

Monday, February 11, 2008

This regular meeting of the Board of Selectmen was held this evening in the Juliani Meeting Room, Town Hall. In attendance were: Owen H. Dugan, Chair, Gregory B. Mills, Vice Chair, Katherine L. Babson, Jr., Secretary, Harriet S. Warshaw and David J. Himmelberger. Also in attendance were Hans Larsen, Executive Director, Terrance J. Connolly, Deputy Director and Albert S. Robinson, Town Counsel. The meeting was called to order at 7:30 p.m.

Warrant #33 in the amount of \$3,099,718.50 was executed.

1. Citizen Speak

None

2. Executive Director's Report

Mr. Larsen informed the Board that the preservation of the Wellesley Country Club Clubhouse and Fund for Wellesley agenda items have been deferred to February 25, 2008. A working discussion of the Town-wide Financial Plan has been added to tonight's agenda to get input from the Board of Selectmen.

Weston Road Reconstruction Update

We received a proposal from BETA Group for the engineering work related to the reconstruction of Weston Road. The Town Engineer's office is refining the proposal. This work will be funded from an appropriation made at the 2002 Annual Town Meeting. Mr. Larsen reviewed the citizen input from the meeting with residents held on January 29, 2008 at the Wellesley High School. The proposed signal improvement in front of Hardy School was generally well received. We are investigating whether similar improvements are possible at Turner Road. The residents do not appear supportive of a new sidewalk on the west side of Weston Road along the Wellesley College property. Road geometry will likely remain as it is today. We are proposing an improved pedestrian safety signal at the intersection of Weston Road at Linden Street. The signal will be funded through debt service from the Traffic and Parking budget. All other improvements to Weston Road will be funded through Chapter 90 funds or funds received by the Town from the Linden Square Development Agreement.

The following is a summary of the Board's comments on Weston Road.

Mr. Mills is supportive of the advanced pedestrian signal at Turner Road to allow safe crossing to the east side of Weston Road.

Mr. Dugan pointed to the safety of children and changes in topography as reasons not to build a new sidewalk on the west side of Weston Road.

Ms. Babson expressed her concern about the need to spend the money on the sidewalk on the west side if there isn't support from the neighbors

Ms. Warshaw asked the relationship between Linden/Weston signal and the Weston/Central signal.

3. Alter Premises All Alcohol Beverage License for Wellesley Country Club

Mr. Dugan recused himself, as he is a member of the Wellesley Country Club. Mr. Mills took over as chairman for this agenda item.

Representing the Wellesley Country were:

Steve Langer – Representing the WCC Disclosed that he is involved with Temple Beth Elohim project at the recommendation of Town Counsel;

Marty Ryan – General Manager; and

Bob Murphy – President of WCC.

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Mr. Langer introduced the project and its history. The clubhouse is well under construction to be opened around Labor Day 2008. The Wellesley Country Club plans to operate as it has for many years.

Mr. Ryan reported on the progress of the project and walked the Board through the floor plans of the new country club clubhouse highlighting licensed areas where alcohol will be served. The same service areas will exist in the new clubhouse as had existed in the old clubhouse.

Mr. Langer told the Board about the various agreements with neighbors and Town Boards regarding alcoholic beverages, dining hours, music, and noise control.

Mr. Larsen informed the Board that the Town's Regulations limit consumption of alcohol on the exterior premises to 9:00 p.m.

Mr. Mills asked if any members of the public wanted to address the Board on this matter. No residents came forward.

Mr. Ryan explained the definition of a service bar. Alcohol service hours for inside the club end at midnight.

Mr. Robinson stated that liquor must be consumed in the licensed premises. He stated that the Board could license the entirety of the building including the patios and decks or specify the rooms individually. Mr. Langer reported that the current license is for the entire building. There have been no problems historically with licensing in this manner.

Mr. Himmelberger asked if the Board should license all public spaces within the clubhouse.

Mr. Langer informed the Board that all alcohol is served by licensed, trained staff.

The Board asked for a list of all the areas where alcohol will be consumed including patios and decks. Mr. Mills closed the evidentiary portion of the hearing with the intent of approving the license at its meeting on February 25.

4. Town Clerk Salary

Ms. Babson recommended a 3% raise for the Town Clerk based on the Town's financial constraints as well as keeping the increase in line with other town executives. Ms. Babson pointed out that this is the only paid elected position and that Town Meeting and not the Board of Selectmen approve the Town Clerk's salary.

Babson moved, Mills seconded and the Board voted (5-0) to approve the FY09 salary increase recommendation to town meeting of 3.0% effective July 1, 2008.

5. Town-wide Financial Plan

Mr. Larsen presented an outline of the Town-wide financial plan. The TWFP helps with projecting the need for prop 2 ½ overrides as well as how the capital budget plan fits within the TWFP.

4 Financial Planning Challenges

Health Costs

- 2.9% of the Town's budget in 1984 / 19% in 2008
- Section 18 election (2005)
- OPEB Funding (2006)
- Town-wide adoption of Rate Saver plans
- Currently bargaining with Town's unions

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School Budget

2/3 of tax-impact budget before shared costs, capital and debt service
Average annual growth exceeds annual Levy Growth
Improved planning will require better forecasting of this cost

Mr. Larsen talked about the structural deficit, which shows a deficit of \$2.1 million assuming spending growth of schools (6.75%), other departments (3%), and health insurance (10%) averaged over the last 10 years. This assumes 1.2 million in new growth as well as the 2.5% tax levy increase allowed by law.

High School

Formed School Building Committee
Renovation and all-new options being studied
Meeting with MSBA February 28th

Long-term facilities maintenance

Exploring further consolidation of facilities maintenance
Further planning work required

6. Naming Rights Policy

Representing the Naming Rights Committee were:

Marla Robinson – Chair of Library Trustees; and
Ann Howley – Former Advisory Committee Member

In looking at potential fundraising for the new high school Ms. Babson asked Mr. Robinson to review what had happened in the past regarding naming of various town assets. Mr. Robinson suggested that a town-wide naming rights policy be established. The Board of Selectmen formed an ad-hoc committee. Ms. Robinson introduced the members of the Naming Committee and reviewed part of Mr. Robinson's letter.

The committee looked at history of naming assets and existing policies of the NRC and Library Trustees. The proposed bylaw is a broad guideline and rests the responsibility of naming the asset on the affected Board.

The committee recommends that each Board adopt a naming policy for assets under their jurisdiction and a gift acceptance policy. The proposed naming policy provides guidelines for Boards to develop their own naming and gift acceptance policies. Naming of major assets, such as a building or park, requires the approval of Town Meeting for the naming of that asset.

Mr. Mills asked is there should be a public hearing on the naming of smaller assets. Ms. Allen commented on the difficulty in doing this based on the experience of the Library Trustees. Mr. Mills asked about how the naming of the Sprague Field snack bar would fit into this policy as a "building".

Ms. Warshaw asked if there would be any oversight on the adoption of a naming rights policy.

Ms. Babson asked and the Board accepted the Report of the Naming Rights Committee for inclusion in the Advisory Committee Report.

Supplemental Winter Maintenance Request

Babson moved, Mills seconded and the Board voted (5-0) to authorize the expenditure of up to \$200,000 in additional funds for snow and ice removal and further that this action be relayed to the

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Advisory Committee, which has already approved it and that such appropriation accessed only if needed.

New/Old Business

Sprague Field Task Force

This evening the Community Preservation Committee is considering the request of the Sprague Field Task Force. A Presentation will be made to the Advisory Committee on Wednesday. Private fundraising efforts have commenced.

27 Washington Street

Ms. Warshaw updated the Board on three items related to the review of the proposal for 27 Washington Street. Traffic remains the most important piece of this development. We've asked for additional information regarding the traffic study from the proponent's traffic engineer. The latest plan for the Town Right of Way includes some parking and some green space. There will be a walking path to the river through National Development property.

Wellesley High School

A School Building Committee Newsletter was sent out last Monday. An article written by Andrew Kehoe, Wellesley High School Principal, was in the Wellesley Townsman last Thursday (2/7/08). This article examines his view on what a high school building should contain. He has experience with a renovation project as well as an all-new high school building. The School Building Committee and Permanent Committee are meeting with architects this Thursday morning to continue reviewing refinements to the project.

Linden Square

Mr. Himmelberger provided an update on the results of the meeting with Linden Square representatives a few weeks ago. One issue raised was the lack of gutters at CVS causing rain and snow to fall on customers. Since then gutters were added as requested. A second issue was the absence of gates that shield dumpsters from drivers on Linden Street. Since then the chain link fence has been replaced with solid fence.

The Board briefly discussed that the parking at Roche Brothers seems to be improved from when the store originally opened.

At 10:20 p.m. the Board was polled all aye to go into Executive Session to consider the purchase, exchange, lease or value of real property.