

Approved: September 12, 2022

Select Board Meeting: August 30, 2022

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

Also Present: Jop, Frigulietti

Meeting Documents:

1. Agenda
2. Draft Select Board calendar
3. Memo from Chief DeLorie
4. Resume of Ken DeMerchant
5. Memo re: Waterstone Rental Rates
6. Memo re: Town Hall Interior Project Financing
7. Draft Special Town Meeting Warrant
8. Application for Alcohol License – Fiorella’s Express
9. Memo re: Parklet at Cross and Central Streets
10. HVAC Study
11. Police Commendation
12. Graves & Ceremonial Officer Resignation

1. Call to Order

Ms. Olney, Chair, called the meeting to order at 6:00 pm online.

Ms. Olney announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media as well as being recorded for subsequent viewing on the cable channels and at wellesleymedia.org.

2. Citizen Speak

None.

3. Discuss and Vote Fire Department Deputy Chief Promotion

Chief DeLorie and Lt. DeMerchant joined the Board.

Chief DeLorie reviewed his recommendation to the Board for the promotion of Lt. DeMerchant to Deputy Chief. He briefly noted Lt. DeMerchant’s background and role within the Department. The Board discussed Lt. DeMerchant’s experience and his qualifications for the proposed promotion.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to promote Lieutenant Kenneth DeMerchant to the rank of Deputy Chief in the Wellesley Fire and Rescue Department effective August 30, 2022.

Sullivan Woods – Aye

Aufranc – Aye

Olney – Aye

Ulfelder – Aye

Lanza – Aye

4. Discuss and Vote Waterstone Rental Rates for 2022-2023

Ms. Anderson of Epoch Senior Living joined the Board.

Ms. Jop reviewed the annual process of setting the affordable rental rates at Waterstone, and noted that the increases are based on calculations from HUD. Ms. Jop stated that while the Board had voted increases in 2020, DHCD held the independent living affordable rental rates from 2019 rather than allowing the increase. She added that this year the increase would be substantial not only due to the calculations from HUD but also due to the rates from 2019 being held in place from DHCD. Ms. Jop stated that Waterstone is presenting lower than the maximum allowable rates for the affordable units. Ms. Anderson reviewed the proposed increase, noting the costs associated with the units. She stated that the HUD allowable increase for 2022 would be approximately a 30% increase; Waterstone was requesting a two-tiered approach of an increase of about 14.8% for current residents and an adjustment to the full HUD allowable rate for new residents Waterson. Ms. Anderson reviewed the compounding annual growth rates for rents for the units and the expenses for Waterstone to manage the units and facility. The Board discussed the HUD rates and Waterstone's proposal.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the Waterstone at Wellesley 2022-2023 rental rates as proposed.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

5. Discuss and Vote Town Hall Interior Renovation Project Update

Mr. Remick, FMD Project Manager; Ms. LaFrancesca, FMD Assistant Project Manager; Mr. McDonough, FMD Director; Ms. Laser and Mr. Marshall of Swartz Silver; and Mr. Serrano of Consigli Construction joined the meeting.

Mr. Remick provided a review of the design for the project. He briefly reviewed the project goals as well as a review of the major construction performed on the building, noting the last renovation was completed in 1985. Mr. Marshall reviewed the design of each level of the building noting minor changes from the previous version presented. Mr. Remick reviewed the project budget of \$22,899,750; noting the key cost components including construction costs as well as the temporary relocation expenses. He further reviewed the anticipated project schedule beginning with Special Town Meeting in October. The Board discussed the final design presentation as well as the projected costs and schedule for the project.

6. Discuss and Vote Town Hall Interior Financing Options

Ms. Strother, Finance Director, joined the Board.

Ms. Jop reviewed the process of considering the financing options for the interior project. She stated that Ms. Strother presented options for funding the project within the levy; indicating the possibility of no tax impact for residents and no need for a December special election. She added that the use of \$13million of free cash was included in the proposal; Ms. Jop noted the memo sent to the Board with various debt funding scenarios based on the current number of projects expected to be funded in the five year capital plan. Ms. Jop stated that she had been working with Mr. Gagosian in identifying approximately \$4million of funds from other projects to assist in funding the interior project. Ms. Strother reviewed the basis for the overall scenario for funding the interior project, noting the cash capital trend over time and the reserves levels. The Board discussed the funding proposal at length as well as potential impacts to capital project funding options within the five year capital plan. The Board also discussed the overall cost of the

project as well as the increases that have occurred as a result of the design of the project over the past two years. The Board agreed to further discuss the project funding at its next meeting.

7. Consider, Discuss and Vote Remote Special Town Meeting Warrant

Ms. Jop briefly reviewed the drafted warrant, she noted that the Moderator had submitted the required written request for the meeting to be remote. Ms. Jop stated that a survey of Town Meeting Members was conducted and those who responded overwhelmingly preferred the remote option. She noted several minor edits made to the warrant since last presented to the Board. The Board briefly discussed the drafted warrant. Ms. Jop reviewed the proposal for the expansion of Hardy Road and the need to refer the modifications to the Planning Board.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the Warrant for the Remote Special Town Meeting to be held on October 24, 2022, at 7:00 pm.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to refer the proposed expansion of Hardy Road to the Planning Board for consideration.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

8. Public Hearing and Vote Fiorella, 575 Washington Street, Alcohol License for Service of Beer and Wine

Mr. Dane, counsel for applicant, Mr. Karin, applicant, and Mr. Vitiello, proposed manager, joined the meeting.

Ms. Jop reviewed the application to add a beer and wine license to their dining license. The Board briefly discussed the application.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the Wine and Malt Beverage Alcohol License for Fiorella’s Express Wellesley, LLC at 575 Washington Street and to name Ralph D. Vitiello as manager.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

9. Executive Director’s Update

Ms. Jop stated that the Board had agreed to discuss the use of the Central Street parklet by September 1st to evaluate if its use would be extended. She noted the Wellesley Square streetscape public meeting

discussions related to the parklet and concerns that had been raised prior to the installation. Ms. Jop also discussed the use of the parklet by residents and visitors, positive comments received from the public and other departments including DPW and Police. She noted the recommendation from Lt. Showstead asking the Board to extend the parklet to November 15th to coincide with the use of the parklet on Grove Street. The Board discussed the proposal for extending the parklet on Central Street through November 15th, including the feedback they had received from the public and the merchants. The Board agreed to extend the parklet through November 15th. Ms. Jop reviewed the use of the overnight parking trial at the Tailby lot. She noted that the spaces were used and provided additional options for overnight guests or commuters. She added that Lt. Showstead proposed the continued use of the spaces moving forward. The Board discussed the proposal to extend the overnight parking spaces at Tailby. The Board expressed agreement to extend the pilot overnight parking program in order to evaluate its usage over a one year period.

10. Performance Evaluations

Ms. Olney noted the annual review process for the Fire Chief, Police Chief, and the Executive Director. She added that the composite evaluations were available on the Town website as an amended agenda for the meeting date. Ms. Olney stated she would read comments from the individual composite reviews. Ms. Olney read the comments for each for the record. The Board briefly discussed feedback to the composite evaluation comments.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to accept the composite evaluations.

Sullivan Woods – Aye

Aufranc – Aye

Olney – Aye

Ulfelder – Aye

Lanza – Aye

11. Liaison Update

Ms. Sullivan Woods noted the upcoming merchant events in September; she stated the kickoff event “Crafting for Kids” would be held on September 10th in Linden Sq, Church Sq and Wellesley Sq. The previously permitted Wellesley Square Parents Day Out event would follow in mid-September.

12. New Business and Correspondence

2. Executive Session under M.G.L c. 30A §21A, exemption #2 to conduct strategy sessions in preparation for negotiations with nonunion personnel (Rick DeLorie).

Ms. Olney requested a motion that the Board vote to convene in Executive Session for the purposes of conducting strategy for negotiations as having a meeting in open session may be detrimental to the Town’s bargaining position.

At 9:03pm, upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to enter Executive Session under M.G.L c. 30A §21A, exemption #2 to (Rick DeLorie) as the Chair has declared that having such discussions in Open Session would be detrimental and to invite Meghan Jop and Amy Frigulietti to join the meeting. Following the adjournment of executive session, the Board will return to open session for the sole purpose of adjourning the meeting.

Sullivan Woods – Aye
Aufranc – Aye
Olney –Aye
Ulfelder – Aye
Lanza – Aye

At 9:45pm upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to exit Executive Session and return to Open Session for the sole purpose of adjourning.

Sullivan Woods – Aye
Aufranc – Aye
Olney –Aye
Ulfelder – Aye
Lanza – Aye

The meeting was adjourned at 9:45pm

The next regular meeting is scheduled for September 12, 2022 at 6:00 pm.