly dependent on approval of a debt service override at the same election.

Majority Vote Required