

Board of Selectmen – November 19, 2012

Present: Searle, Tsagaris, Gibbs, Babson, McCauley

Also present: Larsen, Connolly,

Call to order: Meeting called to order at 7:00 pm.

Warrants approved: #20 in the amount of \$5,107,353.22

Minutes approved: None

Citizen Speak: None

The Chairman made the following announcements:

- The Tax Classification Hearing will be opened on Monday, December 3rd and continued on Monday, December 10th.
- Applications for Boston Marathon waivers are available on the Town website with proceeds to benefit the Wellesley Friendly Aid Association, Wellesley Scholarship Foundation, Wellesley Theater Project and the West Suburban Veterans' District.

2. Executive Director's Update

The staff is exploring an opportunity to refinance a portion of the Town's callable debt. The refinancing would likely be transacted as part of a bond offering in March 2013. In addition, there is an opportunity to monetize the residual stream of reimbursement from the MSBA in relation to the Sprague School project. The Executive Director will provide financial analysis of these opportunities in the near future. The refinancing will require Selectmen approval.

3. Recognition of Mike Eby

The Board recognized Mike Eby, Chair of the Permanent Building Committee following the reception earlier in the evening in the Great Hall. The Chair thanked him for his work for the Town over many years and reviewed the numerous town projects completed during his tenure.

4. Reserve Policy

Mr. McCauley described his concerns with the language in the draft policy. In particular, he is concerned by the constraints implicit in the language requiring the Town to maintain a minimum reserve level of 8% of revenue.

Ms. Babson led a discussion of potential further changes to the draft. She also committed to make a further round of edits in advance of sending it to the Advisory Committee for their review.

5. Tolles Parsons Center-Advisory Group Membership

Ms. Tsagaris noted that Heather Sawitsky has agreed to serve as Chair of this Advisory Group. It was decided to make some changes in the makeup of the group, which would make it more effective and efficient by making it smaller and more independent of town government. It will consist of town residents along with various members of town departments and boards. The input from the town departments and boards will be solicited. The group's first meeting is planned for the first week of December.

Projects and Other Updates

- Wellesley High School - There will be another tour of the new High School on Saturday, December 1st at 12:30. The parking lot is to open by December 5th.

- Wellesley Square Initiative - The Holiday Stroll will be on December 2nd and the lighting of the trees is scheduled for 5 p.m.
- 900 Worcester Street - The committee will be meeting on Thursday the 29th @ 9 a.m. and are preparing for a presentation to the Selectmen on December 10th. They are working on a permitting approach and the development of a campus plan. A request for any further funds at the upcoming Annual Town Meeting is contingent on further progress on the due diligence, which is currently on-hold.
- Sustainability - Residents may sign up for the “Power to Choose” renewable energy program or increase their contribution percentage on line.
- School Facilities Task Force - Participants at last week’s meeting went on a tour of the Schofield and Fiske schools and talked to the SMMA architects about some of the work called for at these schools and the time frame for those projects.

6. Quarterly Traffic Update

Lt. Jack Pilecki and Kien Ho from BETA Engineering appeared before the Board to discuss the following traffic issues:

Paine Street –Proposal to allow 2 Hour Parking on the north side of the traffic island on Paine Street at the intersection with Rice Street

This change was recommended by the Wellesley High School Parking Committee.

Searle moved, Gibbs seconded and the Board voted (5-0) that the Town of Wellesley Traffic Regulations be amended by:

ADDING to SCHEDULE I – 2 Hour Parking

Location	Side	From	To
Paine Street	Northerly side of island	Rice Street	A distance of 235’ east of Rice Street

Plymouth Road Stop Sign - Proposal to convert a yield sign to a stop sign on Plymouth Road at Old Colony Road

Stephanie Wasser, 51 Old Colony Road, expressed opposition to this change and did not feel there was sufficient data to support it. The Chairman had two letters in support of the stop sign.

Searle moved, Gibbs seconded and the Board voted (5-0) that the Town of Wellesley Traffic Regulations be amended by:

DELETING from SCHEDULE VIII (Section 7-11-A) YIELD SIGNS

Location On	At	So As to Face
Plymouth Road	Old Colony Road	East

ADDING to SCHEDULE IV (Section 7-11) – STOP SIGNS

Located On	At	So As to Face
Plymouth Road	Old Colony Road	Eastbound Approach

Granite Street Stop Sign - Proposal to add stop sign on Granite Street at the intersection of Crown Ridge Road

This request was made by a resident of Granite Street.

Searle moved Gibbs seconded and the Board voted (5-0) that the Town of Wellesley Traffic Regulations be amended by:

ADDING to SCHEDULE IV (Section 7-11) – STOP SIGNS

Located On	At	So As to Face
Granite Street	Crown Ridge Road	Eastbound Approach

Kien Ho presented the findings and recommendations arising from their assessment of 12 signalized intersections in Town. He recommended no timing changes at the intersection of Washington Street and Cliff Road, Rockland Street and Forest Street. BETA will revisit the intersection of Washington, Rockland and Forest Streets after the Rockland Street Bridge reopens, which should be in mid-December. At Washington, Kingsbury and State Streets he suggests a timing change during the school opening and dismissal periods while the bridge is closed and a signal change when the Rockland Street Bridge reopens. They are not recommending any change at Wellesley Avenue and Washington Street but would like to convert the system sensor on the queue detector.

Mr. Ho's memo regarding these changes is attached to these minutes.

7. Selectmen's FY13 Capital Request

Joe McDonough, Director of Facilities, appeared before the Board and introduced his key staff (Peter Warfield, Jim Testa, Joe Murray and Allen Hebert (new Energy Manager). The new school plumber will start on Monday and otherwise, all positions are now filled. He gave a presentation that summarized the startup of the new Town-wide Facilities Department, including the development of job descriptions, recruiting of personnel, negotiation of a new union contract with the School Custodians, implementation of new payroll and maintenance work order processes, recent capital projects, etc. He then segued into a review of the Facilities Department's FY14 five year capital plan. He reviewed the proposed projects by building, with particular focus on the projects to be funded at the 2013 Annual Town Meetin. He distinguished between the projects to be funded via cash capital versus those to be funded via a potential Prop 2½ debt exclusion. He also described how the proposed projects relate to the recent school building assessment completed by SMMA.

The Board questioned the financing approach for the various municipal facility projects proposed to be funded by debt. Mr. Larsen suggested they may be included in a debt exclusion with school building projects.

At Ms. Searle's request, Mr. McDonough provided a brief overview of the proposed renovation of the old MLP Substation as new office space for the Facilities Maintenance Department.

Mr. McCauley expressed appreciation for Mr. McDonough's ambitious program for facilities maintenance, but also expressed concern regarding the budget consequences and questioned how the Town should prioritize such projects. Mr. McDonough noted this will require further discussion and deliberation.

Ms. Babson noted the five year plan is very helpful, but also very sobering. She also noted this may push people to start tackling these challenges.

Mr. Larsen noted that further thought needs to be given to how to package the facilities capital requests for Town Meeting purposes, i.e., will be seek individual appropriations, or bundle multiple requests into a single motion, etc.

Mr. McCauley also expressed concern regarding the Town's ability to complete such a high number of projects and questioned the extent to which the proposed work in the schools can be done during the summer. Mr. McDonough described his intended approach to completing the HVAC "tuneup" work.

Mr. Larsen noted that further work needs to be done to integrate the projects forthcoming from the SMMA assessment into the five year capital plan.

The Executive Director reviewed the five year capital plans for the other Selectmen departments, including Police, Fire, NIS and Council on Aging. Ms. Babson questioned the amount of funding proposed for Fire Department vehicles (new engine and command vehicles). Mr. Larsen noted the anomalous level of funding for large apparatus replacement. Ms. Babson questioned the use of large apparatus to respond to calls for ambulance service. Ms. Searle questioned whether equipment on old command vehicles can be reused on new vehicles. Mr. Larsen committed to organize a meeting for Ms. Babson and Mr. McCauley with the Fire Chief to discuss these matters.

In response to a question from Ms. Tsagaris, Mr. Larsen noted the added functionality to be gained by the COA's capital request.

Mr. McCauley questioned whether other Town departments have similar functionality that could be shared with the COA. Mr. Larsen noted that a team of staff evaluated the use of the "Rec Trac" software for these purposes, but concluded this did not make sense.

Mr. McCauley requested more information regarding the debt service and overall budget impact of the requested capital.

The Board deferred a formal vote until the next meeting.

Old Business / New Business

None.

At 9:15 the Board was polled all aye to go into executive session to discuss strategy for collective bargaining.