

**Board of Selectmen Meeting: October 7, 2014**  
**Present: Searle, Gibbs, Tsagaris, McCauley, Murphy**  
**Also Present: Larsen, Connolly**  
**Minutes Approved: November 3, 2014**

Announcements: Ms. Searle noted that the Warrant is available on the Town Website. She also noted the upcoming meeting times for the precinct meetings.

## **1. Citizen Speak**

Catherine Johnson, Planning Board member and Standish Road, Precinct E, resident approached the Board. Ms. Johnson noted two ideas expressing why it is essential the Town acquire the North 40 property and her reasoning. She noted if a developer gets North 40 the Town will lose control. She felt that if the Town has control over land the Town can plan and do something that will benefit the Town. She suggested a 2017 Comprehensive plan to get buy in from all boards to see how they see the Town in fifty years.

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

### Minutes

**Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs the Board voted (5-0) to approve the minutes of the September 22, 2014 Board of Selectmen Meeting.**

### Babson One-Day License

**Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs the Board voted (5-0) to approve the One-Day Special License request from Babson College for an event to be held on October 8, 2014 in the Sorenson Theatre.**

### Gifts

#### Bike Realty

**Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs the Board voted (5-0) to accept the gift in the amount of \$2000 from Bike Realty LLC to be used for the clean-up of the Cochituate Aqueduct.**

Mr. McCauley noted it's been a tremendous amount of work with a lot of key players contributing to the process. He noted he is grateful to everyone who has participated in the Cochituate Aqueduct deal. Ms. Searle noted that this completes the Town's ownership of the aqueduct through Wellesley.

#### Garden Club of Wellesley

**Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs the Board voted (5-0) to accept the gift in the amount of \$350 from the Hill Garden Club of Wellesley to pay for Daffodils and Tulips bulbs to be planted at Clock Tower Park.**

Valerie & Lawrence Foley

**Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs the Board voted (5-0) to accept the gift in the amount of \$1,279 from Valerie & Lawrence Foley of 28 Cottage Street for a bench and plaque. The bench will be installed on the north side Fuller Brook Park near Cottage St.**

Mr. Larsen noted that certification was received from the Department of Revenue for free cash balance. The new free cash balance is \$10,336,935.

### **3. Wellesley Police Department (WPD) Accreditation**

Chief Cunningham and Sgt. Showstead joined the Board. Chief Cunningham noted that late last week the WPD received their first accreditation. He briefly reviewed the 3 phase accreditation process and noted all the hard work that was put into this process over many years. He gave accolades to department staff included Sgt. Showstead, Jan Proposky, the unions, as well as other members of the department who contributed. He noted that in three years they will have to be reaccredited. Sgt. Showstead reviewed the background on the process. He noted that the entire department played a key role in getting this done. The Chief thanked the Board for their support, and noted how useful this process has been to the members of the department. Ms. Searle asked if this will change the way employees are trained. Chief Cunningham responded that it is a continuing process that helps make sure the department is doing things the right way, and provides accountability. The Board commended the department for embracing this process and congratulated the WPD on this accomplishment.

### **4. North 40 Steering Committee Recommendation**

Deborah Carpenter, Vice Chair, Pete Jones, Woodlands Representative, Tom Fitzgibbons, Weston Road Representative & Patty Quigley, and Matt Kelly joined the Board. Mr. McCauley noted that tonight they will be stating their recommendations for the North 40. Ms. Carpenter noted the commitment of the members, alternates and residents and noted that this would not have been successful without them. They discussed Committee timeline, list of representatives and staff of the North 40 Steering Committee, reviewed decision considerations, and displayed an aerial view of the North 40. She reviewed the property's use as an existing town asset, and identified needs and uses for the Town. She discussed North 40 development potential if the property was not acquired by the Town as well as the impacts of third party development, including school enrollment. Ms. Carpenter reviewed the estimated tax revenue, third party development tax impact on schools and the number of students. She noted that the committee was unanimous in recommending the acquisition of the North 40 for municipal purposes. She reviewed 4 recommendations for the land. The next steps were reviewed should the Town acquire the land including a recommendation for a comprehensive master plan of town wide asses and site development to be conducted. The Board asked questions and made comments regarding the presentation. Ms. Searle noted that the report is on the website which gives a comprehensive review of what has been done over the last few months.

### **5. Other Post Employment Benefits (OPEB) Update**

Mr. Larsen noted last week he received preliminary results of the OPEB valuation and is awaiting final valuation from Siegel and Company. He asked how the Board would like to reflect OPEB funding in the Town Wide Financial Plan document that is being prepared for October 16. He discussed OPEB Valuation Assumption Changes and noted interest lowering asset smoothing and the annual increase in amortization payment. He discussed unfunded accrued liability as well as total OPEB funding requirements and reviewed the OPEB Funding Exclusion. He noted Dave Kornwicz will review this information at the session on the 16<sup>th</sup> if the Board should have any more questions.

## **6. FY16 Budget Guidelines**

Mr. Larsen noted the FY16 Budget Guidelines will start with a 2.5 percent increase for non-school departments, and an update will be given to Advisory.

The Board discussed the assigning of warrant articles. Ms. Searle was assigned to Article 3, Mr. McCauley was assigned to articles 7, 8, and 9, and Mr. Murphy was assigned to Article 11.

## **7. Executive Session to discuss acquisition of real estate**

The Board was polled all aye to go into executive session to discuss acquisition of real estate.

Ms. Searle noted that they may come out to vote the 900 Worcester Street purchase and sale amendment.

### **Documents Presented:**

- North 40 Steering Committee Report to the Board of Selectmen, October 7, 2014
- June 30, 2014 Other Post Employment Benefits (OPEB) Actuarial, October 7, 2014

**The Board entered into executive session at 8:50pm**

**The Board returned to open session at 9:28 pm**

Mr. Larsen provided a recap of the fourth amendment to the P&S for the 900 Worcester Street property. He confirmed the Town has completed the due diligence and will not need further access to the site. The Board will go to Town Meeting to seek additional funds for the higher cost of abatement. He looked to the Board for their approval of the fourth amendment.

**Upon a motion made by Mr. McCauley and seconded by Ms. Gibbs the Board voted 5-0 to approve the fourth amendment to the 900 Worcester Street purchase and sale agreement between the Town and the Roman Archbishop of Boston as presented to the Board and outlined by the Executive Director.**

Copies were circulated for the Board's signatures.

**The Board of Selectmen's Meeting was adjourned at 9:40pm**