

Approved March 30, 2022

**Advisory Committee Meeting
Zoom Video Conference
Wednesday, March 23, 2022, 6:30 p.m.**

Those present from Advisory Committee included Shawn Baker, Tom Cunningham, Jake Erhard, Jenn Fallon, Neal Goins, Jeff Levitan, Corinne Monahan, Doug Smith, Susan Clapham, Al Ferrer, Wendy Paul, Pete Pedersen, Madison Riley, Patti Quigley.

Neal Goins called the meeting to order at 6:30 pm and introduced members of Advisory in attendance.

Citizen Speak

There was no one present for Citizen Speak.

Discuss and Vote 2022 ATM Warrant Articles

Article 25

There were changes to the HR policies that did not get uploaded to the site that Advisory viewed and voted on. HR re-voted the policies last night. Six non-substantive changes were presented to Advisory:

1. Indigenous People added to Columbus Day
2. Sick Leve – retitled policy to Sick Leave
3. Workplace Violence – accept suggestions from Town Counsel
4. Drug Free Workplace – reviewed and approved by Town Counsel – deleted “pending review language”
5. Employee Work Performance – corrected formatting error
6. Standards of Conduct and Disciplinary Policy – corrected formatting error; Disciplinary procedures was omitted from the on-line version reviewed by Advisory.
7. Remote Work Policy – corrected formatting error

Questions/Discussion

- It was Town Counsel’s suggestion to add Indigenous People Day as the state recognizes Columbus Day. Indigenous People Day recognition was approved by Wellesley.
- A comment was made that although the changes appear non- substantive it would be better to vote on the exact language that employees would follow.

Patti Quigley made and Wendy Paul seconded a motion to rescind Advisory’s favorable on Warrant Article 25 as proposed by the Human Resources Board, regarding modifying certain HR Policies as the Policies were updated following Advisory’s vote.

Discussion:

- A comment was made that this appears to be a formatting issue but concern was raised about re-voting all Warrant articles for non-substantive changes.
- Since this is personnel policy for town employees it was felt it should be re-voted. There have been changes in the past that have been deemed immaterial and have not been re-voted.

Roll Call Vote

Jennifer Fallon – yes
Corinne Monahan – yes
Jeff Levitan – yes
Jake Erhard - yes

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Patti Quigley – yes
Tom Cunningham -yes
Doug Smith – yes
Susan Clapham - yes
Al Ferrer - yes
Wendy Paul – yes
Pete Pedersen - yes
Madison Riley – yes
Shawn Baker – yes

Previous vote on Article 25 was rescinded, 13 to 0.

Patti Quigley made and Corinne Monahan seconded a motion for favorable action on Warrant Article 25 as proposed by the Human Resources Board, that the Town vote to revise the Town of Wellesley Personnel Policy, by modifying certain HR Policies which change will be reflected in the Town of Wellesley Personnel Policy Updates document, on file with the Town Clerk.

Roll Call Vote

Jennifer Fallon – yes
Corinne Monahan – yes
Jeff Levitan – yes
Jake Erhard - yes
Patti Quigley - yes
Tom Cunningham – yes
Doug Smith – yes
Susan Clapham - yes
Al Ferrer - yes
Wendy Paul – yes
Pete Pedersen - yes
Madison Riley – yes
Shawn Baker – yes

Advisory recommends favorable action on Warrant Article 25, 13 to 0.

Article 19

An update on Walnut Street project, Article 19 was provided. There has been a change to the original estimate of \$2.45 million. The new estimate is just under \$3.3 million which will be used in the request for the borrowing authorization. This increase is due to inflation and based on the design option that was selected which includes a multi-use path. There are additional design features and an increase in materials that contributed to the higher estimates. There are no bids in hand yet but DPW felt it was prudent to move forward with the engineer’s estimate. There are no details on the source of funds yet.

Questions:

- Who is responsible for the estimate?
 - DPW engineering staff creates the estimate.
- How much was the increase due to inflation and how much due to materials?
 - It could be 50/50 inflationary/design split.
- A comment was made about the real need to widen the path versus how much cost it adds to the project.
- Does DPW compare before and after budget when bids are received?
 - DPW goes through that comparison process when bids are in hand. DPW is at least two weeks away from bids in hand.

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- What was the date of the last estimate?
 - It's a least a year and a half old.
- Was the original estimate performed with project date and was inflation built into the original estimate?
 - DPW projected inflation into the original project.

Patti Quigley made and Shawn Baker seconded a motion to rescind Advisory's vote on Warrant Article 19, as proposed by the Board of Public Works, for all costs related to the reconstruction of Walnut Street as the estimated cost for the project has increased since or prior vote.

Roll Call Vote

Jennifer Fallon – yes
Corinne Monahan – yes
Jeff Levitan - yes
Patti Quigley - yes
Tom Cunningham – yes
Doug Smith – yes
Susan Clapham - yes
Al Ferrer - yes
Wendy Paul – yes
Pete Pedersen - yes
Madison Riley – yes
Shawn Baker – yes
Jake Erhard – yes

Advisory's previous vote on Article 19 was rescinded, 13 to 0.

Patti Quigley made and Pete Pedersen seconded a motion for favorable action on Warrant Article 19, as proposed by the Board of Public Works, that the Town vote to appropriate \$3,300,000 to be expended under the direction of the Department of Public Works, for all costs related the construction, reconstruction, rehabilitation, and repair of the Walnut Street, and that the Town Treasurer, with the approval of the Select Board, be authorized to borrow such amounts as set forth in the Warrant and Motion.

Roll Call Vote

Jennifer Fallon – yes
Corinne Monahan – yes
Jeff Levitan - yes
Patti Quigley - yes
Tom Cunningham – yes
Doug Smith – yes
Susan Clapham - yes
Al Ferrer - yes
Wendy Paul – yes
Pete Pedersen - yes
Madison Riley – yes
Shawn Baker – yes
Jake Erhard - yes

Advisory recommends favorable action on Warrant Article 19, 13 to 0.

Minutes Approval/Liaison Reports/Administrative Items

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MLP/Jake Erhard – an update was provided on the STM Warrant article related to the property co-owned by MLP and the town. The chain of title is not clear. MLP is working on a battery storage project and as part of the financing for the project, the developer needs clarification that MLP is the owner of the property. MLP Board approved the Hardy solar project last night under a PPA arrangement.

- A question was asked if the battery storage should be reviewed by Advisory.
 - It is a project that is still under discussion and involves an extensive RFP. It will be part of future budgets.

Library/Corinne Monahan – a recap of the recent WFL Trustee meeting was provided.

COA/Corinne Monahan – a recap of the recent COA Board meeting was provided.

Planning/Madison Riley – a recap of the recent Planning meeting was provided. There are two ATM Planning articles that have potential changes. Article 35 – concern of unintended consequence of article; Article 38, Motions 1, 2, 3 were not supported by Advisory. Motion 1 may be re-worded – and Planning will come to Advisory to present; Planning is pulling Motion 2; Motion 3 – is not being changing and Planning hopes their presentation might sway TMM.

- A question was asked if Planning is contemplating inserting language into Article 35?
 - This was discussed. There is concern that the article might need to be pulled. Planning is talking to Town Counsel to understand the risks to the town.
- What is the concern with Article 35?
 - If it passes and allows duplexes in a General Residence District, the concern is that it will have unintended consequences in the Single Family (SF) Residence District and someone currently with a grandfathered over/under duplex in a SF could potentially tear the structure down and build a side-by-side duplex on the site.

Jenn Fallon/Schools – a recap of the recent School Committee meeting was provided. There are some significant retirements this year. The bus contract was discussed. There is focus with the NRC on their concerns regarding the lighting.

HR/Wendy Paul – a recap of the recent HR Board meeting and reclassifications and hirings was provided.

Citizen Petition/Doug Smith – Proponent of Article 44 is talking to the School Committee to see if an agreement can be reached. If an agreement can be reached then Article 44 will be removed. If there is no agreement then the proponent will revise the motion to make it simpler.

Minutes Approval

Patti Quigley made and Doug Smith seconded a motion to approve the March 9 and March 14 and adjourn the meeting.

Roll Call Vote

Jennifer Fallon – yes

Corinne Monahan – yes

Jeff Levitan – yes (abstain from approval of March 14 minutes)

Patti Quigley - yes

Tom Cunningham – yes

Doug Smith – yes

Susan Clapham - yes

Al Ferrer - yes

Wendy Paul – yes

Pete Pedersen - yes

Madison Riley – yes

Shawn Baker – yes

Jake Erhard – yes (abstain from approval of March 14 minutes)

March 9 minutes were approved, 13 to 0.

March 14 minutes were approved, 11 to 0.

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Meeting was adjourned at 7:50 p.m.