

Board of Selectmen Meeting: June 9, 2014
Present: Tsagaris, Searle, Gibbs, Murphy
Absent: McCauley
Also Present: Larsen, Jop, Connolly, Robinson

Announcements: Ms Tsagaris noted that there will be no meeting next week and the next meeting will be on June 23. She congratulated Mr. Larsen, Ms. Receiving certificate of excellence in financial reporting.

1. Citizen Speak

none

2. Executive Director's Update

Minutes

Move to approve the minutes of the May 12, 2014, May 16, 2014 and May 19, 2014 Board of Selectmen's meeting.

Gifts

Move to accept gifts to the Council on Aging from:

The Wellesley Hills Junior Women's Club for \$2000.00
Helen Karalekas for \$50.00
and Julian and Susan Lange for \$25.00 in memory of Lou Ann Bates

Appoint Al Robinson as Town Counsel

Move to appoint Al Robinson as Special Counsel on matters as assigned by the Executive Director.

3. FY14 Budget Transfer to fund Advisory Overage

Sheryl Strother joined the Board. Ms. Strother noted that Advisory overspent budget as they did not anticipate the cost of the mailings associated with the Special Town Meetings, as the budget was devised in advance of STM. They will solve this problem by transferring residual personnel service money and the Treasurer's Office will have a \$2600 balance. She noted that these types of transfers are allowed the last two months of fiscal year. The Board of Selectmen must approve the transfer and Advisory must vote on the transfer. Ms. Strother reviewed the sources of this transfer, noting that they will transfer \$7700 to Advisory Expense, 5,100 from Advisory Personnel Services and \$2600 from Treasurer's Department expenses.

Move to transfer \$7,700 to Advisory Committee Expenses 0113120 - 534040 coming from Advisory Committee Personnel Services, \$3400 from 01131100-511370, & \$1700 from 01131100-512290 and from the Treasurers Department Expense \$2600 from 01145200 - 530900 to cover the expense of mailing Advisory materials associated with the Special Town Meetings.

Mr. Murphy questioned what the Advisory committee will do next year in anticipation of the Special Town Meeting this fall. Ms. Strother noted that they will take another look at the FY15 Budget before STM.

4. FY13 Audit Management Letter Update

Mike Young, Audit Committee Chair joined the Board. Mr. Young updated the Board on what will be included in this year's audit. He noted that the outlook is very good and reviewed discussions with the School Business office and noted on how they are improving their operations. He noted past issues with financial reporting between the PBC and the Town and noted that there have been positive discussions on how to reconcile these financial records on a monthly basis. He reviewed where things stand now. He noted that they will be back in January to review the results of the audit.

5. Marijuana Dispensaries – Rules & Regulations Public Hearing

Ms. Tsagaris opened the Public Hearing. Ms. Jop noted that the Registered Marijuana Dispensaries Zoning Bylaw was passed at Annual Town Meeting and will become effective on July 1. She noted that they have drafted a set of Rules & Regulations pertaining to this bylaw. She noted that this would not trigger site plan approval would hopefully occupy an existing store front. Draft regulations have been submitted to the Board of Health and Chief of Police. Ms. Jop reviewed the key tenants of the Regulations as well as updates to the rules and regulations. Ms. Searle noted that \$500 fee was too low.

Richard Young joined the Board. He asked how the Board of Selectmen operates and what is the purpose and responsibility of their governing body. Ms. Tsagaris noted they are the equivalent of the executive branch of the town and that for more information he should consult the Town Bylaws.

Ms. Jop reviewed the next steps.

Ms. Tsagaris continued the hearing to June 23 at 7:15.

6. North 40 Update

Ms. Jop noted that the North 40 committee is currently meeting on a weekly basis and reviewed details on how to watch and/or attend these meetings. She noted that the committee will hold an open forum to give an overview of where they are at, for initial ideas, answer questions from neighbors and residents in town. The trails committee will offer site walks, and the town will hold site visit. They are currently investigating what the costs would be of wetlands to determine if there are any other wet areas. At this time, they are fact finding. Ms. Jop noted that for more information those interested should visit <http://www.wellesley.ma.gov/north40> or email north40@wellesley.ma.gov

Ms. Tsagaris polled the Board to go into executive session to discuss the North 40.

See executive session minutes

7. Facilities Update including School Facilities Committee

K.C. Kato, School Committee Chair, School Committee Members, Patty Quigley, Matt Kelley, Wendy Paul, Terre Ramos, Joe McDonough, Facilities Director, and Alan Hebert, Energy Manager, joined the Board. Ms. Kato, called the June 9, 2014 School Committee Meeting to order. Ms. Kato made a motion to approve consent agenda which was made by Terre Ramos and seconded by Wendy Paul, passed unanimously. Ms. Kato thanked the Wellesley Special Police Force who helped to support the All Night Party for the graduating class. Mr. McDonough noted that they will discuss recently completed projects, upcoming summer projects, Middle School Study update and the HVAC recommissioning project. He announced that they were invited into the MSBA accelerated program for the Middle School window replacement. He discussed the scope of work and noted SMMA began work in early April and will present results in late summer. They will incorporate this into FMD capital plans. Mr. Hebert reviewed the HVAC recommissioning project. Mr. Hebert gave a project overview, project scope and intent, discussed

contractor, FMD management with partnership schools. Ms project plan and logistics, project planning and logistics and metrics summary and metrics by school a costs summary. The total project cost was 304k. He reviewed detail of costs by school, a list of findings, inventory of equipment finds of controls perspective, findings of the pneumatic system findings, DDC system findings, and findings of unit ventilators (univents). He reviewed savings estimated savings as well as lessons learned and conclusions.

School Facilities Update

SMMA representatives and the School Facilities Committee joined the Board. Ms. Kato reviewed the members of the School Facilities Committee (SFC). She reviewed the background beginning with the Special Town Meeting appropriation in December 2013. She discussed the Hardy Hunnewell Upham study including enrollment and existing conditions/limitations. Ms. Kato discussed how the North 40 property may fit into these study's options and conceptual cost estimating. The study on each of the schools was discussed and next steps were reviewed. She displayed a district map and discussed appropriate enrollment considerations. Alex Pittman of SMMA reviewed the site considerations including buildable land, traffic, and a fit test. He reviewed the SFC and SMMA consensus points discussed in detail each of the study results. Ms. Kato reviewed the next steps.

Projects & Other Updates

Tolles Parsons Center – Ms. Tsagaris noted that the Permanent Building is meeting tonight to begin discussions on what the process will be going forward for a denial for a special permit in regards to the Tolles-Parsons Center. Ms. Tsagaris discussed the 3 possible options in the event of a denial. She noted that no decisions have been made yet.

Sustainable Energy Committee (SEC) – Ms. Gibbs noted that the Committee met to discuss the Power to Choose initiative. Solar campaign has yielded 17 contracts. The goal is to have 50 by the end of the campaign. They are hoping to extend the campaign it into the fall. She noted that residents would have the opportunity to view a solar panel installation this weekend and provided details on this event. Ms. Gibbs reviewed details from the SEC's quarterly Green Collaborative meeting.

Town-Wide Facilities – Ms. Searle noted that there was a neighborhood meeting last week to discuss projects going on at the Schools and the Warren Building. She noted that the majority of the projects are now starting and reviewed a few of the ongoing projects.

The Board of Selectmen meeting was adjourned at 9:54

Documents Presented

- FMD Update joint board presentation June 9, 2014
- School Facilities Update June 9, 2014