

Board of Selectmen – February 4, 2013
Present: Tsagaris, Gibbs, Searle, Babson, McCauley
Also present: Larsen, Connolly, Robinson

Call to order: Meeting called to order at 6:00 pm.
Warrants approved: None
Minutes approved: 1/7/13, 1/15/13

1. Citizen Speak

None.

2. Executive Director's Update

The Board voted (5-0) to approve the minutes of January 7, 2013 and January 15, 2013 Board of Selectmen meetings.

Gift to the council on Aging

The Board voted (5-0) to accept gift of \$50 from Avery Mar specifically for the Volunteer Drivers Program.

3. COLA Base Increase (2013 Annual Town Meeting Warrant - Article 6)

Dave Kornwitz, Retirement Board Chair, joined the Board. Mr. Kornwitz gave an overview of the COLA Base, what it means and why the Retirement Board believes it's appropriate to increase the COLA base at this time. In his presentation Mr. Kornwitz presented a financial update, summary of current COLA provision, retiree demographics analysis (with respect to the benefit levels), benefit impact of increasing the COLA base, equity vs. other municipalities, cost impact of increasing the COLA base and concluded with a summary of why they feel this increase is necessary. As of 1/1/12 the liabilities of the retirement system were \$160,000,000. The appropriation for FY14 was \$5,941,000 with \$6,165,000 proposed for FY15. The Retirement Board will review interest assumptions for FY15. Due to the dramatic change in economic conditions the Retirement Board is accelerating the valuation by 1 year and performing a 1/1/13 valuation. The Retirement Board proposal is to raise the base to \$15,000 beginning July 1, 2013. This would add approximately \$24,500 to the FY14 budget request.

Ms. Babson moved to reconsider the vote on this issue.

The Board voted (5-0) to reconsider the matter.

Ms. Babson voted (5-0) to support the recommendation of the Retirement Board to increase the COLA base from \$12,000 to \$15,000.

Mr. Larsen gave a brief update on OPEB (Other Post-Employment Benefits). The June 30, 2012 valuation assumed an interest rate of 7.5%. Due to the fact that the liability is projected to continue growing based on the approved funding schedule through FY19, reducing the level of funding is not recommended at this time. In future there will be a need to consider renewing the funding exclusion. Depending on future action by the Legislature the Town could be looking at a possible reduction in the liability of 10-20%

4. Town-Wide Financial Plan

Sheryl Strother, Finance Director, joined the Board. Sheryl announced the Rachel Lopes has accepted the position of Retirement Administrator. Mr. Larsen presented a schedule which documented the projected sources and uses for years FY14-FY20. There is a projected deficit for FY14 in the amount of \$1,560,125. At this time, the proposed school budget has not been voted by the School Committee. Mr. Larsen also reviewed the current debt exclusions impact for FY14-FY16, and the median tax bill impact of excluded debt service.

The Board was in agreement that they do not support an override for FY14.

5. Citizen Petition Regarding Retail Sale of Wine & Malt Beverages (Article 39)

David Himmelberger, Attorney, Peter Katsikaris, Fells Market Co-Owner, joined the Board. Mr. Katsikaris is the proponent of warrant Article 39. Mr. Himmelberger gave an overview of Article 39 and how was formed. This article would allow sale of wine & malt in full service grocery stores. If Town Meeting votes favorably, the town would petition the general court to approve special legislation allowing the Town to license these stores. Following passage of special legislation the question would be brought to the voters in a subsequent election. This proposal would only apply to full service grocery stores and sufficient controls and parameters would be put into place prior to any licensing.

Michael O'Connell, resident, joined the Board. Mr. O'Connell sees value in Wellesley being a dry town. He believes that dealing with off-premises sale of alcohol is a dangerous venture. He stated that the economic benefit to the Town is negligible and grocery stores are the least secure way to sell alcohol in the state. As a resident he enjoys the fact that Wellesley is dry.

John McConchie, Chair, Wellesley Chamber of Commerce joined the Board. Mr. McConchie stated the Chamber of Commerce felt that it would be advantageous for residents to be able buy beer and wine in Wellesley. The Chamber of Commerce does not support package stores but sees a benefit to residents being able buy beer and wine in supermarkets.

Mr. Himmelberger questioned whether the Board would be open to a staff subcommittee to work on details of this issue. The Board decided they would not be prepared to bring this to the Annual Town Meeting, as there is not enough time to perform the needed due diligence before April.

Ms. Tsagaris suggested putting this matter on hold until after Town Meeting at which time they will discuss this issue in more detail. The Board agreed to put this on the agenda after Town Meeting.

6. Common Victualler License Application – The Upper Crust, 99 Central Street

Sean Shenefield joined the Board. Mr. Shenefield was manager of record when The Upper Crust originally opened. He is proposing to re-open The Upper Crust and gave a brief overview of the operations, menu, and hours of operation. Essentially the operation will remain the same. He has an agreement to use the name, menu, and recipes. The layout of

the store will not change and seek to keep the same vendors and store hours. Mr. Shenefield noted employees are encouraged to use the MBTA and municipal lots. He would like to re-open at the end of the week.

The Board voted (5-0) to grant a Common Victualler's License to UC Wellesley LLC doing business as The Upper Crust Pizza, 99 Central Street and named Sean Shenefield as Manager of Record.

7. School Facilities Task Force Recommendations (Article 17)

At 7:47 pm meeting the joint meeting of the Board of Selectmen and the School Committee was called.

Joe McDonough, Director of Facilities Maintenance Department, and David Lussier, School Superintendent, joined the Board. Ms. Searle updated the Board on the details of the various projects that the School Facilities Maintenance Task Force has been reviewing along with Town-Wide projects being recommended by the Facilities Maintenance Department (FMD). The task force had planned to request design and construction funds at the 2013 Annual Town Meeting. Due to time constraints, the task force will only be requesting design funds at the 2013 Annual Town Meeting. The proposal presented consisted of 17 capital projects, 12 of which are school related. The school projects propose upgrades to building systems while focusing on health and safety. Ms. Searle invited input and questions from the School Committee and the Board of Selectmen. Mr. Larsen, Mr. McDonough and Mr. Lussier presented the origins of the proposal, analysis of the SMMA assessment, and plan for addressing school facilities needs. A summary of the proposal, review of individual projects, potential future phases, financial analysis, and next steps were also presented. Assuming work is performed over 2 years (FY14-15), the total cost of proposed work would be \$23,300,000. The total cost of remaining work over the next 7 years (FY16-FY22) is 66.8 million. It was decided to call another joint meeting at the Board of Selectmen & School Committee on Monday, Feb 11.

At 8:25 pm Diane Campbell adjourned the joint meeting of the Board of Selectmen and School Committee

8. Amendment to Wellesley Inn Development Agreement (Articles 29, 30)

Peter Tam and Jordan Warshaw, and Bob Kenney joined the Board. Mr. Warshaw and Mr. Tam are involved with the proposed redevelopment of the Wellesley Inn property. Mr. Jordan reviewed a draft amendment to the development agreement that previously existed and gave a quick overview of key provisions of agreement.

9. Cochituate Aqueduct Land Acquisition (Article 22)

Mr. Bill Donovan, owner of route 9 east/west bound Wellesley Dunkin Donuts and Mr. Joe Murray Capital Development Manager of Donovan Services joined the Board. Mr. Donovan came to the board as a follow up to a previous presentation regarding potential lease of 10,000 sq ft parcel of the Cochituate Aqueduct. Mr. Donovan is proposing to increase parking spaces from 11 to 21 and increasing the square footage of his business from 1800 sq ft to 2100sq ft. The question is whether the Selectmen would like to move forward with

special legislation that would require an appraisal and a financial arrangement to lease that parcel. Mr. Donovan agreed to pay for the appraisal, plant a series of trees along edge of the aqueduct, and clean up the trash on the aqueduct. The Board questioned the timing and appraisal process. Ms. Gibbs disclosed she is an abutter to a portion of the aqueduct property in question and has decided to recuse herself from any further participation of this project. Ms. Babson asked Mr. Larsen and Mr. Robinson to go ahead with an appraisal.

10. Gifts of Land (Article 25)

Ms. Babson presented slides of the potential gift of three landlocked parcels of land that abut Fuller Brook Park on the back side of Seaver Street. These parcels total .7 acres. Ms. Babson provided a description of the parcels, brief history of the parcels, how they came to be gifted to the Town, appraised value, and property tax amounts.

The Board voted (5-0) to accept the three landlocked parcels 11R, 17R, and 21R Seaver Street which will be accepted as parkland and under jurisdiction of the Natural Resources Commission.

Ms. Babson noted that the Permanent Building Committee (PBC) is requesting to amend two sections of the PBC bylaw which deal with the kinds of projects they want to keep under their jurisdiction. PBC is prepared to ask town meeting to increase the threshold for projects over which they will retain control from \$25,000 to \$100,000 and in their discretion supervise construction for any project which is bonded. Ms. Babson asked the Board for questions and comments.

The Board voted (5-0) to support the amendment to the PBC bylaw on both the bonded issue and the threshold issue.

Projects and Other Updates

- Tolles-Parsons Center – The architect and Harriet Warshaw met with PBC to see if they would need additional funds for design, permitting, and construction documents. Based on estimates from the architect, changes in building codes, surveying, and tweaks to design, the group is requesting an additional \$100,000 at Town Meeting.
- Wellesley Square Initiative- This group is still working on banners and brackets issue. They are also looking to set up merchants meeting to discuss Go Local.
- Advisory Committee Update – Mr. Murphy updated the Board on the Advisory Committee’s upcoming agenda.
- Fuller Brook Park – This group will meet to discuss the timeline for the start of permitting of the project.
- 900 Worcester Street - Results of aquatic facilities survey are available on the website. Due diligence remains in limbo as there has been no action on appeals and Town Meeting is so close. The committee continues to evaluate different activities for the site.
- Sustainability – Ms. Searle noted that they have received a draft of the energy policy from the Energy Manager, and they are getting ready to launch Power to Save program.
- WPS Strategic Planning Committee- Ms. Tsagaris presented a slide which gave a detailed what this committee is about, a brief overview of the strategic planning process, process and research goals, and other measures of success. A list of

committee members was displayed. Ms. Tsagaris talked about upcoming community listening forums, a tentative process plan, and detailed next steps for the group.

Old Business/ New Business

Wetlands Funds

Ms. Babson briefly discussed the need for a Wetlands Funds Vote. There is an agreement with the Wetlands Protection Committee (WPC) that requires Selectmen's authorization to access funds in a revolving account for certain items that go beyond the agreement previously reached. The WPC have asked for an agreement to spend up to \$900 on a wetlands professional consultant for some regulatory hearings concerning property permit application on 33 Ledgeways.

The Board voted (5-0) to give authority to the Wetlands Protection Committee to have funds withdrawn.

The meeting adjourned at 10:32pm.

Documents Presented: Presentation on COLA Base Final Presentation 2/4/13, Town Wide Financial Plan, WPS Strategic Planning, Article 25 ATM.