

Approved: September 24, 2018

Board of Selectmen Meeting: September 11, 2018
Present: Gibbs, Freiman, Sullivan Woods, Ulfelder, Morgan
Also Present: Robinson, Jop

Warrants approved: 2019-007 \$2,548,097.54
2019-008 \$4,206,493.47
2019-009 \$3,648,154.83

Minutes approved: August 21, 2018

Meeting Documents:

1. Agenda
2. BOS calendar
3. Motions
4. Draft BOS meeting minutes: August 21, 2018
5. Babson One Day License Requests: Alumni Weekend
6. Natick Organic Farm – Charity Wine License request
7. Invoice re: NEMB
8. Minutes from School Committee approving NEMB expenditure
9. Draft Presentation from Sheryl Strother re: FY18 Recap and FY20 Budget outlook
10. Draft Public Comment Policy – redline version
11. Draft Public Comment Policy – clean copy
12. Draft Housing Production Plan
13. Public Comments received re: Draft Housing Production Plan
14. Tailby and Railroad Lots Working Group Report
15. Police Commendation for Officers Dixon, Hughes, and Cunningham
16. Police Commendation for Officer Debernardi and Dispatcher Harris
17. Police Commendation for Officers Popovski and Gerard
18. Wellesley September 11th memorial events
19. Correspondence from BAA regarding 2019 Boston Marathon
20. Correspondence from Recreation Commission
21. Correspondence from Planning Board
22. Correspondence re: Recycling Dividends Grant
23. Correspondence from David Himmelberger
24. Citizen letter re: Bradley Avenue
25. July 2018 Parking Meter Collections
26. July 2018 Animal Control report

1. Call to Order and Citizen Speak

Mr. Morgan, Chairman, called the meeting to order at 7:00 pm.

Mr. Morgan announced the meeting was being telecast live on Comcast channel 8 and Verizon channel 40 and streamed by Wellesley Media and is recorded for subsequent viewing on the cable channels or at wellesleymedia.org.

Mr. Morgan asked for a moment of silence to recognize the 17th anniversary of the tragic events of September 11, 2001. He thanked Wellesley Police and Fire for hosting the annual Wellesley memorial

service and remembrance held at the central fire station reflecting on the tragic events and remembering the four Wellesley residents who lost their lives that day.

Ms. Sullivan Woods announced that Friday September 14th and Saturday September 15th the Wellesley Square Merchants would host “Mom’s Day Out”; a shopping event designed for families. The Town waived parking at the shopping area for residents to support local business and enjoy the day.

Citizen Speak: None.

2. Executive Director’s Report

Ms. Robinson reviewed the items to be voted on, specifically the draft BOS meeting minutes, Babson One Day Special License, a Charity Wine license, and the SPED Stabilization Fund expenditure.

Ms. Sullivan Woods stated she received a request from a resident asking to note in the Board’s minutes the recording of meetings by Wellesley Media to inform residents of the recording and broadcast information.

Ms. Robinson gave a brief update regarding the upcoming multi-board meeting on mental health services that would include representatives from the Board of Selectmen, Council on Aging, Board of Health, Schools, Police, Fire, and Veteran’s Services.

Ms. Freiman announced there would be a Town Hall Forum on the interior renovation of Town Hall held Wednesday, September 12th, and would focus specifically on the visioning of the Great Hall.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the minutes of August 21, 2018.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the one day licenses for Babson College on September 21 and 22, 2018 for all 10 locations identified in the application for Alumni Weekend.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the Charity Wine License for Natick Organic Farm at the Wellesley College Club on September 28, 2018.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to authorize payment of invoices in the amount of \$653.34 to New England Medical Billing for the Town’s Medicaid filing from the SPED Stabilization Fund.

3. Update from MassBay Community College

Dr. David Podell, President of MassBay Community College and Mr. Thomas Peisch, MassBay Community College Board Chair, joined the Board.

Mr. Peisch gave a brief introduction of himself and Dr. Podell and noted that Maura Healey was the commencement speaker last year. Dr. Podell stated there are currently 4,600 students and last May 700 students graduated. MassBay awards certificates and associate degrees and for many students the school is an opportunity to continue to a four-year institution or begin a career. He added many of the students find MassBay to be a new start for themselves. He stated the faculty and staff assist students to move

beyond or past obstacles to achieve their educational goals. The school has three campuses in Wellesley, Framingham and Ashland and has hired seven new full-time faculty members this academic year. He noted that they had recently completed a strategic plan for the next five years and are focusing on recruitment and retention. The college asks its students to find strategies that work for them and to commit themselves to a degree. This year the school has introduced “MassBay Academy” which are smaller groups of students that create a framework to assist students make connections with other students and faculty. He noted the school is focused on racial disparities and has a program that focuses on young people of color. He added that food insecurity is also a major concern and many students are hungry, thus the school has been actively forming strategies to help students get food without embarrassment. He recognized the role of the community and Wellesley residents who have worked on the Food Insecurity strategies.

MassBay is currently developing two new buildings, the first to replace the Framingham campus as the City will not renew its lease. The state will provide \$25million to construct a building on a parking lot beside Framingham State to be converted to a new health science building anticipated to open in 2023; the school will be responsible for funding the remaining amount of approximately \$40 million. The second project is the creation of a new fitness and wellness center that they envision building on the Wellesley campus close to Route 9 that the school as well as the Town will enjoy. Dr. Podell added that Mayor Walsh included MassBay in the program that allows Boston Public High School students that achieve a certain grade point average to attend community college for free. He noted several other partnerships with local businesses and schools to enhance the education of MassBay students.

The Board recognized the work of Dr. Podell and of MassBay within the Wellesley community. Mr. Ulfelder noted the importance of community college in assisting students reach their potential. The Board asked several questions regarding financial aid, scholarship foundation, and technology. Dr. Podell thanked the Board, the Wellesley Police Department, and the residents of Wellesley for their continued support.

4. Review of Town Financial Position

Ms. Strother, Town Chief Financial Officer, joined the Board. She gave a brief presentation regarding the annual update from the past fiscal year and the budget cycle for 2020. In 2018, the Town revenue was very strong and exceeded budget. She noted that expense turn back was significant, led by the schools and is consistent with prior years with no draws on the emergency reserves fund. She provided details of the revenue received and noted the building permit funds received are not be expected to be repeated in FY19 as there were significant building projects at Babson College and Wellesley College that added to the total. She provided an overview of FY19 and stated that local and state receipts will exceed the budget and new growth will be updated when the tax rate is set in December. She noted it was too early to measure the impact of the health insurance changes for FY19 as there are still people that are enrolling and un-enrolling; it is expected that 2020 will be better. Mr. Morgan asked for a midyear estimate in December to assist with projections how the license and permit revenue would be in FY19.

Ms. Strother reviewed the factors impacting FY20 and beyond, noting that she would continue to watch new growth and state budget. She noted that the Town should not expect to receive as much additional funding from the state as in the past year. She added that special education cost uncertainty could be addressed and mitigate the fluctuations in expenses mitigated. Discussions with Schools on this issue have begun. She reviewed the pending debt exclusion requests and the timing of them. The Board discussed expenditures and pending debt exclusion requests. Ms. Strother continued to review the FY20 projections. Ms. Strother reviewed the differences between what had been previously provided to the Selectmen and the current Power Point presentation and how the budget breakdown was revised. The Board continued to discuss the budget outline and agreed to discuss the operating expense guidelines at

length at their next meeting. The Board agreed to delay setting capital targets until they receive additional information.

5. Discuss Draft Housing Production Plan

Ms. Gibbs gave a brief update on the process and the next steps of finalizing and submitting the report. She noted the public comment periods and that significant information that had been gathered, analyzed and distilled in a short period of time to produce the draft report. She stated the Town will need to work hard to meet its housing needs. Ms. Freiman stated she would appreciate having additional information regarding how community land trusts work and the needs of downsizing for empty-nesters. The Board discussed the difficulty of finding housing in Wellesley for those who wish to downsize.

Ms. Sullivan Woods noted the up-to-date information was helpful, particularly that the racial and ethnic diversity gap between greater Boston and Wellesley is not as large as she had believed. Mr. Ulfelder stated that the process began with a sense of urgency with the 40B projects and the report was produced in a short period of time and done remarkably well. He stated attention should be paid to moderate-income housing and hoped there was also a way to incentivize development of housing for those who wish to downsize.

Ms. Gibbs stated the public comment process was instrumental in providing direction to the plan and the strategies described. She added that the consultant built further on a lot of the work the Town had done as part of the Unified Plan process and that the Town now has a deeper understanding of what the housing challenges are. Mr. Morgan stated he would like to see additional public outreach.

Ms. Grace of Bristol Road came before the Board. She stated she was appreciative of the work with affordable housing and stated she believed this draft was good, well written and the goals are clear.

Ms. Coffey of Weston Road came before the Board. She stated she did not see the draft but believed there should be a focus on low-income housing. She stated her confusion at hearing doubts if diversity should be the main criteria for housing rather than receiving funding from federal sources for low-income housing. Ms. Jop stated the housing production plan reviews many ways how the Town can meet its goal of 10% of affordable housing stock. She noted the plan reviews various types of housing needs in the community and provided Ms. Coffey with a copy of the plan.

Mr. Carls, Precinct H, came before the Board. He stated he is looking to see a Continuing Care Retirement Community developed on the North 40. He stated there are over 3,000 people in Wellesley aged 70 and older. He believed the report would be improved by adding additional comments on the elderly and downsizing.

6. Discussion of Tailby/RR Working Group Recommendation

Ms. Jop thanked the members of the working group who dedicated their time to the group and assistance with the report. She provided a review of the recommendation from the working group noting the background of the RFP process and the working group's review of the responses. She noted that responses differed considerably on various points. The working group ranked the respondents based upon how their responses matched the RFP criteria, with much debate. She reviewed the respondents' interviews and presentations and final recommendation of Trinity Financial as the number one ranked respondent. She spoke about the many aspects of the remaining proposals and the decision making process of the ranking. She stated the group had discussed whether a secondary RFP was necessary and if so, which criteria would be used. The group decided it was in the best interest of the project and the Town not to issue a secondary RFP. The group recommended that the Board interview only the top four (4)

ranked respondents. Two members of the group felt the Board should only interview Trinity. The group did not want to undervalue the option of the Board potentially not acting on the project, given the amount of proposed development work in the immediate area of the proposed location.

Ms. Sullivan Woods stated her appreciation of the working group and Ms. Jop's capture of the information from the group within the report. She noted the respondents' presentations and proposals were well presented and thought out. She added the working group conversations were focused on only the proposals at the site and did not incorporate discussions of other projects in the immediate area of the site. The Board discussed the possibility of issuing a second RFP and agreed not to do so but instead to interview the top four ranked respondents.

Mr. Roberti of Weston Road came before the Board. He noted he is speaking as a resident not as a representative of the Planning Board. He urged the Board to continue the process and to hold interviews allowing for public comments. He stated he believed this project could shine for the Town and impact other projects in Town in a positive way.

Ms. Howland of Whittier Road came before the Board. She is currently the president of the Wellesley Players. She stated the group does not have its own space in Town and this project could provide a space for the arts in Wellesley. She noted particularly that Trinity had offered to work with the Wellesley Arts Alliance to provide space for arts.

Staff will work to set up interviews with the top four respondents and will provide for at least 60 minutes per respondent.

7. New Business and Correspondence

Mr. Morgan announced the next Selectmen's Meeting will be held Monday, September, 17th at 7:00pm.

The meeting was adjourned at 9:27 pm.