

**Approved: June 4, 2018**

**Board of Selectmen Meeting: May 21, 2018**

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

**Also Present: Robinson, Jop**

**Warrants approved: 2018-045 - \$9,189,985.59**

**Minutes approved:**

**Meeting Documents:**

1. Agenda
2. BOS calendar
3. Motions
4. Executive Director's weekly report
5. Memo from Marc Waldman, Treasurer re: Bonds
6. Change in ownership application for Cook's Window; Dmitri Klimov
7. Memo from Meghan Jop re: Waterstone Rent Increase
8. Waterstone of Wellesley Compliance Report
9. Email correspondence from tenants re: Waterstone
10. Order of Taking; 818-822 Worcester Street
11. Notice of Taking to Jay Derenzo: 818, 822 Worcester Street
12. Notice of Taking to Mr. & Mrs. Foss re: 818, 822 Worcester Street
13. Notice of Taking to Mr. & Mrs. Roychowdhury re: 826 Worcester Street
14. Order of Taking 826 Worcester Street
15. Order of Taking for Lot 88-66 Seaver Street
16. Order of Taking for two portions of Lot 76-11 adjacent to Wellesley High School
17. Gifts for Council on Aging
18. Gift for Recreation Commission
19. Boston Marathon Fundraising Results
20. Commendation to Officer Evan Rosenberg
21. April 2018 Parking Meter Collections Summary
22. Correspondence from Mr. Miyares
23. Correspondence from Newton Wellesley Hospital
24. Correspondence from MAPC
25. Correspondence from National Grid
26. Volunteer Forms
27. Executive Session release log

**1. Call to Order and Citizen Speak**

Ms. Gibbs, Chair, called the meeting to order at 7:00 pm.

Ms. Sullivan Woods gave an update that the Celebrations Committee had to reschedule the previous weekend's parade and fireworks due to weather; the event has been tentatively rescheduled to June 3<sup>rd</sup>.

Ms. Jop noted the traffic committee will hold a neighborhood meeting for the Great Plain Avenue residents regarding the roundabout the following evening; May 22<sup>nd</sup> at 7pm in the Kingsbury Room.

**Citizens Speak:**

Ms. Lange, 34 Pembroke Road, Town Meeting Member Precinct F and future Hunnewell School parent, spoke. She urged the Board to withdraw article 3, the Hunnewell project, from consideration at the June

Special Town Meeting. She would like to have all the articles considered at the same time. She stated her understanding that the Town has been working on these projects for a long time and appreciated the work that had been done as well as the willingness to listen to the community. She stated she has spoken to many parents and most do not want to see any of the schools closed or expanded. She felt that one piece missing from the discussion is what the voters want. She urged the Board to have a referendum vote, to withdraw the upcoming town meeting, and to get consensus before moving forward. She added that she believes the people want to be sure they are doing the right thing before the Town closes a school they may have to reopen in the future.

Mr. Slawsby of 20 Tappan Road spoke. He stated he recently returned home from traveling and has been unaware of the projects. He believed for a project of this order and magnitude the Town should have given more information to residents. He agreed with Ms. Lange's.

Mr. Derderian of 12 Cornell Road spoke. He stated he went to Brown, Kingsbury, and Philips schools and all of the schools have since closed. He stated he believes the appeal of Wellesley is the small neighborhood schools.

Mr. Aronow of 28 Sturbridge Road, Bates School district spoke. He is new to the Town and one of the decision points to move to Wellesley was the small school districts and does not want to see that undermined. He supported Ms. Lange.

**2. Authorize Issuance of Bonds/Notes for Debt**

Mr. Waldman and Ms. Kato joined the Board. Mr. Waldman provided an overview of the bond sale that took place on May 17<sup>th</sup>. The Town had taken bids for a twenty-year proposed bond issue for \$14,519,230 maturing in June 1<sup>st</sup> 2038. The process generated ten bids; the low bid being recommended for approval was from Morgan Stanley. Mr. Waldman reviewed the bids and the bond premium information. He stated that under new laws the premiums are used to offset the issuance cost of the debt and then to use it to offset part of the bond itself; the total amount actually being borrowed after the premium is \$13,330,000. He included the itemized breakdown of the projects to the Board. The Board discussed the bonds with Mr. Waldman including the overall interest rate, and the premiums.

**Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve sale of the \$13,330,000 General Obligation Municipal Purpose Loan of 2018 Bonds of the Town dated June 1, 2018 (the "Bonds") to Morgan Stanley & Co., LLC at the price of \$14,623,273.63 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on June 1 of the years and in the principal amounts and bear interest at the respective rates, as follows:**

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2019	\$1,655,000	5.00%	2029	\$530,000	4.00%
2020	1,045,000	5.00	2030	530,000	3.00
2021	1,040,000	5.00	2031	530,000	3.00
2022	960,000	5.00	2032	530,000	3.00
2023	950,000	5.00	2033	530,000	3.00
2024	850,000	5.00	2034	160,000	3.125
2025	850,000	5.00	2035	160,000	3.125
2026	845,000	5.00	2036	160,000	3.25

2027	845,000	5.00	2037	160,000	3.25
2028	840,000	5.00	2038	160,000	3.25

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated May 10, 2018, and a final Official Statement dated May 17, 2018 (the “Official Statement”), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds, for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Treasurer to establish post issuance federal tax compliance procedures in such form as the Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes

**3. Approve Change in Ownership – Cook’s Window**

Ms. Jop reviewed the application and the background of the restaurant and introduced the new owner of Cook’s Window Mr. Klimov.

Mr. Klimov came before the Board. He stated that many of the staff are being retained and there will be no changes to the hours of operation or trash collection. He has received final approval from the Board of Health. He plans to make some changes to the menu based on sales.

**Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the change of ownership for Cook’s Window from Juan D. Morales to Dmetri Klimov, Premium Pizza, Inc. effective May 22, 2018.**

**4. Review and Discuss Waterstone of Wellesley Compliance Report**

Ms. Jop provided background on the annual compliance report. Waterstone is responsible for ensuring existing tenants still qualify for affordable housing and to establish rents for the remaining year and the upcoming year. What is proposed by Waterstone is in compliance with Department of Housing and Community Development (DHCD) standards. Since Waterstone opened in 2012 the area median income has increased by approximately 25%, which has in turn meant allowable rental rates have also gone up. Last year the rent increase was approximately 7%; after the increase was approved many residents called with concerns about the size of the increase. This year, the Board solicited comments regarding the proposed increase; comments were across the spectrum. The proposal must be approved by the Board and DHCD.

Ms. Anderson and Ms. Burt from Epic Senior Living and Ms. Tilton from Waterstone joined the Board. Ms. Anderson provided background on the management of Waterstone, the property itself and the

affordable program at Waterstone. She detailed the rents and the amenities that are included with the monthly rent. She explained that based on HUD new incomes, the rental increase will be 3.6%. She detailed the basis and the history of the rate increases as well as the increases of costs for the facility.

Mr. Ulfelder made inquiries regarding the previous year's 7% increase and how much information is typically presented to the residents. Ms. Tilton explained that each year letters and lease agreements are sent to residents with a 60-day notice. Included in the notice is an outline of the increase of rent for the residents as well as the expenses for the facility. She holds an "open door policy" in her office for residents to voice concerns on any matter including rental increases.

Mr. Morgan asked for clarification between these affordable units and others that do not require approval for rent increases. Ms. Jop explained the differences in program requirements and the rate increase process when the HUD figures are released. She noted that HDCD has authorized using a lower percentage of median income going forward to assess the rent increase. Ms. Sullivan Woods noted that the Board had received several letters from residents expressing the fairness of this year's increase.

The Board discussed the proposed rent increases at Waterstone.

Ms. Collella, a resident of an affordable unit at Waterstone came before the Board. She stated she was told she could expect 3% increases per year for affordable units and the previous year's increase of 7% was a shock to her. She expressed concern about future increases and the ability to stay in her unit if the rent does increase above her expectations.

**Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the Waterstone at Wellesley Affordable Housing Compliance Report as submitted and to set the proposed rental rates for 2018 at:**

	<u>2018 Rate</u>
Assisted Living Units (7 units)	\$4056.25
Independent Units (2, 2-bedroom)	\$1825.00
Independent Units (20, 1-bedroom)	\$1622.50

## **5. Discuss Process to Review Tailby & Railroad Lot Proposals**

Ms. Jop updated the Board on the RFP process. A working group will be formed to review the proposals received and offer recommendations before the board reviews a short list of firms and holds interviews in open session. She outlined the proposed working group members for the Board to consider. Depending on the number of proposals received, she suggested that the interview schedule may need to be pushed back to have sufficient time to conduct a thorough review.

Ms. Sullivan Woods raised questions regarding the RFP review process and the ranking of respondents. She asked if the Board would receive all proposals or only the ones that are short-listed. She showed concern that members of the community outside of the direct neighborhood do not appear to be included in the proposed working group.

Ms. Jop noted that though the proposals will be evaluated and scored using the provided matrix, the Board will be given all the proposals received through the process. She added the membership of the proposed working group would be reviewed for their location in the Town and if there is not enough diversity of neighborhoods, additional members could be included. She will provide the Board with an updated proposed list of members for the group.

The Board discussed the timing of the proposals and interview process. Mr. Morgan agreed that the interview schedule should be pushed back. The Board continued to discuss the RFP scoring matrix. Ms. Gibbs noted the location of these parcels could raise challenges for the developer. Ms. Jop believed the area provides for both challenges and opportunities and this project could have a trickle-down effect for area reinvestment.

Ms. Sullivan Woods asked if it may be good to have the team split between areas of expertise; one team of internal members of high expertise reviewing if a project is viable and the other part of the team focusing on project merit. Ms. Jop stated that this type of review would be dependent on the number of proposals received. She suggested discussing this type of review further after the June 1<sup>st</sup> due date.

## **6. Execute Notices & Orders of Taking – Various Properties**

Ms. Robinson reviewed the need for the notices of taking for the recently acquired properties on Worcester Street. She noted that in the process for these parcels it was discovered that at after last year's Town Meeting there were three parcels for school property that were acquired and the orders of taking had not been executed.

**Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to execute notices of taking for the properties located 818, 822, and 826 Worcester Street, and further, to execute orders of taking for Lott 88-66 on Seaver Street, and two portions of Lot 76-11 adjacent to the Wellesley High School**

## **7. Executive Director's Report**

Ms. Robinson updated the Board regarding 16 Mountview Road. Town Counsel had notified the owner they can move forward with plans and changes to the retaining wall and property without going onto the abutting property. The owner engaged a structural engineer who will be present on the site during any construction and providing reports to the Building Inspector.

The Board was updated on the Route 9 guardrail project. Test holes had been done and MassDOT is not comfortable with placing any guardrail in the right of way given the proximity of utilities. Currently MassDOT does not plan to install any guardrail on the south side but has not come to a conclusion on the north side. The state will need to decide quickly as paving of that section of Route 9 is set to start the week of July 4<sup>th</sup>.

Ms. Robinson is working on the draft Capital Policy and has asked department heads for their feedback; she hoped to provide the Board with a first draft to the meeting on June 4<sup>th</sup>.

Ms. Robinson reviewed the gifts for the Board to accept for the Council on Aging and the Recreation Commission.

Ms. Freiman asked how the presentation to staff regarding the construction overview for the Town Hall exterior was received. Ms. Robinson informed the Board that the first phase will begin the first week in June with scaffolding and screening being put in place. She reviewed the parking plan for Town Hall during construction, which will have the overall biggest impact for employees and visitors. She added noise and window replacement will impact employees throughout the project as well.

**Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to accept the following donations to the Council on Aging:**

- **\$735.15 for the March senior lunch program with the Wellesley Bakery**
- **\$1029.00 for the April senior lunch program with Express Gourmet**
- **\$1500.00 for the May Roaring 20's event at the Wellesley College Club**
- **\$2,000.00 from the Wellesley Hills Junior Women's Club to the Recreation Commission for the 2018 summer camp scholarship fund**

**8. New Business and Correspondence**

Ms. Jop added that the amendment for the agreement regarding affordable housing units at 978 Worcester Street needed to be signed by the Chair to be sent to DHCD.

Mr. Morgan asked to review the August meeting schedule. The summer schedule had not been finalized but would be adjusted.

**9. Executive Session**

**Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to enter into Executive Session under M.G.L. c 30A, §21 exception #7 to review minutes of previous executive session. Furthermore, that Blythe Robinson and Meghan Jop be invited to participate in the meeting.**

The meeting was adjourned at 8:38 pm.