

Approved: February 28, 2022

Select Board Meeting: January 31, 2022

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

Also Present: Jop, Frigulietti

Warrants approved:

Meeting Documents:

1. Agenda
2. Draft Select Board Calendar
3. Memo to Select Board re: Hunnewell Delivery Schedule
4. Memo re: Hunnewell project impacts due to delivery schedule
5. Draft Town Meeting Motions
6. Draft Estoppel Agreement 900 Worcester Street
7. Draft Select Board minutes: 1/3/22

1. Call to Order

Mr. Ulfelder, Chair, called the meeting to order at 6:00 pm online.

Mr. Ulfelder 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.

2. Citizen Speak

Ms. Allen, COA Chair, joined the Board. She asked the Board to reconsider the COA capital budget requests voted at the previous meeting. Ms. Allen discussed the purpose of the capital request for a study for the potential of upgrading the kitchen and a study for the redesign of the entrance of the building.

Ms. Jop received a request from Ms. Bowers to read a statement into the record as Ms. Bowers could not join the meeting. Ms. Bowers's statement addressed the COA capital requests voted at the previous Board meeting and comments made by members of Advisory at its meeting regarding the COA capital budget. Ms. Bowers's statement requested that the Board reconsider its decision.

3. Discuss and Vote Support for Seeking Relief in Delivery Times for Hunnewell School Construction Project

Mr. D'Amico and Mr. Paradee of the project team joined the Board. Ms. Mirick, School Committee Chair, joined the Board.

Ms. Jop stated that she had received correspondence from Mr. Becker of the ZBA that the conditions which required deliveries not occur before 9am had been based on the location and, should the Board approve the request for relief, the ZBA would review this traffic mitigation condition. She added that the proponents had addressed the delivery schedule restrictions with the ZBA during the draft conditions phase of the PSI review.

Mr. D'Amico stated the ZBA had been made aware the project team would be seeking relief from the delivery schedule restrictions and that the current restrictions would significantly impact the project

budget. He acknowledged that this impact was known during the ZBA application process and was not new information. He reviewed the challenges of the ZBA delivery condition outlined in the memo provided to the Board. Mr. Paradee further reviewed the impacts of the delivery restrictions and estimated that the amount of delivery vehicles would be less than the typical number of the buses currently serving the school. He noted that the average workday ends at 3:30pm and therefore no deliveries come to the site after 2pm in order to avoid overtime fees, further limiting the timeframe for deliveries. Mr. D'Amico and Mr. Paradee continued to discuss how the delivery restrictions would impact the project particularly regarding costs. The proponents noted they were seeking relief for the period of construction while the school was closed; and when the school reopened any additional work for project completion could accommodate these restrictions. The Board discussed the request to ask the ZBA to consider amending the site plan decision. The Board discussed several reasons the ZBA may have placed this restriction and the potential delivery impact in the area.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to support the application to amend the Site Plan Decision on construction delivery hours for the Hunnewell School project.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

4. Discuss and Vote Interim Treasurer and Interim Town Accountant Appointments

Ms. Strother, Finance Director, and Ms. Moreau, Assistant Finance Director, joined the Board.

Ms. Jop stated that due to the departure of the current Treasurer/Collector, a new interim Treasurer/Collector appointment was necessary. Ms. Strother stated she would be temporarily overseeing the Treasurer's office and Ms. Moreau would be named interim Town Accountant as statutorily Ms. Strother could not be responsible for both positions. She noted that duties would be redistributed accordingly until the hiring process was complete. Ms. Strother stated that former Treasurer, Mr. Waldman, would be temporarily assisting the transition process. The Board discussed the transition process and interim appointments.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to appoint Sheryl Strother as interim Treasurer/Collector and Tiana Moreau as interim Town Accountant effective February 9, 2022.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

5. Annual Town Meeting Preparation

Ms. Jop stated that provisions for a remote town meeting had passed the House and Senate and more information would be forthcoming regarding the potential for transitioning to a remote Town Meeting. Ms. Jop reviewed the draft motions noting that additional information was needed from various sources for the motions. She added that the Board would be discussing and voting on its motions in the upcoming weeks including the Town-wide Financial Plan. Ms. Jop reviewed the draft motion for Article 24 as well

as questions associated with drafting the motion for the Moderator's proposed study committee. The Board discussed the draft motions.

Ms. Jop stated that she and Ms. Strother continued to work with department heads regarding the capital budget and the operating budgets. She added that several boards remained out of guideline and the budget continued to be unbalanced; she added that boards would begin to meet with Advisory regarding their budget requests.

Mr. Ulfelder discussed the Board vote regarding the COA capital request for a kitchen study. He stated that Mr. McDonough and Ms. Jop had met with the Health Department to discuss what would be necessary for the COA kitchen to be upgraded based on various options of catering, commercial, or service. Mr. Ulfelder added that the COA had not presented detailed information about changes to programming in support of the capital request for upgrades to the building. The Board discussed the COA request for the FY23 capital budget, COA programming vision, and the request that the Board reconsider its prior vote. The Board discussed the need to have the programming for the COA defined and potentially moving forward with a request for study funds at the Fall Town Meeting.

Mr. Parker of 9 Dinsmore Road, Vice Chair of COA Board, addressed the Board. He stated that the COA would appreciate the Board reviewing and reconsidering the use of funds for a study for the COA kitchen for the Annual Town Meeting rather than postponing it to the Fall or adding the study to the five year plan.

The Board continued to discuss the request for funds for a study for the COA kitchen and COA programming intent.

6. Discuss and Vote Estoppel Agreement for 900 Worcester Street

Ms. Jop reviewed the Estoppel Agreement and noted edits to several provisions discussed at the previous meeting. She stated that the final document had been reviewed by Town Counsel.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to approve the Estoppel Certificate for 900 Worcester Street and to authorize the Chair to sign on behalf of the Board.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

7. Discuss and Vote Injured on Duty Reserve Fund Payment

Ms. Jop stated that a Firefighter had been on leave and the Town had required an independent medical evaluation which generated a bill that required authorization from the Board prior to being paid.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to authorize payment to Steven Shapse, PhD from the Injured On Duty Reserve Fund in the amount of \$3,685 for services rendered.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

8. Executive Director’s Update

Ms. Jop stated that the Town had received \$200,000 in Green Communities Grant funding. She added that Community Fund for Wellesley had donated \$5,000 toward the traffic box art project. Ms. Frigulietti provided an update on the Civil Discourse Initiative and the first dialogue that had taken place. She added the second dialogue would take place later in the week. Ms. Jop noted the draft minutes for approval.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to approve the minutes of January 3, 2022.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

9. New Business and Correspondence

The meeting was adjourned at 8:05 pm

The next regular meeting is scheduled for February 7, 2022 at 6:00 pm.