

**Approved: May 11, 2020**

**Board of Selectmen Meeting: April 27, 2020**

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

**Also Present: Jop, Frigulietti**

**Warrants approved: none**

**Meeting Documents:**

1. Agenda
2. Volunteer Form
3. FMD Town Hall Annex draft presentation from FMD
4. Draft BOS minutes – April, 13, 2020 afternoon
5. Draft BOS minutes – April 13, 2020 evening
6. Gift information from Cricket Vlass
7. Press Release from MassBay CC

**1. Call to Order**

Ms. Freiman, Chair, called the meeting to order at 5:00 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).

Ms. Freiman thanked Town staff and all medical personnel for their work and guidance during the COVID-19 outbreak.

Ms. Jop stated that the joint meeting with the Wellesley Housing Authority would take place at a future meeting.

**2. Citizen Speak**

Ms. Jop confirmed there were no callers on the line.

**3. Annual Town Meeting Preparation**

Mr. McDonough, Director, Mr. Gagosian, Design and Construction Manager, and Mr. Kennedy, Senior Project Manager, of FMD joined the meeting.

Mr. McDonough reviewed the background of the Town Hall restoration project and the Town Hall Annex project. He noted that the current COVID-19 crisis was impacting funding for capital projects, specifically the Town Hall annex. He stated that the original project estimate was \$11.9 million to be funded by borrowing, with a free cash request of \$1,338,144 for the design funds coming before the 2020 ATM. Mr. McDonough reviewed the option for moving forward or delaying the projects, stating that the delay would require leasing additional office space for the departments planned to be moved to the annex. He noted that proceeding with the renovation study would immediately address the many Town Hall building deficiencies that required immediate attention.

Ms. Freiman stated that the Board had previously discussed the expected reduction in revenue for the upcoming fiscal year due to the coronavirus impacts. She added that the Board had asked for the FY21

budget to be reassessed for potential cash capital reductions due to the changes in revenue. She noted that cost projections for the annex project had been increasing. Mr. McDonough reviewed the project schedule for the Town Hall renovation. He provided a review of the deficiencies at Town Hall including lack of handicap accessibility, meeting space, interior security and parking. He noted that building system deficiencies had resulted in substantial costs over time.

Mr. McDonough briefly reviewed the proposed annex project and departments to be relocated permanently from Town Hall. He stated that alternatives to continuing the annex at this time included delaying for a year or more or utilizing leased office space. He reviewed the savings of using leased office space and noted that it provided additional time to reconsider the size of the annex. He stated costs for the leased space would be incurred in the FY22 budget. Mr. McDonough reviewed the timeline and expenses related to leasing office space. He stated that the current recommendation to the Board was to maintain the Town Hall renovation project schedule including the supplemental study and to pursue leasing office space for FY22 as an alternative to beginning the Town Hall annex. The Board agreed that having the time to consider potential modifications in work environments due to the corona virus would be helpful.

The Board discussed the proposed changes to the Town Hall Renovation and Town Hall Annex projects. Ms. Freiman noted that the Town was required to complete the interior accessibility deficiencies within three years of the completion of the exterior project. The Board expressed general support with continuing with the Town Hall interior renovation project, and delaying the annex project.

**Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to make no motion on Article 18 at the Annual Town Meeting.**

**Morgan - Aye**

**Sullivan Woods - Aye**

**Olney - Aye**

**Ulfelder - Aye**

**Freiman - Aye**

#### **4. Discuss and Vote Unforeseen Measures of COVID-19 Outbreak**

Ms. Jop stated that the May 4<sup>th</sup> state mandated non-essential work deadline had not been extended but was being discussed and reviewed in the Governor's Office. She added that discussions continued regarding the rescheduling of Annual Town Meeting and Town Election, but no decisions had been made.

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

Ms. Jop stated that Mr. Seegle of the ZBA would not be seeking reappointment after serving on that Board for 21 years. She provided a brief review of his time serving the Town and the impacts he had made. The Board expressed appreciation for Mr. Seegle's service and wished him well.

Ms. Jop presented the drafted minutes for the Board's approval. She stated that the COA Board had accepted the third installment of the Campana Gift, she added the total gift amount accepted from that gift was \$400,000. Ms. Jop noted the gifts received from the DPW.

**Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the afternoon and evening session minutes of April 13, 2020.**

**Morgan - Aye**

**Sullivan Woods - Aye**

**Olney - Aye**

**Ulfelder - Aye**

Freiman - Aye

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to accept the gift of \$100,000 from the Richard A. Campana Revocable Trust for COA programs and facilities of the Tolles Parsons Center to be held in trust by the Town and that any and all interest earned be used for the same purposes of the original bequest.

Morgan - Aye

Sullivan Woods - Aye

Olney - Aye

Ulfelder - Aye

Freiman - Aye

**6. Liaison Updates**

Ms. Olney stated the multi-town gas leaks imitative had been working with National Grid before the current health crisis. She noted that National Grid would be holding a webinar discussing what they will be moving forward with for gas leak repairs and what municipalities can do to help.

**7. Executive Session:**

**Executive Session under M.G.L. c. 30A, §21(A), exemption #7 to comply with Open Meeting Law, G.L. c. 30A, §§ 18-25 to approve minutes and review release of March 4, 2020, March 9, 2020, and April 6, 2020**

**Executive Session under M.G.L. c. 30A, §21(A), exemption #2 – to discuss strategy with respect to contract negotiations with nonunion personnel (Fire Chief Richard DeLorie)**

Ms. Freiman requested a motion that the Board vote to convene in Executive Session for the purposes of discussing strategy with respect to contract negotiations with nonunion personnel Fire Chief Richard DeLorie and declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position and to meet in executive session to approve executive session minutes.

**At 6:21 PM upon a motion by Mr. Morgan and Seconded by Mr. Ulfelder, the Board was polled and voted to enter Executive Session under M.G.L. c. 30A, §21(A), exemption #2 to discuss strategy with respect to contract negotiations with nonunion personnel Fire Chief Richard DeLorie, as the Chair has declared that having such a discussion in Open Session would have a detrimental effect on the Town's bargaining position and to enter executive session under M.G.L. c. 30A, §21(A), exemption #7 to comply with Open Meeting Law, M.G.L. c. 30A, §§ 18-25 to approve minutes and review release of March 4, 2020, March 9, 2020, and April 6, 2020 and to invite Meghan Jop and Amy Frigulietti to participate. Following the adjournment of executive session, the Board will return to open session for the sole purpose of adjourning the meeting.**

Freiman – aye

Ulfelder – aye

Morgan – aye

Sullivan Woods –aye

Olney -aye

The meeting was adjourned at 7:12pm.

The next regular meeting is scheduled for Monday, May 4 at a 5:00pm -online.