

Board of Selectmen Meeting: January 6, 2014
Present: Tsagaris, Searle, Gibbs, Babson, McCauley
Also Present: Larsen, Jop, Robinson

Meeting called to order at 6:30pm.

1. Executive Session

The Board voted (5-0) to go into executive session to discuss acquisition of real property.

2. Citizen Speak

None

3. Executive Director's update

Gifts

The Board voted (5-0) to accept the following gifts donated to the Council on Aging:

- **\$300 from Gail Hansen**
- **\$50.00 from Sajida and Karim Khudairi**
- **\$25.00 from Janet Shane**
- **\$153.00 from Sandra E. Budson to cover the full payment of two participants for a day drip to the Boston Pops, and**
- **\$76.50 from Heather Kirkpatrick to cover the payment of one participant for a day trip to the Boston Pops**

Dates of Annual Town Meeting

Mr. Larsen reviewed the dates of the upcoming Annual Town Meeting. He noted the Annual Town Meeting will begin on Monday, March 31, 2014 and continue for 2 nights at the High School. Town Meeting will continue Monday and Tuesday of the following week at the High School. If needed, the fifth night of Town Meeting would be on the 16th of April at the Middle School. In the event more nights are needed, Town Meeting would take place the Monday and Tuesday after April vacation at the Middle School. Mr. Larsen noted that the warrant closes on Friday January 10th at 5pm.

Minutes

The Board voted (5-0) to approve the minutes of the December 20, 2014 Board of Selectmen Meeting.

4. Audit Committee

Audit Committee Members Mike Young, Chair; Ed Nelson, Vice Chair; Joe Tierney, Secretary; and Sheryl Strother, Finance Director joined the Board.

Mr. Young presented the audit of the Town and noted this year's audit proved to be easier, as there were less challenges and the same players as in the previous year. He presented the list of Audits and Reports. He briefly discussed the Comprehensive Annual Financial Report, and briefed the Board on the Federal Award program. He noted that the Town received 1.8 million dollars of federal awards this year. He discussed the reports for the Wellesley Municipal Light Plant, as well as for the Wellesley Contributory Retirement System. Mr. Young reviewed Other Post Retirement

Benefits (OPEB) report as well as last year's Auditor's Management Letter. He noted that last year's letter revealed significant deficiencies, however, this year's letter found no significant deficiencies, although recommendations were made to improve operations. He reviewed the Audit Committee's conclusions and recommendations.

The Board praised the Audit Committee and Finance Department for all of their work on this year's Audit Report.

James Powers, Michael Nelligan, Todd Jurczyk of Powers and Sullivan joined the Board. Mr. Nelligan gave a brief overview of the unrestricted fund balance.

5. Town-Wide Financial Plan

Sheryl Strother joined the Board. Mr. Larsen gave an update on the Town Wide Financial Plan and noted that this would be the Board's first look at an aggregated bottom line in terms of sources and uses. Mr. Larsen distributed revised schedule of sources and uses and noted that this is the next step in progressive discussion of the Town Wide Financial Plan which will culminate in the report the Board submits for the Advisory Book in a few weeks. He reviewed the guiding principles of the plan, followed by issues in regards to planning including collective bargaining, health insurance, pension & OPEB, and debt service outlook. He briefly reviewed the FY15 budget status and free cash outlook, noting that at this time the Town is looking at approximately a 3.8 million dollar deficit that will need to be funded. He summarized a history of past overrides and reviewed the current override approach as well as alternatives. Mr. Larsen concluded by noting the key next steps.

6. Common Victualler License Renewals

Ms. Jop noted there are 58 Common Victualler's (CV) licenses which need to be renewed on an annual basis under similar terms and conditions. She noted that on January 27, Susu's Bakery will appear before the Board to extend her hours of operation. Mr. Larsen noted that the office would hold SuSu's license until after her appearance on the 27th. Mr. McCauley asked if the Town has all of the appropriate manager names for the CV Licenses. Ms. Jop noted the Town has all of the current manager names, however due to the size of the spreadsheet; those names are not in front of the Board.

The Board voted (5-0) to approve the Common Victualler License renewals as presented in a memo dated December 31, 2013.

7. Building Demolition - 2 Municipal Way

Ms. Tsagaris noted that the former Municipal Light Plant (MLP) building had been abandoned. She noted Dick Joyce has solicited Town departments to see if there was any interest in the building, and no departments expressed interest in the re-use of the building. She noted the next step towards demolition will be for the MLP to turn over jurisdiction of the building to the Selectmen. The Selectmen will then decide whether or not to demolish the building. If the Selectmen determine demolition of the building is the best option, an article will be brought to Town Meeting. Mr. Larsen questioned whether this should be a warrant article for this year's Annual Town Meeting. Mr. Larsen briefly reviewed the condition of the building. He noted that a demolition estimate of \$86,130.20 was received in 2007. Ms. Tsagaris asked for public input.

Will Braden of the Wellesley Players approached the Board. Mr. Braden noted he hopes to continue use of the facility. He noted that the Wellesley Players have an interest and some funding available to offset some operating expenses. Mr. Braden would like to use the space for storing materials and

noted that this will not generate any public traffic. He stated that the Players are being eased out of town as they have no place to go. He asked that the Town have a sit down to talk about cost structures etc. and if the Board had any suggestions on any space available to help the Players remain in Wellesley.

Laura Fragasso, Oakland Street, approached the Board. Ms. Fragasso noted that she was involved in Town and puts art in vacant spaces and noted it has been a fantastic experience. She noted there are many artists in Town who would like to bring artwork and culture to the community. Ms. Fragasso feels that artists have been doing good things and receiving good feedback and an arts and culture building in Town would be great. She is mainly concerned about the health of the building. After doing research in other towns, Ms. Fragasso noted there are some resources through cultural organizations to possibly convert this building into artist space. She asked the Board to put a delay on demolition and explore possibilities.

Mr. McCauley noted research would have to be done to assess the maintenance costs of this building. He noted that a possible placeholder on the ATM Warrant to leasing of the building could be added. He further noted it would be up to the groups to come forward with a proposal with an agreement to absorb all of the costs. Mr. Larsen noted the Town would put in an article to authorize the demolition of the building, but the outside groups were free to submit a citizens' petition to retain the building for reuse.

8. 2014 Annual Town Meeting Warrant Articles

Mr. Connolly noted that the Board had received a list of the 2014 Town Meeting Warrant articles in their Friday Night Mailing. He reviewed the 40 articles in the draft list of articles for 2014 Annual Town Meeting and received input on possible changes from the Board. Mr. Connolly noted that he would submit draft warrant language to the Board next week.

Projects & Other Updates

Wellesley Community Development – Ms. Babson noted that the green hoods on meters for the holiday season were well received and that the merchants in Wellesley Hills asked if they could participate in the free parking for the next holiday season. She noted that the merchants will work together to pull together a session for the Wellesley Hills merchants and landlords. Ms. Babson also noted that the holiday lights were well received and the Chamber is interested in expanding the lights through Wellesley Hills and into Lower Falls. The Municipal Light Plant is delighted to work with the Board and Chamber and would like to get new light work ordered for the winter in place by summertime.

Fuller Brook Park – Ms. Babson noted that the 100% plans for Fuller Brook Park Project have been completed and they are going out to bid on Friday and will be received first week in February.

Sustainability – Ms. Gibbs noted that the Sustainable Energy Committee is preparing to launch a new Power to Choose 2014 campaign which will be a two phase effort to offer free thermal imaging technology to residents as well as a campaign to offer solar options to residents. She noted the SEC will be submitting a report to the Advisory Book this year.

Town – Wide Facilities – Ms. Searle reviewed different projects in the works at various town facilities including the replacement of flooring at the main Fire Station, tiles at the Warren, granite steps at Sprague and the Warren, a roof at Sprague and Hunnewell, gutters at Hunnewell and HVAC systems at the Fire and Police Stations.

Ms. Tsagaris noted that the next meeting would take place on Tuesday January 14, 2014 at 7:00pm.

The Board of Selectmen meeting was adjourned at 9:47pm.

Documents presented:

- Audit Committee Presentation
- Town wide financial plan
- 2014 Town Meeting Warrant Articles