

Board of Selectmen – December 10, 2012  
Present: Tsagaris, Gibbs, Searle, Babson, McCauley  
Also present: Larsen, Connolly, Robinson

Call to order: Meeting called to order at 7:00 pm.  
Warrants approved: #22 in the amount of \$6,292,131.52 and #23 1,890,075.57  
Minutes approved: none

The Chair made the following announcement:

- Boston Marathon Invitational Entries – Friday, December 14<sup>th</sup> is the deadline for submitting applications for invitational entries for the Boston Marathon. Applications are available on the Town's website. The lottery will be held on December 17<sup>th</sup> and recipients will be notified on December 20<sup>th</sup>.

**1. Citizen Speak**

None.

**2. Executive Director's Update**

None.

**3. Tax Classification Hearing**

Ms. Gibbs opened the continuation of the Tax Classification Hearing, which began on December 3<sup>rd</sup>. The Selectmen hold this public forum for discussion of local property tax policy. The decision to be made by the Board of Selectmen at the conclusion of the hearing is whether or not to classify the tax rate for this fiscal year. The Report of the Board of Assessors was presented at the initial session last week. Ms. Gibbs invited comments from the audience.

Hans Petschaft, 14 Bird Hill Avenue, asked the Board to consider adjustments to the income limit to qualify for the tax deferral program. Mr. Petschaft offered the suggestion to have the income limit indexed to inflation. He noted the tax deferral was a loan not a gift and this deferral helps seniors remain in Wellesley. Ms. Gibbs noted this request was discussed last week and would be considered at a later meeting. Ms. Tsagaris informed Mr. Petschaft that any change would require town meeting action and special legislation by the Massachusetts Legislature.

There were no other members of the audience who wished to address the Board.

Ms. Gibbs invited the Board of Assessors and Donna McCabe, Chief Assessor, to join the Board and thanked them for their presentation and all the work they do for the Town during the year. Ms. Gibbs asked if there were any questions from the Board for the Assessors. Ms. Searle noted the Department of Revenue has certified the assessed values. There were no other questions.

Ms. Gibbs acknowledged receipt of written correspondence from the Wellesley Chamber of Commerce expressing support for retaining the single tax rate. No other written correspondence was received.

**The Board voted unanimously to adopt a residential factor of 1.0 for the purposes of determining the fiscal 2013 tax rate.**

The Tax Classification Hearing closed at 7:15 pm.

#### **4. 900 Worcester Street Update**

Andy Wrobel, Chair of 900 Worcester Street Committee, introduced members of the committee present for the update on the 900 Worcester Street Project. The members present were Tim Barrett, neighbor representative, David Perry representing Wellesley Youth Hockey and Chair of the Rink Subcommittee, Tom Harrington, Recreation Commission and chair of the Field Subcommittee, and Suzie Littlefield, School Committee, and Jim Conlin, Recreation Commission, Co-Chairs of the Aquatic Facility subcommittee. The presentation is available on the Town's website ([www.wellesleyma.gov](http://www.wellesleyma.gov)) and is attached to these minutes.

Mr. Wrobel reviewed actions at the June 13, 2012 Special Town Meeting and noted the final Canon Law Appeal is still pending and this limits the Town performing its required due diligence. The Committee believes permitting each use separately is the best approach. Creating a detailed master site plan is the recommended next step. This master site plan would address PSI issues, ensure the different uses would fit, and give developers confidence their project can work. With the Master Site Plan complete, the Town could obtain wetlands permit, move ahead with field design and construction, and develop RFPs for private developers or develop through a non-profit. Reports of the Rink, Field, and Aquatic Facility subcommittees were presented.

##### Aquatic Facility

Ms. Littlefield described the activities of the Aquatic Facility Subcommittee and the 5 Aquatic Facilities they visited (Wayland, Concord, West Hartford, White River Junction Vermont, Marblehead). The pool survey was sent to residents in a variety of ways and has over 2,400 responses nearly 30% of households. The subcommittee will start analyzing the results of the survey later this week. Ms. Littlefield outlined the next steps including analysis of surveys, complete program study, complete preliminary business plan, and develop RFP for private developer or investigate local non-profit options.

Ms. Seale asked for a breakdown of the source of funding for construction of the pools they visited. Mr. Conlin reported, that of the 5 facilities visited, 2 were fund raising, 1 public funded, 1 gift, 1 private donors.

##### Rink

David Perry described the activities of the Rink Subcommittee. Based on land availability and competing uses the available space would allow for a single sheet of ice with 500 seats. Mr. Perry described the variety of business models that exist for hockey rinks. Rinks in Bedford, Braintree, and Marlborough were privately funded. Most rinks built inside Route 128 were built by the State in the 1950's – 1970's. Most of those rinks have been transferred to the cities/towns where they are located and most are privately operated. FMC Ice Sports, a private rink management company, now operates most of these ice rinks. Estimated development costs at \$6.0M at today's market prices. The goal is to identify a private developer to construct the facility. Next step develop RFP for private developer or investigate non-profit options.

##### Field

Tom Harrington described the activities of the Field Subcommittee. The subcommittee feels Sprague Field is the best synthetic field in the area and is the model they are following. The subcommittee is proposing the installation of lights to be privately funded through a use agreement with the Wellesley United Soccer Club. Next steps are to write use agreement, obtain design funds from Town and CPA at 2012 Annual Town Meeting, and develop RFP for field design. The use of CPA funds will require a conservation restriction on portions of the site including the synthetic field. Unlike Sprague Field, since this field is not on school property, this will allow daytime use by the Recreation Department for programs.

Since the field is the likely use to be built first, Ms. Searle asked the level of engagement with the neighborhood. Mr. Harrington responded they have not engaged with the neighborhoods yet.

Mr. Wrobel updated the Board on the unfinished items approved at the June 13, 2012 Special Town Meeting. Funding for the following items will be requested at the 2013 Annual Town Meeting:

- Create Master Site Plan
- Get Wetlands Permit and ZBA review
- Develop aquatic center program study
- Develop RFP for private development of “uses”
- Design field

Ms. Babson noted the wonderful progress since the June Special Town Meeting. She asked why no questions related to cost for users were not included in the survey. Mr. Conlin explained it is very difficult to ask those questions without a defined project. Ms. Babson asked about the Committee’s approach to the 2013 Annual Town Meeting. Mr. Wrobel explained any motions would assume the resolution of the final appeal and completion of due diligence. Alternatively the motions could be contingent on the successful completion of the final appeal and due diligence. Ms. Babson asked if they knew the exact amount they would be requesting at Town Meeting. Although the exact amounts are not known yet, Mr. Wrobel explained the items for which they would be seeking funding at Town Meeting. Ms. Tsagaris asked how the ice rink would be included in the 2013 Annual Town Meeting request. Mr. Wrobel responded the RFP development would include the ice rink project. In response to a question from Ms. Tsagaris, Mr. Wrobel confirmed the traffic analysis would include all three uses. Ms. Tsagaris asked what happens if all three uses are not built and would it affect the construction of the field use. Mr. Wrobel explained that because of the 62.5% CPA funding they know the location of the field and parking. If the other uses cannot be built, the Town would have decisions to make and look at the results from the parallel process.

Mr. McCauley and Ms. Tsagaris thanked the Committee and complimented the members on the process followed and work results.

## **5. Wellesley Media Corporation – Annual Business Review**

Peter Marx, President, Dixon Purcell, Treasurer, and James Joyce, Executive Director, appeared before the Board for the Annual Business Review of the Wellesley Media Corporation.

Mr. Larsen outlined the funding sources for the Wellesley Media Corporation. The cable television licenses granted by the Selectmen to Verizon and Comcast require funds be provided towards PEG (Public, Education, Government) Access programming. The Selectmen designate the Wellesley Media Corporation to provide PEG access and direct the funds from Verizon and Comcast to them.

In 2006, the Town negotiated an agreement with the Wellesley Cable Access Corporation (now Wellesley Media Corporation) to provide PEG Access programming and be designated as such. Under the terms of that agreement each year the Selectmen are sent copies of Wellesley Media Corporation’s Annual Financial Reports. Wellesley Media meets with the Selectmen to discuss their business plan, review the financial statements, and determine whether Wellesley Media is operating in accordance with the terms of the agreement.

Mr. Larsen noted the request from Comcast to begin negotiations on a new cable television license. The current license expires June 30, 2015.

Mr. Marx’s presentation is attached to these minutes. Mr. Marx read the mission of the Wellesley Media Corporation and reviewed past fiscal year activities. The highlights included their new website, on demand and simulcast programming, use of social media, and the live telecast of the new high school opening. Plans for next year include finding a new centrally located space, upgrading broadcasts to high definition, installing cameras in additional locations, and providing links directly on Town website.

Ms. Searle thanked Wellesley Media for the offering the on-demand programming and sees it as being very useful for the community.

Ms. Babson inquired about future revenue amounts provided by Verizon and Comcast. Mr. Marx noted the revenue is based in cable television only. He expects revenue to increase in the short term and decrease in the long term.

Ms. Babson asked how we insure we receive the correct PEG amounts from Comcast and Verizon. Mr. Larsen referred to the quarterly statements sent to the Town and Media Corporation which provide trends for the PEG payment amounts. The PEG payments are sent directly to the Wellesley Media Corporation. Mr. Larsen asked that the auditor prepare a comparative presentation showing current year vs. prior year. Mr. Larsen asked Wellesley Media to send their Financial Plan and user data for Comcast/Verizon.

Mr. McCauley asked what plans Wellesley Media had to use its significant cash in hand. Mr. Marx noted it would invest on things to move forward the Media Corporation's mission including finding and building a new location for Wellesley Media.

Ms. Babson thanked James Joyce and his staff for their hard work, positive attitude, and willingness to help everyone.

After receiving the financial plan for review and confirming the insurance coverage, the Board will vote that Wellesley Media has been operating in a manner consistent with their agreement.

## **6. Reserve Policy**

Ms. Babson noted the draft Reserves Policy had been distributed and reviewed with the Advisory Committee last week and it was ready for adoption.

The Board voted unanimously to approve the *Town of Wellesley Financial Reserves Policy* dated December 10, 2012.

## **Projects and Other Updates**

- Wellesley High School – Ms. Babson reported the high school parking lot opened last Wednesday. The high school has been completely turned over to the School Committee. Mr. Larsen reported spaces in the Whole Foods parking lot, used by teachers, have been returned to Whole Foods and the small lot behind Needham Bank has been returned to Captain Mardens pursuant to the lease that was in effect before their eviction. Ms. Babson suggested taking the high school off the weekly projects report list and she will update the Board as needed.
- Tolles-Parsons Center – Ms. Tsagaris reported the first meeting with the new review committee and the planning committee will be held on Tuesday at 7:00 pm in Great Hall.
- Wellesley Square Initiative – Ms. Searle encouraged residents to consider shopping local to support local businesses. Ms. Babson commented on free parking in Wellesley Square for the holidays.
- School Facilities Task Force – Ms. Searle presented the attached Progress Report of the School Facilities Master Plan Task Force. This plan consists of 4 phases with Phase 1 involving Triage Building Needs. An example of a phase 1 project is HVAC tune-ups at all schools. Ms. Babson asked when the School Committee's master plan would be complete. Ms. Babson asked whether a longer term plan should be in place before appropriating any funds. Ms. Babson asked whether the Facilities Maintenance Department has the capacity to take on projects in addition to projects already planned for FY14. When asked what the harm is in waiting until the master plan is complete before commencing work, Ms. Searle noted lost time increases cost of the project. Mr. Larsen noted Town Meeting would be given a sense of the entire cost of the School Facilities Master Plan.