

Approved: April 12, 2021

**Select Board Meeting: March 22, 2021**

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

**Also Present: Jop, Frigulietti**

**Warrants approved: none**

**Meeting Documents:**

1. Agenda
2. Draft BOS Calendar
3. Draft Presentation – Obligation Bonds
4. Memo re: Marathon
5. Board’s Boston Marathon Invitational Entry Policy
6. List of Funds raised 2020
7. List of charities awarded invitational entries from 2013-2020
8. Draft ATM motion package
9. Draft bylaw amendment: Affordable Housing Trust Fund
10. Draft Town-Wide Financial Plan
11. Draft Select Board Minutes: 2/22/21
12. Draft Select Board Minutes: 3/1/21
13. Letter to Town Clerk & Executive Director re: Special Election 21/1/20
14. Presentations to PBC re: Hardy School

**1. Call to Order**

Mr. Ulfelder, Chair, called the meeting to order at 6:00 pm online.

Mr. Ulfelder 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**

Ms. Olney stated that the Wellesley Civil Discourse Initiative introductory webinar would be held on March 23<sup>rd</sup> beginning at 7pm and registration was available online. She added that a community dialogue regarding coping with COVID-19 would be held on April 6<sup>th</sup> and registration would begin on March 24<sup>th</sup>.

Ms. Sullivan Woods stated that the IT Department and the MLP had worked diligently to support the network and electrical requirements necessary for the Health Department to house vaccination supplies.

Mr. Ulfelder stated that he and Ms. Olney attend the Stop Asian Hate rally held on March 20<sup>th</sup> and thanked the Chinese Language School and the Chinese American Network for organizing the event and the speakers. He noted the event was well attended.

**4. Discuss and Vote Approval of General Obligation Bond Sale**

Ms. Lopes, Town Treasurer, and Ms. Strother, Town Finance Director, joined the Board.

Ms. Lopes stated that the sale of the bonds totaled \$23,255,000 with a net interest rate of 0.68% and refunding of some of the High School debt originally issued in 2011. She added that the Town maintained its Aaa bond rating status. She provided an overview of the projects funded through the sale including the Library Renovation and Roof Replacement Projects, Sprague Chiller Replacement Project, and the Middle School Renovation Project. Ms. Strother stated that the premium was used to reduce the borrowing and the savings of approximately \$2M would be directed to the residents. The Board discussed the sale and the savings. Ms. Sullivan Woods stated that Bond Counsel had advised the Board could waive the reading of the motions and vote as the motion appeared on the screen. Ms. Jop displayed the motion on the screen and allowed the Board time to review the motion.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to approved the general bond sale for \$23,255,000 at a net interest rate of 0.68%for a term to run from 2022 through 2031 and to authorize each Board member to independently meet with Rachel Lopes to execute wet signatures.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

#### **5. Discuss and Vote Boston Marathon Invitational Entry Fundraising Limit**

Ms. Hawkinson, Town Communication Manager joined the meeting.

Ms. Jop briefly reviewed the typical schedule of approving the fundraising limits and timeframes for the application for the invitational entries. She stated that the BAA was providing the same number of entries as in past years (22) and would be increasing the amount of funding to the Town that supports marathon related expenses. Ms. Hawkinson reviewed her memo provided to the Board and the timing of the application submissions and decisions for the upcoming race. She noted that the Board had previously discussed raising the fundraising minimum and the background of the Board's policy on awarding invitational entries. Ms. Hawkinson briefly reviewed the application criteria for the entries for charities and for the War Memorial Scholarship runner. The Board discussed the fundraising minimum for the upcoming race as well as the application process for the entries.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to set the Boston Marathon Invitational Fundraising minimum amount at \$5,000 for the 2021 Marathon.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

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

Ms. Jop stated that the Town continued to await further guidance regarding the funding available from the American Rescue Plan and the best practices for expenditures. She noted the differences in how the funding is distributed throughout the various counties in the state. She reviewed the changes in the Governor's Reopening Plan that began that day as the state entered Phase 4 Step 1 and the limitations for public events, venues, and private properties. Ms. Jop stated that she had received questions regarding the

Board's executive sessions with Trinity Financial Group and the Tailby/Railroad Lot project. She provided a brief review of the RFP, selection, and negotiation process prior to the pandemic. She noted that should the Board come to terms with Trinity, the Town would engage in a robust outreach campaign. She noted that if the project would move forward it would require Town Meeting action as well as extensive permitting and public hearings.

Ms. Jop noted the drafted minutes provided to the Board.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (4-0) approve the minutes of February 22, 2021 and March 1, 2021 as amended.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Freiman – Aye**

**Aufranc – Aye**

**Lanza – Abstained**

## **7. Public Comments on Select Board Town Meeting Articles**

### **Article 21 Public Comment:**

Mr. Mirick of 65 Kingsbury Street joined the Board. He stated that he had worked with area towns to set up small beer gardens with food trucks and noted that those events had been well attended. He stated that the current regulations in Wellesley for One-Day licenses would not allow for an opportunity such as a beer garden and believed the town was missing opportunities to enhance public enjoyment of the town's amenities.

Mr. Pedder joined the Board. He stated that he would appreciate additional opportunities for One-Day special licenses to be available and believed those regulations should be reviewed and changed.

Mr. Braatz of Suffolk Road joined the Board. He stated that his company had reviewed various towns in Metro-West for office space but would not consider Wellesley due to restrictive alcohol regulations such as intent to dine. He added that office workers viewed opportunities to socialize with clients or colleagues as an important aspect to business and team building. He stated that he believed the Board should continue to review other aspects of the alcohol regulations to enhance opportunities for diverse dining and responsible social activities.

Mr. Wasik, owner of The Cheese Shop, joined the Board. He stated that Wellesley had been a destination shopping area in the past. He added that he believed if the Board were to review and revise the alcohol regulations it would provide the Town with opportunities for dining and enhance business development for retailers.

Mr. Sewall joined the Board. He stated that he has been a resident and a restaurant owner in the area. He added that Wellesley rents combined with the strict alcohol regulations did not make Wellesley an attractive space for new restaurants to open. He stated that he believed the Board could revise its alcohol regulations without creating a barroom atmosphere.

Mr. Rostoff of Linear Properties joined the Board. He stated that as property owners he receives many inquiries for smaller restaurants as seen in other local communities. He added that he would appreciate any review of the alcohol regulations and welcomed the change for the required seating minimum for alcohol license applicants.

**Article 17 Public Comment:**

None

**Article 26 & 27 Public Comment:**

None.

**8. Annual Town Meeting Preparation**

Ms. Jop stated that motions were in process of being finalized and noted that the Town Clerk had sent a request to the Finance Department for a transfer of funds to cover expenses largely related to postage. She reviewed additional changes to be incorporated including the final stabilization amount from the School Department. She noted that Articles 9 and 35 would not be revised and proposed the Board may vote on those motions as no changes would be made. The Board briefly discussed voting the motion for Article 6.

Ms. Jop noted the comments received regarding Article 21 from residents and local business owners earlier in the meeting. She discussed the evolution of the motion language, noting that currently there was no minimum number of seats listed to provide for flexibility to Town Meeting and the State Legislature. She added that the Board would have the ability to set a minimum number within its regulations. The Board discussed the motion language and expressed general support of leaving the motion open to no listed minimum seat number.

Ms. Jop stated that the motion language for Articles 26 and 27 were revised based on comments from the Board and research of other bylaws related to Affordable Housing Trusts. She reviewed the changes incorporated adding that the motions were formatted to mirror the Town bylaws. The Board discussed the motion language and potential edits to the membership as well as the powers and requirements of the Affordable Housing Trust.

Ms. Jop provided a brief presentation of the Town-Wide Financial Plan noting its guiding principles. She stated that through departmental cooperation the Town achieved a debt policy range of 6.13% and noted that most departments were within guideline. She briefly reviewed the federal funding assistance programs through CARES, FEMA, and the American Rescue Plan Act. Ms. Jop stated that several debt exclusions were expected over the upcoming two years. She reviewed the sources and uses and the anticipated capital projects within the plan. The Board discussed the Town-Wide Financial Plan presentation.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to approve motions for Article 9 and Article 35.**

**Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

**9. New Business and Correspondence**

**10. Executive Session**

Mr. Ulfelder requested a motion that the Board vote to convene in Executive Session for the purposes of discussing negotiation strategy for the land lease of real estate with Trinity Financial at the Tailby and Railroad Commuter Parking Lots and declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position.

**At 8:45 pm upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to enter Executive Session under M.G.L. c. 30A, §21(A), exemption #6 –to discuss negotiation strategy for the land lease of real estate with Trinity Financial at the Tailby and Railroad Commuter Parking Lots as the Chair has declared that having such discussions in Open Session would have a detrimental effect on the Town’s bargaining position and to invite Meghan Jop, Amy Frigulietti, and Tom Harrington to join the meeting. Upon the adjournment of executive session, the Board will return to open session for the sole purpose of adjourning the meeting.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to exit Executive Session and return to Open Session.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

The meeting was adjourned at 9:50pm.

The next regular meeting is scheduled for March 29, 2021 at 6:00 pm online.