

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Monday, October 18, 2010
7:45 PM**

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:45 pm by Chair Jones in the Selectmen's Meeting Room. Selectmen Firenze and Paolillo were present. Town Administrator Tom Younger was not present, but Assistant Town Administrator Jeff Conti was present.

Executive Session – Litigation

The Board moved: To enter executive session for the purpose of discussing litigation, and subsequently to return to open session.

Motion passed unanimously (3-0). The Board entered executive session at 7:46 PM.

(During executive session, one substantive motion was made and passed unanimously.)

The Board returned to open session at 8:04 PM.

QUESTIONS FROM TOWN RESIDENTS

Mr. Matt Sullivan, a resident from precinct 5, thanked everyone who signed his citizen's petition regarding buildings and facilities consolidation. He asked if any of the Selectmen had any questions. Chair Jones said that the Board would be discussing the Warrant Articles later in the evening.

Chair Jones noted that he has instructed Town Counsel to send a letter to Smith Legacy Partners and Cushing Village informing them that the Board is terminating negotiations on the purchase and sale agreement for the Cushing Square parking lot, based on three outstanding issues: the number of parking spaces, proof of adequate financing, and the ability to recover damages if the development failed. Chair Jones stated that the developer did not move forward on this last issue specifically.

ACTION BY APPOINTMENT

Performance Management

Town Accountant Hagg appeared before the Board. As part of a new Performance Management initiative, it is proposed to do a citizens' satisfaction survey. The survey would cost \$1,500. Ms. Hagg said she has been in touch with Warrant Committee Chair

Allison, who has given input regarding the variables of the survey. Hagg added that about 12,900 households would be sampled and a post card would be sent with a request to log on to the website to take the survey. Efficiencies in the town would be analyzed, she said, and this would give a baseline of citizens' satisfaction. Chair Jones asked for a copy of the survey.

The Board moved: To approve the request for the citizens' survey.
The motion passed unanimously (3-0).

BSC Agreement for Professional Services

Town Engineer Clancy appeared before the Board to discuss the professional service agreement for the Trapelo Road/Belmont Street corridor project. This request, he said, is an amendment to the original agreement to generate the 75% design. \$200,000 in additional funds have been requested by the BSC Group. Mr. Clancy highlighted some of the areas that have necessitated extra work, including the Trapelo Road culvert, the Pleasant Street plantings, utility poles, and the carwash issue. Chair Jones said he would like to see a fee limit in the contract. Selectman Firenze said it is very concerning that the \$200K funding request amounts to a 30% increase over the original budget. Selectman Paolillo agreed. Paolillo asked which of these issues were an increase in scope and what was unanticipated? Mr. Clancy replied that these changes were definitely unanticipated. He gave several examples of unanticipated expenses that arose. Selectman Paolillo asked for additional information on the changes.

The Board will revisit the issue and meet with Mr. Clancy again this Friday, 10/21.

Parking Restriction Petition – Farm Road

Mr. Clancy remained present to discuss the parking restriction petition on Farm Road. Mr. Conti noted that the petition was filed last spring and signed by most Farm Road residents. The petition requests that 2-hour parking limits be placed on the street. Commuters are parking there all day. Two hour parking restrictions elsewhere in Belmont Center have moved the parking all day problem to Farm Road. Mr. Conti noted that the Police Department would feel an enforcement burden but said in fairness he could find no alternative other than to support the request. Selectmen Firenze wondered why Belmont Streets have to be clogged by people from other communities.

A resident from 14 Farm Road said that commuters are parking on both sides of the street, all day, causing crowding and dangerous conditions, especially during the snowy months.

The Board moved: To restrict parking on Farm Road to Two Hours only.
The motion passed unanimously (3-0).

Town Meeting Warrant Approval

Chair Jones and Mr. Conti reviewed the Articles.

The Board of Assessors will clarify Article 3 (National Guard/Reservists) and will attend a future Board of Selectmen meeting.

Regarding Article 4 (Appropriation for MBTA Station Consolidation Feasibility Study), Chair Jones summarized some of the Warrant Committee's questions on this article, including the issue of 40 R smart growth funds. The WC had asked: What else can these funds be used for? Mr. Conti noted that the town does not actually have the 40 R funds, so this money would have to come out of free cash. The Board discussed withdrawing Article 4.

The Board moved: To withdraw Article 4.
The motion passed unanimously (3-0).

Regarding Article 5 (Appropriation for Comparative Wage Study), Chair Jones said the study ought to be looking at the total cost (including benefits). Mr. Conti said that private sector comparables have been added to the article.

The Board moved: To withdraw Article 5.
The motion passed unanimously (3-0).

Mr. Conti noted that this will be a larger, more expensive project in the future. The Board discussed factoring the cost of this type of analysis into the FY12 budget.

Regarding Article 8 (Associate Planning Board Member), Mr. Conti said that an associate member can only serve in special cases. This would need to be a general by-law and zoning by-law amendment. Selectman Firenze said the wording is fine.

Regarding Article 10 (Playground/Athletic Field Smoking Ban), the Board discussed the difficulty of enforcing this article.

Regarding Article 11 (Consolidation of Buildings & Facilities Management), the Board expressed their support of this article.

The Board moved: To accept the Warrant as amended.
The motion passed unanimously (3-0).

Town Administrator's Report

Mr. Conti reported on the following items:

- The Underwood Pool revenue was \$166,815, but the pool still had a net operating loss when costs are factored in.

Warrant Committee Update – Chair Jones

Chair Jones gave a brief Warrant Committee update. The WC has recently covered the following topics: the new Open Meeting Laws, the self assessment/department head survey, the Community Preservation Act, the Town Meeting Warrant, and the subcommittee responsibilities vis-à-vis the budget report.

ACTION BY CONSENT

Commercial Properties Required to Clear Sidewalks of Snow

Approval of December 2, 2010 Town Holiday Celebration

Mr. Conti noted that there is a list of commercial locations that are required to clear their sidewalks of snow.

Mr. Younger will handle these two “Action by Consent” items.

OTHER

Recognition of Sister City, Belmont, California

Chair Jones noted that a city councilman from Belmont, CA visited Belmont, MA and met with the Town Clerk. He wrote an article noting the similarities among the Belmonts. Both cities are near major universities, have a commuter rail, are near a high tech corridor, and are similar in population.

- Mr. Jack Weis was appointed to the Minuteman School Committee and will be invited to join the Minuteman Study group.

Chair Jones adjourned the Board of Selectmen meeting at 9:18 pm.

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Thomas G. Younger, Town Administrator