

Monday, December 29, 2008

This regular meeting of the Board of Selectmen was held this evening in the Juliani Meeting Room, Town Hall. In attendance were: Barbara D. Searle, Vice Chair, Owen H. Dugan., Secretary, Harriet S. Warshaw and Katherine L. Babson, Jr. Also in attendance were Hans Larsen, Executive Director, Christopher J. Ketchen, Deputy Director and Terrance Connolly, Deputy Director. Vice Chairwoman Searle called the meeting to order at 7:30 p.m.

The following warrants were executed #2009-023 for \$1,275,810.70; #2009-024 for \$5,336,925.17; and #2009-025 for \$1,984,988.96.

1. Citizen Speak

None present

2. Executive Director's Update

Historical Commission Appointment

Mr. Larsen informed the Board of the Commission's endorsement of Kara Cicchetti to fill the vacancy created by the resignation of Deborah Bates. The term expires in June 2011.

Mr. Dugan moved, Ms. Warshaw seconded and the Board voted (4 – 0) to appoint Kara Cicchetti of 23 Glen Road as a member of the Historical Commission for a term to expire June 30, 2011.

Abbott and Forest Pylons

Mr. Larsen communicated to the Board that pylons at the intersection of Abbott and Forest Streets had been removed from that location for the winter months, but that reconstruction of that intersection will be a high priority of the DPW in the spring.

3. FY10 Operating Budget – Building Department

Mr. Larsen welcomed forward Building Inspector Michael Grant and Local Inspector Russell Wheeler. Mr. Grant reported that the Building Department's budget was level funded from the prior year. He took the opportunity, however, to update the Board on the large house review initiative. The Building Department has issued 48 building permits, 4 of which have gone through the large house review process. This new responsibility has resulted in a slight increase in the department's workload.

Mr. Grant also updated the Board on new initiatives in the areas of signage enforcement and periodic inspections. Both initiatives will make use of the MUNIS software. The department has also been working on implementation of the MUNIS permitting application, which has included staff support from the NIS department. Mr. Grant indicated that MUNIS will be performing in-house training on the new application in early February.

Ms. Warshaw asked Mr. Grant if the new model codes would emphasize "Green" building concepts. Mr. Grant stated that the recent model codes did not but that future iterations may. Ms. Warshaw also asked if the relatively few large house reviews were due to the economic downturn. It was Mr. Grant's assessment that this was the case.

Ms. Babson asked how long a large house review took. Mr. Grant estimated that the new requirement added approximately 20 minutes per inspection review. Ms. Babson also asked that the Building Department be extra vigilant in enforcing sign violations while praising the department's

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implementation of the MUNIS permitting software. Mr. Grant expressed optimism about the improvements that MUNIS will provide to functionality.

Ms. Searle asked for specifics on the decline in permits. Mr. Grant indicated that for calendar year 2007, the department issued 1,066 permits. This is compared to 933 year-to-date in calendar year 2008.

Mr. Larsen informed the Board of a possible policy concern involving the Building Inspector's latitude in issuing a permit to an applicant who had failed to pay taxes on other properties. The Board asked Mr. Larsen to review this situation and report back at a later date.

Mr. Larsen called on Terri Duggan, the Town's Finance and Budget Analyst to update the Selectmen on the proposed FY2010 budget since their budget hearing on December 6, 2008.

Dec 6 vs. Dec 29th FY2010 Budget Changes

Dept Change	Amount	Total 12/6/08	Total 12/29/08
152 IS budget decrease due to personnel changes	(9,367)		
192 Facilities Maintenance Increase-personal expenses	<u>2,532</u>		
Subtotal Operating	\$ (6,835)	\$ 15,215,933	\$ 15,209,098
122 BoS Capital decrease to flat	(68,966)		
192 Facilities Capital decrease to flat	<u>(94,719)</u>		
Subtotal Capital	\$ (163,685)	\$ 868,661	\$ 704,976
710 Debt-include HS & 2nd Elem infrastructure issue	\$ 1,233,978		
910 Retirement reduction-allocate payments to be made by MLP,etc	\$ (134,000)		
Property Tax Abatements-Per assessor & DOR	\$ 105,000		

Mr. Larsen stated that several proposals around reductions in capital spending were forthcoming. He also said that there were other changes that staff wished to make in advance of the Board's vote and subsequent submission to the Advisory Committee.

4. Common Victuallers License – All Alcohol License California Pizza Kitchen

Steve Rich, Dan Garden and Bill Long appeared before the Board to request a Common Victuallers License. Mr. Larsen pointed out the provisions in the development agreement for Linden Square that allowed 2 restaurants to be part of the development. Mr. Rich described the restaurant, which has an anticipated opening date of January 19, 2008.

Mr. Dugan expressed concern regarding handicapped parking spaces, refuse removal schedules, delivery schedules and the use of patio space as stipulated in the lease. Mr. Rich addressed Mr. Dugan's several concerns to the satisfaction of the Board members. Mr. Larsen also pointed out that the license being sought did not allow for outside dining. Mr. Long indicated that regular deliveries would take place at about 7:30am.

Mr. Dugan moved, Ms. Searle seconded and the Board voted (4 – 0) to approve a Common Victualler/All Alcohol Beverage License to California Pizza Kitchen located at 183 Linden Street, and further, to name Dan Garden as Manager of Record.

5. School Bussing

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Ms. Searle welcomed Suzy Littlefield, Marlene Allen and Suzy Newman. Ms. Babson offered context for the television audience – that a thorough analysis and survey of the coming high school project revealed a need to develop an alternative transportation plan.

Ms. Allen reported that the analysis of traffic indicated that there would be too much congestion at the front of the High School for the purposes of the PSI process. In addition, Wellesley currently meets the state's minimum requirement for school transportation (i.e. free service to all K-6 students living beyond 2 miles of their designated school). The remainder of the bussing program is supported through fees (\$473) for bus passes. She walked the Board through an analysis of surrounding towns, which showed lower fees and higher minimum standards of service. Ms. Allen described several proposed scenarios including variations on increased fees and/or subsidies.

Ms. Allen recommended a Town fund of \$400,000 to alleviate the impact of unusually high fees relative to Wellesley's peers and meet the increased bussing needs created by enrollment growth as well as construction at the high school site.

A number of issues were discussed including the costs of the various proposals, the lack of popularity of school busses among students, the need for an environmentally sound (or "Green") solution and the need to mitigate traffic congestion, concerns about the willingness of the school department to support a sustained commitment to the additional funding for transportation purposes, and the opportunity to expand to a town-wide bus system.

At the conclusion of the discussion, it was decided that more consideration was needed among the membership of both bodies before the Selectmen would make any formal recommendation.

6. FY2010 Operating Budget Continued

The Board resumed its discussion of the FY2010 budget. Mr. Connolly addressed the recommended Traffic & Parking budget request. He reminded the Board members that the department was a non-tax impact budget. Mr. Connolly stated that the total FY2010 request was \$532,415. He also briefed the Board members on the various activities and projects anticipated in the coming year.

Ms. Warshaw asked about the use of the Tailby lot by local business employees. Mr. Connolly stated that on two weekends he observed approximately 20 vehicles. Ms. Warshaw pointed out that there are more than 20 employees in the businesses in that area and the Town should not be investing further in those areas until the Tailby lot receives greater use by local businesses.

Ms. Babson inquired about the appearance of a loss in revenue between FY2009 and 2010. Mr. Connolly stated that revenue has been lowered to approximately \$500,000 for FY2010 based on year-to-date results as well as trends observed by parking attendants. However, he also expressed optimism about the ability to gain revenue through system enhancements such as new CALE machines which will accept credit cards and make payments more convenient.

Mr. Ketchen briefed the Board on the FY2010 budget request for the Facility Department. He pointed out that the department is a unified school/town department with a Director who reports to both the Executive Director of General Government and the Assistant Superintendent of Schools. He briefed the Board on a number of enhancements being requested for both personal service and expense costs. Altogether, the proposed budget of \$3 million represents an increase of 6 percent over FY2009.

Mr. Ketchen pointed out that the Facilities Department is funded entirely through revenue generated by the General Fund. He presented the Board members with an organizational chart.

Ms. Warshaw inquired about the possibility of budgetary savings on the expense side through hiring a carpenter and an electrician. Mr. Ketchen reported that more quantifiable data would be available

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Ms. Babson pointed out that the custodians are still building-specific in their assignments

Ms. Searle emphasized the need to improve the physical appearance of buildings and grounds. She also asked about the status of hiring a new Assistant Facilities Director. Mr. Ketchen stated that the process has identified a set of finalists and, in the interim, a stipend has been granted to one of the custodians to alleviate the short-term workload of the Director.

7. Old Business/ New Business

Fire Chief Search

Mr. Larsen reported that first round interviews were in the process of being scheduled.

Wellesley High School Building Committee

Ms. Babson stated that she would have a report for the Board next week.

27 Washington Street

No new information was available on this project.

Senior Center Study

Ms. Warshaw reported that a final report from the architect would be available in the coming week. She also reported that two public information sessions are scheduled for January 13, 2009. A draft report on the Senior Center recommendations would be available in late January.

8. Adjournment

Ms. Searle entertained a motion for adjournment.

At 9:48 p.m. Mr. Dugan moved and Ms. Warshaw seconded and the Board voted (4 – 0) to adjourn.