

Board of Selectmen Meeting: January 29, 2018

Present: Gibbs, Morgan, Freiman, Ulfelder, Sullivan Woods

Also Present: Robinson, Jop

Minutes Approved: None

Warrants approved: 2018-024 in the amount of \$2,126,610.43

Meeting Documents:

1. Agenda
2. Agenda Background Memorandum
3. BOS Calendar
4. Executive Director's Weekly Report
5. Memo from Fire Chief DeLorie – Appointment of Firefighters
6. PowerPoint Presentation – Wellesley Housing Authority
7. Spreadsheet on FY19 Operating & Capital Budget
8. PowerPoint Presentation-on FY19 Operating & Capital Budget
9. PowerPoint Presentation – Middle School Feasibility Project
10. Memo from J. McDonough, FMD – Outdoor Lighting Bylaw
11. Draft Annual Town Meeting Warrant
12. PowerPoint Presentation – Health Insurance
13. Minutes from December 11, 2017
14. Spreadsheet – State Revenue Trends
15. Treasurer's Quarterly Cash Analysis
16. Parking Meter Collections Summary, December 2017
17. Town's Investment Policy
18. Letter from Registry of Deeds – CPA Funds
19. Letter from D. Carls – Continuing Care Retirement Community
20. Letter from MassDOT
21. Memos from Chief Pilecki – Commendations (3)

1. Citizen Speak

Ms. Gibbs, Chair, called the Board of Selectmen meeting to order at 7:00 PM.

Ms. Gibbs made several announcements including that the Advisory Committee would be holding its public hearing on the Annual Town Meeting warrant on Wednesday, January 31st should citizens wish to provide input. She also announced that there would be a site walk for the proposed ch. 40B development located at 818-822 Worcester Street on Thursday, February 1st at 10 AM. She further announced that the Town had been awarded two State budget grants this year, one to fabricate and install wayfinding signage in Wellesley Square, and the other for improvements to the Brook Path.

No citizens came forward to speak.

2. Appointment of Firefighters

Ms. Gibbs welcomed Fire Chief Rick DeLorie, Assistant Chief Jeff Peterson and firefighter candidates Christopher Blessing and Christopher Lindsey. Chief DeLorie provided the Board with an overview of the hiring process and his reasoning for selecting these two candidates to succeed two long-serving employees who have retired. Ms. Gibbs asked each candidate to give a brief overview of their

background. Mr. Blessing noted that he works for the Wellesley DPW and has obtained his Associates degree. He has been a volunteer with the Grafton Fire Department for some time. Mr. Lindsey noted that he grew up in Town and has earned his EMT certification. He further stated that he enjoys serving the public.

Assistant Chief Peterson also informed the Board that the department would be holding an exam on April 21st for future firefighter position openings, so those who are interested will want to apply.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to appoint Christopher Lindsey effective January 29, 2018 and Christopher Blessing effective January 30, 2018 to the position of Firefighter with the Town of Wellesley contingent upon graduation from an accredited fire academy as determined by the Chief, and completion of a 1-year probationary period after graduation.

3. Meeting with Community Preservation Committee & Housing Authority to discuss applicable Annual Town Meeting Articles

Ms. Gibbs welcomed Barbara McMahon and Allan Port from the Community Preservation Committee as well as Maura Renzella, Chair of the Wellesley Housing Authority (WHA) and Don Kelly, WHA member. Selectman Morgan gave an overview of the request from the WHA. Ms. Renzella reviewed the PowerPoint presentation about the WHA and the difficulty they have in obtaining funds to renovate or replace their units as the WHA runs at a deficit. She explained that the \$200K request for CPA funds would provide the information that WHA must put into an RFP in order for developers to respond with ideas to renovate/expand the Barton Road project. The goal for the WHA would be to expand the Barton Road property into a denser mixed-use site, and utilize funds they might receive to renovate the Washington Street/Morton Circle units.

Ms. Gibbs asked whether these funds would enable the study of accessibility and transit-related issues, to which Ms. Renzella responded no. Ms. Sullivan Woods asked if a redevelopment of Barton Road envisioned retail/commercial space and mixed use. It was noted that the RFP will request such options and see how developers respond. Ms. McMahon noted that the CPC has been looking for an opportunity to support housing and this is an excellent one.

Ms. McMahon also noted other projects before the CPC. She said they are waiting for details from the NRC before taking up the softball field request. She noted that they plan to vote on the High School Field improvements at their next meeting, and that the improvements have been supported by the NRC. Finally, she indicated that CPC's public hearing on its projects is scheduled for February 13th.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to support the Community Preservation Committee's proposed project to analyze the Housing Authority sites at Barton Road and Morton Circle sites for future development as included in Article 15 of the annual town meeting warrant.

4. Discuss Proposed Middle School Feasibility Study

Mr. McDonough reviewed with the Board the presentation he developed regarding this study. He noted that the goal is to make the various repairs that are needed so that the major systems of the building are in good shape for the next 25 years, at which time the building would be 91 years old (2043). Specifically, he noted that the kitchen equipment has exceeded its useful life being more than 20 years old, and that this kitchen is used to cook all school meals district-wide. He also stated that the façade and HVAC

equipment is original to the building from 1952 and no repairs have been done. His rough estimate at this point is that in total the repairs would cost \$15.5M, averaging out to \$68/square foot. Mr. Morgan asked if the Town could use a debt exclusion to fund the project to which the answer was yes.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to support a warrant article for the Middle School Feasibility Study project.

5. Discuss Proposed ATM Article - Outdoor Lighting Bylaw

The Board took no action on this agenda item.

6. Discuss & Execute Annual Town Meeting Warrant

The Board briefly discussed the warrant before voting to execute it.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to execute the warrant for the 2018 annual town meeting.

7. Executive Director's Update

The board took no action on the December 11, 2017 minutes and tabled them to a future meeting.

8. Discuss Adoption of Massachusetts G.L. c.32B, §21-22

Ms. Robinson reviewed the PowerPoint presentation that outlined the differences between the Town's proposals to the union for successor health insurance plan and what would be offered if the Town utilizes Massachusetts G.L. c.32B, §21-22 to put in place a GIC look-alike plan. Ms. Suzanne Norton approached the board and asked several questions about the GIC and the impact to employees of these changes. Both Ms. Robinson and Mr. Ulfelder provided answers about the intent of the Town's offer and experience utilizing a plan in the GIC.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to adopt Massachusetts G.L. c.32B, §21-22.

9. New Business/ Correspondence

None.

The meeting was adjourned at 9:02 p.m.