

Approved: October 14, 2020

Board of Selectmen Meeting: October 5, 2020

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

Also Present: Jop, Frigulietti

Warrants approved: none

Meeting Documents:

1. Agenda
2. Draft BOS calendar
3. Copy of Public Hearing Notice
4. Change in Manager application – Smith & Wollensky
5. Change in Manager application – Singh’s Café
6. Presidential Election Warrant
7. 2020 State Election Warrant
8. Draft Preliminary Guideline Discussion Presentation
9. CARES Funding Request – Library
10. Cameron Street Lot Proposal – Hunnewell Construction Vehicles
11. Draft updated Town-wide Financial Plan
12. Draft October STM Warrant Article list
13. Draft STM Motions
14. Commonwealth Reopening Plan Phase 3, Step 2 Information

1. Call to Order

Ms. Freiman, Chair, called the meeting to order at 5:45 pm online.

2. Executive Session

Ms. Freiman requested a motion that the Board vote to convene in Executive Session for the purposes of discussing strategy with respect to collective bargaining with the DPW Production Unit and the FMD Custodial Union and declared that having such discussions in Open Session would have a detrimental effect on the Town’s bargaining position.

At 5:45pm 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, §21(A), exemption #3 –to discuss strategy with respect to collective bargaining with AFSME 93, Local 335 DPW Production Unit, and AFSME 93, Local 40 FMD Custodians 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, Scott Szczebak, and Dave Cohen to join the meeting for the DPW Production discussion. Following the adjournment of executive session, the Board will return to open to take up the remainder of the agenda.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye
Freiman – Aye
Aufranc – Aye

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

Sullivan Woods – Aye
Olney –Aye
Ulfelder – Aye
Freiman – Aye
Aufranc – Aye

3. Return to Open Session

The Board returned to Open Session at 6:06pm

4. Citizen Speak

None.

5. Announcements

Mr. Ulfelder stated that the School Building Committee (SBC) was holding a forum on October 6th at 7pm to update Town Meeting Members regarding the recommendation of the Hardy site by the SBC. He added that the public would be able to view the meeting on Wellesley Media.

6. Public Hearing: Verizon Cable Ascertainment Hearing

Ms. Freiman opened the public hearing.

Ms. Freiman reviewed the purpose of the hearing, noting that the Board held the first hearing in June. She stated that records regarding the renewal process were available for public inspection by contacting the Selectmen's Office. Ms. Freiman added that the hearing would remain open for fourteen days and comments should be sent to the Board no later than October 19th. She added that the Verizon license would expire on November 5th. She noted that when the Town had gathered community input, it would be provided to Verizon in order to determine the needs of the Town. She stated that the Town has no authority regarding rates or programming. She introduced the Town's Cable Committee created to negotiate the new contract.

Ms. Jop stated that no additional testimony had been received since the first hearing, and again noted the hearing would remain open for fourteen days for public comment. She added that that beginning in November, the Town would commence negotiations for the new contract. Ms. Jop stated that she had received no requests from the public for time to speak, and that no callers were on the line. Ms. Freiman reviewed the process for the public to submit comments and testimony to the Selectmen's Office.

7. Discuss and Vote Change in Manager: Smith and Wollensky, 583 Washington Street

Ms. Dinsmoore of Smith and Wollensky joined the meeting.

Ms. Jop briefly reviewed the application and noted the recommendation for approval from staff.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the change in manager from Peter Baker to Kimberly Dinsmoore for Smith and Wollensky located at 583 Washington Street

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Freiman – Aye

Aufranc – Aye

8. Discuss and Vote Change in Manager: Singh’s Café, 312 Washington Street

Mr. Ghimire of Singh’s joined the meeting.

Ms. Jop briefly reviewed the application and stated that staff supported the approval.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the change in manager Kabin Bhujel to Dhruba Ghimire for Singh’s Café located at 312 Washington Street.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Freiman – Aye

Aufranc – Aye

9. Elections

Ms. Kato, Town Clerk, joined the Board.

Ms. Kato briefly reviewed the Presidential Election Warrant. She noted that the polling locations were the same as for the September Primary. She added that the early voting sessions were included on the Warrant. Ms. Kato reviewed the process for in person voting and mail in ballot returns through US mail or Town Hall drop box. She noted that her office had begun to mail the ballots to those residents that had requested them. Ms. Kato stated that pending a successful vote at STM her office had been planning for the potential December town-wide debt exclusion vote. She reviewed the proposed hours for December, noting that the state mandated no fewer than four hours for a local election. The Board discussed the proposed hours for the December election and expressed concerns regarding the proposed earlier 6pm poll closing time. Ms. Kato stated she was amendable to keeping to a traditional 8pm end time for the December election.

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 2020 State Election and to authorize Meghan Jop to apply the Board's electronic signatures to the Warrant.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Freiman – Aye

Aufranc – Aye

10. Discuss and Vote Union Contract Settlements

Ms. Jop briefly reviewed the proposed tentative agreement with the DPW production union. She noted that the three-year contract allowed for a cost of living adjustment of 2% in each year of the contract. She added that an additional step was added to the contract as well as an increase for on call pay from \$20/day to \$50/day to be in parity with the MLP policy for stand-by pay. Ms. Jop stated that the RDF shifts were revised in an effort to retain employees. She continued to review the proposed contract noting that the total cost of the contract was \$275,537. The Board discussed the proposed agreement.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the tentative agreement with AFSME 93, Local 335 DPW Production Unit.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Freiman – Aye

Aufranc – Aye

11. FY2022 Budget: Discuss Financial Outlook

Ms. Strother, Town Finance Director, joined the Board.

Ms. Strother reviewed the preliminary guidelines proposed, noting that the models used were in line with the Board policy of keeping capital within 6.2-6.8% of operating revenues. Ms. Strother reviewed the revenue assumptions and noted the decreased new growth assumptions going forward in FY21 and FY22. She added that state had not yet balanced its budget and assumed state funding for FY22 would be modest. She continued to review the reductions in revenue assumptions for FY21 and FY22. Ms. Strother added that additional expenses from the School Department in FY21 should be expected. She continued to review revenue and expense projections. She noted that all departments had reduced capital requests by 25%. She reviewed debt service projections and the projects proposed for the October STM. Ms. Strother stated that further revisions would be necessary as would tight departmental operating budgets. She added that the models proposed guidelines between 2%-2.5% for all departments. The Board discussed the modeling used for the budget guidelines. Ms. Jop reviewed the budget submission timeline noting that the School Department had indicated they would need additional time beyond that

proposed in the prepared schedule. The Board continued to discuss the budget projections through FY22.

12. Discuss and Vote Cares Fund Allocations

Ms. Jurgensen, Library Director, joined the Board.

Ms. Jop reviewed the discussion of the Library's request for CARES fund allocations at the previous meeting. She noted the questions raised by the Board and addressed by Ms. Jurgensen in an email correspondence. Ms. Jurgensen stated that she hoped to open the Hills Branch as soon as it would be safely possible. She noted that the air quality work requested would make the branch able to be open to the public prior to work beginning at the main library branch. The Board discussed the CARES funding request as well as the responses to the questions asked previously.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the CARES fund allocation to the Wellesley Free Library in the amount of \$43,100.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Freiman – Aye

Aufranc – Aye

13. Discuss and Vote Use of Parking Spaces in Cameron Street Lot for Hunnewell School Construction Vehicles

Mr. Kennedy, FMD Project Manager, Mr. Paradee and Mr. Rich of WT Rich, Mr. D'Amico of Compass Project Management and Mr. Pitkin of SMMA joined the Board.

Mr. Rich reviewed the request for the use of twenty parking spots at the Cameron Street Lot for construction vehicles during the Hunnewell School construction project. He noted the anticipated timeline for the construction project. He added that given the site constraints additional vehicle parking would be necessary. Mr. Rich reviewed the site logistics plan including where construction vehicles would be within the site. He added the project was requesting to utilize the twenty parking spaces that have historically been made available to staff at the Hunnewell School. The Board reviewed and discussed the site plan and request for vehicle construction parking. Mr. Rich stated that the intention for the use of the parking spaces would be for passenger vehicles rather than oversized construction vehicles. The Board continued to discuss the proposal and parking plan for the Hunnewell construction project.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the use of 20 parking spaces for passenger type vehicles at the Cameron Street Lot for the Hunnewell School Construction parking.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye
Freiman – Aye
Aufranc – Aye

14. Special Town Meeting Preparation

Ms. Jop provided an overview of the Town-Wide Financial Plan supplement. She noted that the updated supplement includes descriptions of the CARES and FEMA allocations for the Town and the School Department. She noted that the supplement also includes updates regarding the budget and financial outlook discussed by Ms. Strother.

Ms. Jop reviewed the Articles intended to be included in the consent agenda. She stated that the Town Clerk had asked that Article 24 related to reformatting the Town bylaws be held to Annual Town Meeting in the Spring. Ms. Jop stated that the Moderator had been informed that the Article 27 Citizens Petition proponents did not intend to bring a motion. She added that the Moderator did not expect a motion to be brought for Article 30. The Board discussed the Board supported Articles and motions.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the Town-Wide Financial Plan Update to Special Town Meeting and to authorize Meghan Jop to incorporate financial updates as appropriate.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Freiman – Aye

Aufranc – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to recommend for the consent agenda the following Article 3, Motion 1, Articles 13,15,19, 20, and 29.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Freiman – Aye

Aufranc – Aye

15. Executive Director’s Update

Ms. Jop stated that remediation work had begun on the North 40 and reviewed the work in process. She noted that the work continued to be monitored by the Engineering Division and Town Environmental Engineer Consultant. She provided a brief overview of the Activity and Use Limitations on the site.

The Board adjourned at 8:41pm

The next regular meeting is scheduled for October 13, 2020 at 6:00pm online.