

Approved: March 13, 2023

**Select Board Meeting: January 24, 2023**

**Present: Olney, Ulfelder, Sullivan Woods, Aufranc, Lanza**

**Also Present: Jop, Frigulietti**

**Meeting Documents:**

1. Agenda
2. Draft Select Board Calendar
3. Information regarding PAC Program
4. Change of Manager application the Cottage
5. Town Clerk salary information
6. Town Hall historical item information
7. Draft 2023 ATM Warrant
8. Budget Discussion information
9. Draft Select Board minutes: November 7, 2022 and November 22, 2022
10. Monthly Animal Control Report
11. MassBay Community College Press Release

**1. Call to Order**

Ms. Olney, Chair, called the meeting to order at 6:30pm online.

Ms. Olney announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media and recorded for subsequent viewing on the cable channels or at [wellesleymedia.org](http://wellesleymedia.org).

**2. Executive Session M.G.L c. 30A §21A, exemption #3 to conduct strategy with respect to AFSME Council 93, Local 49 FMD Custodians and for all other Town Unions**

Ms. Olney requested a motion that the Board vote to convene in Executive Session for the purposes of conducting strategy for contract negotiations with all unions, including the FMD Custodians and declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position.

**At 6:31pm upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to enter Executive Session under M.G.L. c. 30A, §21(A), #3 to discuss strategy negotiations with AFSME Council 93, Local 49 FMD Custodians and for all Town Unions as the Chair has declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position and to invite Meghan Jop, Joe McDonough, and Scott Szczebak to join the meeting. Following the adjournment of executive session, the Board will return to open session to resume the agenda.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to exit Executive Session and return to Open Session to continue to meeting as outlined on the agenda.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

The Board exited Executive Session at 7:09pm

**3. Citizen Speak**

The Board returned to Open Session at 7:10pm

None.

**4. Discuss and Vote AFSME Council 93, Local 49 FMD Custodian Memorandum of Agreement**

Mr. McDonough, FMD Director, joined the Board. He reviewed the highlights of the proposed 3 year contract terms with the Town Custodians represented by AFSME Council 93- Local 49, noting that the contract included annual increases of 4% in FY24, 3% in FY25, and 2% in FY26. He reviewed the rationale for the proposal and the specific research of compensation for custodians in comparable communities. Mr. McDonough detailed how the information from the compensation surveys was used in development of the contract, noting that there were currently four open custodian positions available that have been challenging to fill which he felt was directly impacted by our current compensation standing. He continued to review the other terms of the contract and the impact to the FY24 budget. The Board discussed the contract terms.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the MOA with the AFSME Council 93, Local 49 FMD Custodians.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

**5. Discuss PACE (Property Assessed Clean Energy) Program Overview**

Ms. Martello, Sustainability Director, and Mr. Bungler of the Climate Action Committee joined the meeting.

Ms. Martello stated that the PACE program was administered by MassDevelopment who would present before the Board on February 7. She provided an overview of the program noting that adoption of PACE was an action item within the Climate Action Plan as it provides an additional financial tool for commercial properties to finance energy improvements. Ms. Martello stated that currently 28 states have PACE programs while 38 states have PACE enabling legislation. She noted local communities with PACE programs as well as eligible properties and eligible measures that could be taken under the program. Ms. Martello continued to review the key elements of the PACE program including challenges of the program. The Board discussed the program noting that a second discussion would be held at a later meeting for further questions.

**6. Discuss and Vote Change of Manager, The Cottage 190 Linden Street**

Ms. Meagher, Support Services Manager; Ms. Wolfe, owner of The Cottage, and Mr. Gbla, proposed manager of The Cottage joined the meeting.

Ms. Meagher reviewed the application, noting that Mr. Gbla had worked at The Cottage since 2015 and worked closely with Town staff on a regular basis. She stated that, should the Board approve the application, the ABCC would perform a final investigation prior to updating the license naming Mr. Gbla as the Manager for the alcohol license. The Board briefly discussed the application.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the Change in Manager for The Cottage 190 Linden Street from Michael Spencer to Didier Gbla.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

#### **7. Discuss and Vote ATM Article: Moderator’s Proposal to Extend Moderator Term to 3 Years**

Mr. Kaplan, Town Moderator, joined the Board.

Mr. Kaplan reviewed the background on electing a Moderator, as well as provided an overview of the roles/responsibilities of the Moderator. He then provided rationale for the proposed article. He stated that in Wellesley the majority of elected positions have three-year terms, noting that the three-year term is also standard within employment contracts for town employees. Mr. Kaplan stated that Mass General Laws allow towns to adopt a one or three year term for the Moderator, adding that at least 53% of Town Moderators in Massachusetts are elected for three-year terms. He reviewed his research of town meetings and town moderators within the Commonwealth and his motivations in developing the proposed article. He asked the Board for their support for the article; and was hopeful the Board would co-sponsor the article. Mr. Kaplan stated that, should the motion be approved at Town Meeting, it would require the legislature to approve a request to amend the Special Act. The Board discussed the proposed article, noting it would not be voting that evening.

#### **8. Discuss and Vote Town Clerk Salary**

Ms. Olney stated that the Board would not be voting the salary that evening as more information was expected. Ms. Jop reviewed the salary study completed in FY21. The Board discussed the salary surveys and requested additional information about other communities of equal populations.

#### **9. Discuss and Vote Town Hall Historic Item Review Recommendation**

Ms. Jop reviewed the list of items within Town Hall that will be required to be removed during renovations, noting the recommended actions for each item. She stated that many of the photos are reproductions of originals that are housed at the Historical Society. Ms. Jop provided an overview of the weights & measures piece, adding that in order to move and store the piece the estimated cost was \$16,000. The Board discussed the list of items for reviews. The Board expressed agreement in holding a vote on the items until further information could be gathered on some of the items, particularly related to the weights and measures piece. Ms. Jop stated that she would post the list of items in the lobby at Town Hall for residents to review.

#### **10. Discuss and Vote ATM 2023 Warrant**

Ms. Jop reviewed the draft warrant, noting minor changes from the version included in the Board's meeting packet. She reviewed the revisions to Article 41 which was proposing amendments to the zoning bylaw regarding the smart growth overlay districts and included an allowance for modifications to the Wellesley Park housing affordability requirements. The Board discussed the draft warrant.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the 2023 Annual Town Meeting Warrant as amended and projected on the screen.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

### **11. Discuss FY24 Budget**

Ms. Strother, Finance Director, joined the Board. Ms. Strother reviewed the updated draft budget adding that the capital requests would need to be reduced by approximately \$2.2 million to meet the debt policy and that revenue assumptions had been revised based on new growth. Ms. Strother noted that not all capital requests had been reviewed, noting the requests that put some departments over guideline. She provided a brief review of the salary expenses, noting that most union contracts had not been settled. Ms. Jop stated that the health insurance rates should be set by February 13. She reviewed additional considerations that may impact the budget projections. The Board discussed the current budget projections and current capital requests. Ms. Aufranc reviewed the proposed transportation staff position and the reporting structure and goals of implementing the position. Ms. Jop noted some of the potential benefits of a new transportation position and how that position could work interdepartmentally. Overall the Board determined that it would be best to have a better understanding of the goals of the position, a reporting structure, and a job description before adding the position to the budget. The Board continued to discuss the current FY24 budget. Ms. Jop stated that she and Ms. Strother would be drafting the town wide financial plan and working to close the budget gap.

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

The Board made minor edits to the drafted minutes of November 22<sup>nd</sup>. Ms. Jop stated that the Town Hall had experienced another sewer back up the previous week and thanked the voters for approving the Town Hall renovation last December. She added that a lease with 888 Worcester Street had been secured for the Town Hall departments and most of Town departments would be at that location during the renovation.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the minutes of November 7, 2022 and November 22, 2022, as amended.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Aufranc – Aye**

**Lanza – Aye**

### **13. Liaison Updates**

Ms. Lanza stated that the library was in the process of creating its five-year strategic plan and was soliciting community input through its website until February 2nd.

The meeting was adjourned at 9:47 pm

The next regular meeting is scheduled for February 7, 2023 at 6:30 pm.