

Board of Selectmen – March 4, 2013

Present: Searle, Tsagaris, Gibbs, Babson, McCauley

Also present: Larsen, Robinson (Connolly absent)

Meeting called to order at 7:00 pm.

Warrants approved: #35 in the amount of \$3,419,712.62

Ms. Tsagaris announced that tomorrow is Town Election Day and the polls are open from 7am to 8pm.

## **1. Citizen Speak**

Dalisa Prieto approached the Board. Ms. Prieto is the Co-President of the Schofield PTO. Ms. Prieto read statistics on CO2 levels in schools as well as the current CO2 levels in Schofield classrooms. She listed side effects resulting from the lack of fresh air in buildings. Ms. Prieto expressed her astonishment that work to address these issues might be deferred until 2015. She requested further dialogue between Schofield representatives, members of School Committee and the Board of Selectmen in order to move forward with immediate solutions to the air quality problems.

## **2. Executive Director's Update**

The Board **voted (5-0)** to approve the minutes of January 13, 2013 meeting of the Board of Selectmen

The Board **voted (5-0)** to designate March 17, 2013 Wellesley Symphony Orchestra Day.

## **2. Massachusetts Legislation Delegation**

Representative Alice Peisch, Senator Cynthia Creem, Senator Ross, David Lussier, School Superintendent and members of the School Committee joined the Board. Rep. Peisch spoke about the RGGI (Regional Greenhouse Gas Initiative) Bill.

Rep. Peisch also discussed a meeting she had with representatives from Wellesley and the Massachusetts School Building Authority to discuss the possibility of MSBA support for potential school renovation projects in Wellesley.

Next Rep. Peisch discussed the implications of the FY14 State Budget on the Town's budget. Rep. Peisch stressed that although Chapter 70 Aid in the Governor's proposed budget has increased, that increase is dependent on increased revenues. The budget is currently before the Ways and Means Committee and the House version of the budget is expected to be completed by April 10. There is no way to know how closely the House budget will resemble the Governor's. Some portions of the budget, such as the transportation improvements may change.

Sen. Creem reiterated several of Rep. Peisch's points. She remarked that this budget is just the Governor's proposal and the State is not necessarily going to have the proposed higher tax revenues. Therefore, there may not be sufficient funding for everything included in the proposal. The Governor is proposing to eliminate many tax deductions and increase the income tax rate. One of the most significant changes is the proposed repeal of the exemption for capital gains on the sale of homes. Much has been predicated on funding that the state doesn't necessarily have. Sen. Creem also mentioned she has re-filed the bottle bill, and sponsored a gun control bill. Sen. Creem is chairing a new committee called Post Audit and Oversight which she gave a brief overview of.

Senator Ross, is concerned with the impact of "sequestration" (i.e., impact of Federal budget cuts). In the absence of sufficient increases in revenue he does not see his colleagues as having the will to

embrace the Governor's whole budget package. They are still assessing the various elements of the package.

Ms. Gibbs questioned the future of The Ride, and whether any changes will be made to the program. Rep. Peisch replied it is a mandate so something will need to be done. The paratransit needs are currently being reassessed.

Ms. Kato questioned when the Town would hear back from MSBA. Rep. Peisch responded that there is a well organized process following submission of an SOI (Statement of Interest) and the Town should receive a response in a timely fashion.

Ms. Ramos questioned whether the Head Start program would be impacted by the budget. Head Start does not come under the early education designation and is more than likely to be affected. Sen. Cream read through a list of programs she believes may be affected by Federal budget cuts.

Rep. Peisch briefly discussed the TIP Process, through which the State pays for bridges and road projects in different communities. She admitted the process is confusing and difficult. The Governor is looking at reforming this process.

### **3. Facilities Maintenance (Includes Joint Meeting with School Committee)**

Ms. Tsagaris convened a joint meeting of the Board of Selectmen and School Committee. Joe McDonough, Joe Murray, Project Manager and Joe Rizza, Architect joined the Boards. At 7:49 pm Diane Campbell, School Committee Chair called to order the meeting of the School Committee of March 4, 2013.

Mr. Murray and Mr. Rizza presented the proposed renovations at Town Hall. Mr. Murray discussed the Town Hall studies and gave a brief history of where we are today. Mr. Rizza presented slides detailing the existing conditions, space needs as well as the proposed renovations. He also reviewed the costs associated with the further design work associated with the renovations. The proposed project scope includes renovation of the offices of the Town Clerk, Treasurer and Building Department, and construction of a 2-story vault. The preliminary design cost estimate is \$100,800. Mr. Larsen & Mr. McDonough walked the Board through the design cost estimates for all of the proposed School and Town facility projects to be considered under Article 17 at the upcoming Annual Town Meeting. The School Committee has previously voted to approve the proposed School projects.

Ms. Babson voiced her concerns regarding the timing and development process for the Town Hall project. Ms. Gibbs questioned the prioritization of these projects.

Ms. Tsagaris wanted to know what would be the result of delaying action on the Town Hall renovations. Mr. McDonough responded that air quality and temperature levels would continue to be problematic in certain sections of the Town Hall and the Town would continue to not meet the Secretary of State's guidelines in regards to a vault for critical Town records.

Ms. Campbell gave an update on the Schofield air quality issues. She noted a meeting was held with the PBC during which short term fixes were discussed. The School Committee didn't feel the fixes would be sufficient and would prefer a more comprehensive renovation. Mr. Larsen added the Town plans to file a Statement of Interest (SOI) with the MSBA under the Accelerated Repair Program. Ms. Kato listed different options they are considering for addressing the needs at Schofield, including: the MSBA option, which is dependent on being accepted into the Accelerated Repair Program; possibly going to a Fall Special Town Meeting to seek funding for a comprehensive project; or, asking for design funds at the 2014 Annual Town Meeting.

Ms. Babson questioned whether they feel there are sufficient planning funds to move forward with work or extra testing that may need to be done for Schofield. Mr. Larsen responded that the situation is changing so often it is hard to know what bases are covered. There is approximately \$25,000 left in the original budget for the SMMA assessment.

Mr. Larsen noted that the design cost estimates are Mr. McDonough's best estimates. They have not yet been validated by the PBC so they may change.

**The Board voted (5-0) to support the following School facilities projects listed without the final cost amounts currently being known:**

**School projects**

**Donizetti entrance**

**MS Auditorium seating**

**Sprague roof**

**Sprague Oak Street entrance**

**Hunnewell roof**

**District-wide security upgrades**

**VOIP phone system**

At 9:08pm Diane Campbell dissolved the School Committee meeting.

Mr. Larsen suggested deferring the scheduled discussion of the Facilities Department procurement documents to a future meeting.

Mr. Larsen reviewed the proposed Town facilities projects and related design costs. The design costs are estimates and subject to adjustment by the PBC. Mr. Larsen also reviewed the debt service and median tax bill implications of the various capital projects.

In light of the high cost per square foot, the Board decided to await further guidance from the PBC regarding the potential cost of the MLP Substation renovation before deciding to request design funds for that project.

Given the Board has had little opportunity to consider the proposed Town Hall renovations, the Board decided to delay action on this project until a subsequent Town Meeting.

**The Board voted (5-0) to support the following Town projects:**

**Fire Station #2 Apparatus floor**

**Fire Station #2 HVAC renovations**

**Police Station HVAC renovations**

**Warren Building repairs**

**4. Branch Libraries**

Ms. Gibbs updated the Board on feedback received from the Advisory Committee regarding the proposed action under Article 21 – Library Branch Maintenance. Advisory believes the motion language is too ambiguous and does not clearly reflect what the Selectmen seek to accomplish. Advisory is concerned that this would not help answer the fundamental question. Ms. Gibbs noted the Town needs to resolve questions that were not dealt with following the 2006 referendum that eliminated funding for the operation of the branches. Ms. Gibbs suggested changing the Selectmen's approach to this issue. Specifically, she suggested the Board consider requesting the Moderator appoint a special committee to study and evaluate the best use of the buildings. Ms. Gibbs asked the Board what questions they would consider for such a committee.

Beth Sullivan Woods, Library Trustee Chair, along with fellow Trustees joined the Board. Ms. Woods expressed to the Board that the branch libraries are currently library buildings delivering services to town residents free of charge, which function fully with private funds. They feel the direction being considered comes as a shock. Ms. Sullivan noted that in 2008 they were informed that they had complete jurisdiction over the buildings. They feel that the new language and approach to Article 21 undermines their jurisdiction and responsibilities.

Ms. Tsagaris responded that the Selectmen would like to take this in steps and believe that an independent committee that reports to Town Meeting would be a neutral, unbiased option.

## **5. 900 Worcester Street**

Members of the 900 Worcester Committee including Jim Conlin, Susie Littlefield Andy Wrobel, and David Perry, joined the Board. Mr. Wrobel explained the Committee's desire to bring two motions under Article 16 at Town Meeting, to requesting funds for preparation of a master site plan and development and review of an RFP. Expenditure of the funds to be appropriated under these motions would be contingent upon successful purchase of property.

Mr. Wrobel also presented several slides that summarize the future steps in this development project. The Town's due diligence related to the acquisition of the property is currently on hold pending resolution of the final canon law appeal. The Committee feels if they do not go ahead with the proposed motions it will halt the momentum on this project, or delay progress on the project. Conversely, moving ahead might adversely impact the Town's future negotiations with the Archdiocese regarding the final purchase price.

Mr. Wrobel summarized the Committee's arguments for and against moving these motions at Town Meeting. The Board discussed the various arguments and ultimately concluded that failure to move the motions at the upcoming Town Meeting does not risk causing a significant delay, as the Town will likely have the option to seek any necessary funds at a Fall Special Town Meeting.

**The Board voted (1-4) to support the 900 Worcester Street Committee proposal to move 2 motions at Town Meeting totaling \$150,000 (this amount is exclusive of the portion of the cost to be funded with CPA funds).**

## **6. Linden Square Development Agreement – Draft Third Amendment**

Mr. Larsen reviewed the changes in the draft Third Amendment to the Linden Square Development Agreement, reflecting feedback received by the Board at its last meeting.

**The Board voted (5-0) to authorize the Chair to sign the Third Amendment to the Linden Square Development Agreement and recommend its adoption at the 2013 Annual Town Meeting.**

## **7. Wellesley Inn – Draft Amendment to Memorandum of Agreement**

Mr. Larsen reviewed the final changes to the Wellesley Inn - Draft Amendment to Memorandum of Agreement. He noted the Planning Committee voted favorably on the two related Zoning Amendments (Articles 29 and 30) the Wellesley Housing Development Corporation (WHDC) is expected to consider the affordable housing component of the proposed project at their meeting on March 6<sup>th</sup>.

The Board expressed support for the Draft Amendment pending affirmative action by the WHDC.

At 9:50pm Mr. Robinson left the meeting.

## **8. Town-wide Financial Plan (TWFP)**

Mr. Larsen reviewed the key changes to the TWFP, include a rewrite of the facilities section and revision of the median tax bill projection.

**The Board voted (5-0) to authorize the Chair to sign the Town-wide Financial Plan.**

## **Projects and Other Updates**

- Tolles-Parsons Center – Ms. Tsagaris noted that Town officials met to evaluate whether the new building and related parking can fit on the site. Several issues were raised related to parking, zoning and traffic concerns. Ms. Tsagaris will provide a further update at the Board’s next meeting.
- Wellesley Square Initiative – Ms. Searle noted that at the next merchants meeting they will review the Go Local initiative and future plans for Holiday Lighting. Ms. Babson noted the Library Trustees would like to display a banner to commemorate the 10 year anniversary of the Free Library, to be displayed from May to September. They will be piloting the banners to see how they will be received. The poles are located near the Library on each side of street.
- Advisory Committee Update - David Murphy, Advisory Chair updated the Board on the status of their voting on various Town Meeting Articles.
- Fuller Brook Park – None.
- 900 Worcester Street – None.
- Regional Matters/Transportation – Ms. Gibbs noted they are submitting an application tomorrow to Mass DOT for a Jobs Access Reverse Commute Grant, which could provide 3 years of funding for a pilot of fixed route bus service.
- Sustainability – Ms. Searle noted that next week folks from the Sustainable Energy Committee will introduce the Power to Save campaign. At their last meeting they received an update on greenhouse gas emission reductions. There has been a 15% reduction on carbon output on the municipal side and a 11.6% reduction on a Town-wide basis.
- School Facilities Task Force – None.
- Hills Branch Chimney – None.
- WPS Strategic Planning Committee - Ms. Tsagaris reported that two more Community Listening Forums are scheduled. The Committee recently toured the Cambridge Innovation Center. A focus group took place with representatives from Babson College, Wellesley College, Emmanuel College and Brandeis College. During this meeting the group discussed what colleges want to see from new students and what they think the students need to succeed.

## **Old Business/ New Business**

None.

At 11:45 pm the Board was polled all aye to go into executive session to discuss strategy with regard to Collective Bargaining.