

Approved: February 8, 2021

**Select Board Meeting: January 19, 2021**

**Present: Freiman, Ulfelder, Olney, Sullivan Woods, Aufranc**

**Also Present: Jop, Frigulietti**

**Warrants approved: none**

**Meeting Documents:**

1. Agenda
2. Draft BOS Calendar
3. Draft Integrated Financial Model
4. Detailed Sources and Uses
5. Draft Five Year Capital Plan
6. Local Receipt Trends
7. Cash Capital Trends
8. Cash Capital Carry Forward
9. Free Cash History
10. Reserves
11. Signage Plan Proposal – 900 Worcester Street Boston Sports Performance Center
12. 900 Worcester Street Ground Lease
13. Draft Town Meeting Warrant Article List
14. Draft Town Meeting Warrant
15. Slides from Mayors and Managers Meeting re: COVID-19

**1. Call to Order**

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

Ms. Freiman announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media and recorded for subsequent viewing on the cable channels or at [wellesleymedia.org](http://wellesleymedia.org).

**2. Citizen Speak**

None.

**3. Announcements**

**4. FY21 Budget Update**

Ms. Strother, Finance Director, joined the Board. Ms. Strother reviewed the updated budget sources and uses. She stated that all departmental budget requests had been received and the Town budgets were at 2.68%; over the set 2.5% guideline and the Superintendent's budget had been submitted to the School Committee at 2.74%. She added that not all Boards had voted the department budget requests, including the School Committee, however, the current deficit was just over \$3 million.

Ms. Strother stated that the Board of Public Works had requested significant work be done on two streets while the debt service model reflected work on only one street, which could add to the deficit. Ms. Jop stated that the capital requests continued to be reviewed for reductions of \$518,000 in order to meet the Debt Policy. The Board discussed the budget model, the reductions that would be necessary to balance the budget, and additional ways for presenting the budget models in the future. Ms. Jop provided a review of

the capital request trends, the five-year capital plan, and noted that some projects had incremental costs over several years. The Board continued to discuss the capital requests, the reductions necessary, and the DPW street project funding requests. The Board discussed the Green Power purchase expenses within the budget and having Ms. Martello and Mr. Newell before the Board to discuss the best use of the budgeted expenses for green programming. Ms. Jop reviewed the reserve projections noting that the year-end FY20 free cash line had been certified. She added that the projection included a transfer from free cash to unemployment costs, to the Traffic and Parking budget, and funding to balance the budget assuming the \$500,000 reduction in capital requests. Ms. Freiman noted the work done by departments to reduce their budgets including the School Department and discussed the financial impacts on the reserves of using free cash to close the budget. The Board discussed the reserve range and the need for departments to budget carefully and responsibly.

#### **5. 900 Worcester Update: Discuss and Vote Signage Request, Discuss Current Leases**

Mr. DeVellis of Edge Sports Group and Ms. Crotty and Dr. Gill of Boston Sports Performance Center joined the Board.

Ms. Jop stated that the Boston Sports Performance Center included the performance, training and physical therapy component of 900 Worcester Street. She noted the Board approved the lease for the Steward Medical Group previously and added that the signage package before the Board had been approved by the DRB.

Ms. Crotty stated that the signage package had been revised based on the DRB recommendations prior to its approval and noted the modifications. Mr. DeVellis reviewed the other signage that had been approved at the Route 9 elevation. The Board discussed the signage package presented.

Ms. Jop reviewed the approved leases within the 900 Worcester Street building based on the ground lease with Wellesley Sports Center and noted questions regarding the tenant Inspirica. She added that Mr. DeVellis had recently provided additional information to the Board regarding the tenant. Ms. Jop stated that the ground lease provided for three types of businesses as of right, and in addition the ability to have sub-leases upon Board approval. Mr. DeVellis briefly reviewed the Inspirica/Total Performance Hockey lease, adding that the center had approximately 48 students taking advantage of daytime use of the facility and attending the academy. He noted the academic center had become common in sports centers including those managed by Edge Sports Group. Mr. DeVellis stated that the original vision of the Edge group included academic training as part of the whole training of an athlete. He discussed how the academy and tutoring options run through Inspirica at the Sports Center. The Board discussed the academy model used at the Sports Center and the typical model run by Inspirica as well as the leases and sub-leases at 900 Worcester Street. Ms. Jop stated that the Board would be required to vote on the tenant agreement with Inspirica to keep with the terms of the ground lease.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the proposed signage for the Boston Sports Performance Center at 900 Worcester Street as amended.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

#### **6. Annual Town Meeting Preparation**

Ms. Jop stated that Town Counsel would be sending a draft of the warrant in the near future for review. She added that the Planning Board would be discussing some of their anticipated articles at their meeting to fine tune the language of the articles. She noted the timeframe of meeting times for the Planning Board and the SEC to discuss the Planning Articles. Ms. Jop reviewed the current draft article list for Annual Town Meeting, noting the placeholders left for a potential article regarding the potential adoption of MGL Chapter 53 Section 18B (which would provide information on ballot questions to voters) that required additional information to present to the Board. She noted the place for potentially reducing the seating requirement for Alcohol license applications. Ms. Frigulietti reviewed her memo regarding conversations had with several restaurant owners and their views on seating requirements for establishments that serve alcohol, as well as trends in the industry. She stated that smaller establishments in the suburbs had become the new trend emerging in local communities. The Board discussed the ability to diversify merchant opportunities throughout Town and the potential for reducing the seating requirement for alcohol licensing. Ms. Sullivan Woods noted that research continued on the appropriate minimum reduced seating limit.

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

Ms. Jop thanked the League of Women Voters for their presentation on housing and zoning, and noted the meeting was filmed and available on Wellesley Media. She stated that the residents can now apply for RDF permits online on the Viewpoint Cloud permitting system. Ms. Jop added that the Health Department had vaccinated over 100 first responders, and briefly described the vaccination rollout. She reminded the residents that the state rollout program remained in Phase 1. She added that more information would be issued when it is available and encouraged signups for the "News & Announcements" page. Ms. Jop stated that the Governor passed the economic stimulus bill and briefly reviewed several points of interest including some funding to assist with the Wellesley seniors' food program. She added that the Mobility Committee had a kick off meeting and would be issuing dates for public hearings in the near future.

#### **8. New Business and Correspondence**

The meeting was adjourned at 9:08pm.

The next regular meeting is scheduled for January 25, 2021 at 6:00 pm online.