

Approved: November 15, 2022

**Select Board Meeting: October 18, 2022**

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

**Also Present: Jop, Frigulietti**

**Meeting Documents:**

1. Agenda
2. Draft Select Board calendar
3. Memo re: Promotional Candidate for Deputy Chief
4. Draft Construction Phase Budget Town Hall Interior
5. Memo re: Stretch Energy Code
6. Draft Citation Policy
7. Request to appoint Traffic Officer
8. Affordable Housing article
9. Letter to Fire Department

**1. Call to Order**

Ms. Olney, Chair, called the meeting to order at 6:30 pm online.

Ms. Olney 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. Discuss and Vote Fire Department Deputy Chief Promotion**

Assistant Chief Brady and Lt. Gigante joined the meeting.

Assistant Chief Brady introduced Lt. Gigante, reviewing his background and resume. The Board discussed the resume of Lt. Gigante and congratulated him on his promotion.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to appoint Lieutenant Michael Gigante to the position of Deputy Chief effective October 18, 2022.**

**Sullivan Woods – Aye**

**Aufranc – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Lanza – Aye**

**4. Special Town Meeting Preparation**

Ms. Jop provided an update regarding the financing for the Town Hall interior project. She stated that PBC had been in the process of reviewing the bids received for the project over the past several weeks and had noted that the bids were over the costs previously estimated in the projections. Ms. Jop reviewed the changes in the estimated project costs as well as the redeployment of funds for the funding plan. She noted that the revised inside the levy borrowing was currently \$8,480,374.09 and added that the Board

would revoke the new motion before Special Town Meeting. The Board briefly discussed the potential for changes to the Hardy School project budget due to increasing construction costs, it was noted that should there be a need for additional funding for that project, it would be discussed at Annual Town Meeting. The Board discussed the updated projected financing costs and financing plan for the Town Hall interior project.

**Upon a motion by Mr. Ulfelder and seconded by Ms. Sullivan Woods, the Board was polled and voted (5-0) to approve the financing for a not to exceed price of \$23,898,835 for the Town Hall Interior Renovation Project.**

**Sullivan Woods – Aye**

**Aufranc – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Lanza – Aye**

## **5. Discuss Stretch Energy Code Update**

Ms. Martello, Sustainability Director; Ms. Mosley, Sustainability Analyst; and Mr. Bunger of the Climate Action Committee joined the meeting.

Ms. Martello provided an update regarding the municipal specialized energy code. She stated that the Climate Action Committee had been discussing asking Town Meeting to adopt the code at the 2023 ATM. She reviewed the Town's adopted climate goals for carbon emission reductions and the various sources of the town's carbon footprint including commercial, residential, and commercial building. Ms. Martello discussed the history of the stretch code noting that the new opt-in specialized stretch code would require Town Meeting approval. She continued to provide details of the updated specialized code including requirements for new construction, the net-zero definition, and the differences for residential and commercial buildings.

Ms. Watts joined the meeting. She stated that she supported the opt-in specialized code being brought to Town Meeting; she further discussed her support of the code and reviewed several provisions included in the opt-in code.

Ms. Gard of Laurel Avenue joined the meeting. She stated her support for the opt-in specialized code adding that it would meet the Town's goals and discussed several points within the code that she believed would improve the Town.

The Board discussed the updated stretch code presentation and requirements and the impact of adoption of the opt-in code. Ms. Martello stated that she would be presenting this information across town Boards and Committees in anticipation of bringing it to Town Meeting. Ms. Olney stated that the Board would have time to review the information and ask questions at a future meeting before voting to support the code.

## **6. Discuss Possible ATM 2023 Warrant Articles**

Ms. Jop briefly reviewed several potential articles for Annual Town Meeting including the MBTA Community provisions and zoning changes that may be considered. She stated that the DEI taskforce would be proposing a resolution and a proposal for an equity audit. The Board discussed potential articles.

## **7. New Policies**

Ms. Jop noted the updated draft and edits incorporated to the citation policy. The Board briefly discussed the updated draft.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the Citation Policy.**

**Sullivan Woods – Aye**

**Aufranc – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Lanza – Aye**

## **8. Executive Directors Update**

Ms. Jop noted that the STM prep session would be taking place on October 20<sup>th</sup>, she stated that the Advisory report had been sent out and was available on the Town’s website. Ms. Jop provided a review in how the public could participate in Town Meeting if they are not Town Meeting Members.

Ms. Jop reviewed the request to appoint a Traffic Officer.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to appoint Charles Lawry as a Traffic Officer for a term to expire on June 30, 2023.**

**Sullivan Woods – Aye**

**Aufranc – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Lanza – Aye**

## **9. New Business and Correspondence**

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

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 8:19 pm 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 conduct a strategy session in preparation for negotiations with nonunion personnel (Meghan Jop) as the Chair has declared that having such discussions in Open Session would be detrimental and to invite Town Counsel, Tom Harrington 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**

**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.**

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

The meeting was adjourned at 9:36 pm

The next regular meeting is scheduled for October 24, 2022 at 6:00 pm.