

Approved: April 19, 2018

Board of Selectmen Meeting: April 9, 2018

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

Also Present: Robinson, Jop

Warrants approved: 2018-039 in the amount of \$5,292,128.66

Meeting Documents:

1. Agenda
2. BOS Calendar
3. Executive Director's Weekly Report
4. Draft BOS meeting minutes from March 12, 2018
5. Draft BOS meeting minutes from March 19, 2018
6. Draft BOS meeting minutes from March 26, 2018
7. Draft BOS meeting minutes from April 2, 2018
8. Draft BOS meeting minutes from April 3, 2018
9. Arbor Day proclamation
10. Notice of Gift from The House and Garden Club of Wellesley
11. Draft Special Town Meeting checklist and calendar
12. Special Town Meeting motions
13. PowerPoint presentation for Special Town Meeting
14. Correspondence from Joe Hickson
15. Proposed amendment to STM Motions from Joe Hickson
16. Memo re: removal of Special Police Officer
17. Animal Control Report – March 2018
18. Resident letter re: 5G
19. MLP response to resident letter re: 5G
20. Notice of Planning Board Vacancies

1. Call to Order and Citizen Speak

Ms. Gibbs, Chair, called the meeting to order at 5:32 pm.

Citizens Speak:

None.

2. Vote to Open Warrant for Special Town Meeting June 5 & 6

The board briefly reviewed the schedule of steps necessary to begin a Special Town Meeting on Tuesday, June 5, 2018.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (4-0) to call a Special Town Meeting and set the following dates:

- **Open the Warrant – April 9, 2018**
- **Close the Warrant – Friday, April 13, 2018**
- **Motions Due to the Selectmen's Office – Friday, May 11, 2018, 5:00pm**

- **Start of Special Town Meeting – Tuesday, June 5, 2018 7:00pm at the Wellesley Middle School.**

Ms. Sullivan Woods joined the meeting at 5:40 PM.

3. Preparation for Special and Annual Town Meeting

In preparation for the Special Town Meeting, Mr. Morgan explained to the board that a town meeting member plans to bring an amendment to the Board's motions to transfer the parcels of land directly to the School Committee for school purposes only. The Board's motions would have the land under the custody of the Selectmen for school, recreational or municipal purposes. He reminded the Board that in four previous situations the acquisition was for school purposes; however, in three cases it was still held by the Selectmen and transferred at a later date. The Seaver St. acquisition was a special case for the High School and that was acquired for the School Committee. He also reminded the board that if the land is put under the control of the School Committee and at some later date they wish to change it that they have to first declare the land surplus, and then it can go back to Town Meeting to be voted on (2/3 majority) to transfer control to another Board. [The Board will follow up on whether in fact State legislative action is required]. The Board discussed the purposes as well as the proposed amendments and whether to change from what they originally intended. The ultimate decision was to stay with the original motions as drafted.

Town Counsel Harrington joined the meeting for the purpose of reviewing the agreements with the two property owners to acquire the properties. For 818-822 the owners have requested a settlement agreement rather than a purchase & sale agreement. He noted that since they already have a P&S from the developer it was agreed between counsels that this was a simple and effective way to resolve the acquisition. He noted that for #826 Worcester Street a typical purchase and sale agreement was written. Both parties have signed the agreements. Ms. Sullivan Woods expressed her concerns that the P&S for #826 allows the owners to take all of the fixtures. She noted this isn't typical and could render the property unusable to the Town should it wish to do so, possibly unsightly, and in most demolition situations, the price is more competitive (for the Town) if the cost can be mitigated by salvage of some materials. Mr. Morgan said that while he wasn't particularly in favor, the Board did agree to the deal and we want to get this settled at Town Meeting. Other board members weighed in with similar sentiments.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) for the Board to execute the purchase and sale agreement for 826 Worcester Street and the settlement agreement for 818-822 Worcester Street.

4. Discuss HHU – School Building Committee (SBC)

Mr. Morgan updated the Board on two topics related to the HHU/SBC. First, in order to move ahead as expeditiously as possible on the Hunnewell School feasibility study, the SBC needs authority to vote to send out an RFQ to hire an owner's project manager (OPM). Over the weekend he had sent out a project schedule showing this document to be advertised in a week, followed closely by a second RFQ to retain a project designer (architect). Ms. Sullivan Woods asked about the MSBA project to which he answered that the Town first needed to complete the eligibility period with MSBA, hopefully by October of this year and then similar RFQs can be advertised.

Mr. Morgan also brought up the topic of changing the makeup of the SBC to conform with the MSBA's requirements. There have been efforts to have additional citizens join including Heather Sawitsky and

Virginia Ferko. Also for consideration would be the new Assistant Superintendent Cindy Mahr who holds an MCCPO designation as required by the MSBA. The intent is that the SBC would have 14 members and would be the same committee for both the MSBA and Hunnewell projects.

Mr. Morgan left the meeting at 6:40 pm to attend the Advisory Committee meeting.

5. Executive Director's Report

Ms. Robinson noted that there were several sets of minutes for consideration. The Board asked that these be tabled for a future meeting given the need to complete the agenda and attend Town Meeting. She also noted that the proclamation and gift needed to be acted upon.

Upon a motion by Ms. Freiman and seconded by Ms. Sullivan Woods, the Board voted (4-0) to approve the Proclamation designating April 27, 2018 as Arbor Day in Wellesley.

Upon a motion by Ms. Freiman and seconded by Ms. Sullivan Woods, the Board voted (4-0) to accept a gift of \$1,000 from the House and Garden Club of Wellesley to the Department of Public Works for plant materials to be used in Central Park.

6. New Business and Correspondence

Ms. Gibbs told the Board that she had received an email from Library Trustee Ann Howley asking if she could discuss having a conversation between the two boards regarding Article 19 on the warrant for design funds for the Library interior renovation. Ms. Gibbs relayed to the board that she had spoken to Ms. Howley and told her that she'd bring up the request on Monday and see what the Board wanted to do. Ms. Freiman said she wasn't comfortable committing to exactly when the project could be done, but she'd be willing to discuss whatever proposal the Library wanted to put forward on Tuesday evening. Mr. Ulfelder noted that he appreciated Ms. Howley reaching out and thought the Board ought to be open to the discussion. Ms. Gibbs said that while she is committed to working to get the project on the capital plan she couldn't promise when that could be. Ms. Sullivan Woods offered a possible solution that would fund the design this year, the materials handler in FY20 and the construction after that. The Board discussed all of these ideas and agreed that the Library Trustees should be invited to attend the meeting at 6 pm the next night to hear their proposal.

The meeting was adjourned at 6:59 pm.