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MINUTES  
TOWN OF BELMONT  
BOARD OF SELECTMEN  
SELECTMEN'S MEETING ROOM  
FRIDAY, SEPTEMBER 18, 2015  
8:15 A.M.

APPROVED  
BOARD OF SELECTMEN  
DATE: 10-27-15

**CALL TO ORDER**

A (working session) meeting of the Board was called to order in open session at 8:27 a.m. by Chair Baghdady in the Selectmen's Meeting Room. Vice Chair Paolillo and Town Administrator David Kale were present. Selectman Williams and Assistant Town Administrator Marshall were not present.

Chair Baghdady reviewed the agenda and turned to the main item on the agenda.

**Execution of Sale of Woodfall Road Property**

Town Administrator Kale reviewed the revised Quitclaim Deed with the Board. The Board then discussed whether a bond or a letter of credit would be used at the closing with regard to the construction of a roadway as part of the approval of the sale. Chair Baghdady explained that most communities have adopted a subdivision control law which requires roads to be completed to compliance and if the developer goes into bankruptcy then the municipality is left to finish the road.

There was a brief discussion related to the use of a bond versus a letter of credit. Town Administrator Kale informed the Board that Northeast Community bank was provided with a recent bond language the Town has used for reference. Chair Baghdady and Vice Chair Paolillo both agreed that the language in the bond was odd. Chair Baghdady suggested the use of a Letter of Credit instead of a bond for the Woodfall Road transaction. Vice Chair Paolillo stated that in the event the Developer files bankruptcy and as a result the roads are not completed the Town would be able to draw on the Letter of Credit to complete the roads.

Chair Baghdady announced the new date of the closing of the sale for Woodfall Road is September 29, 2015. He explained that the Board will sign the deed today, during the Working Session, but a decision still needs to be made as to the issuance of a bond versus a Letter of Credit. Chair Baghdady added that he would speak with Town Counsel to discuss the option of issuing a Letter of Credit.

Chair Baghdady and Vice Chair Paolillo then signed the Quitclaim Deed. Selectman Williams had signed the document prior to the Working Session.

*The Board moved:* To execute the Quitclaim Deed.  
The motion passed (2-0).

*The Board moved:* To authorize the Town Administrator to sign all ancillary

APPROVED  
DATE

documents at the closing as advised by Town Counsel.  
The motion passed (2-0).

**TOWN ADMINISTRATOR'S REPORT**

Town Administrator Kale reviewed the Belmont Center Enhanced Greenspace Design.

- The Board discussed the enhanced Greenspace Design for the Belmont Center Project with Mr. Andy Rojas. Vice Chair Paolillo added that the Board has been receiving input from both plan A and plan B supporters and have taken their feedback into consideration. Mr. Andy Rojas offered that the enhanced Greenspace Design has been vetted by Mr. Glenn Clancy, Director of Community Development and engineers to address any traffic concerns. The enhanced plan was supported by the Board. The enhanced plan provides for an additional 750 square feet of green space, improves the accessibility of the additional parking spaces, and with the use of brick as the material for the cut-thru creates a "plaza feel" as well as unites the overall design of Belmont Center.
- Town Administrator Kale requested the Board to authorize him to implement a policy change for new non-union employees hired as of 10/1/2015 to increase their health insurance contribution rate to twenty five percent and to implement a wage adjustment similar to other collective bargaining units, which was previously discussed and approved in executive session.

*The Board moved:* To authorize Mr. David Kale, Town Administrator, to implement a policy change for new non-union employees hired as of 10/1/2015 to increase their health insurance contribution rate to twenty five percent and to implement a wage adjustment similar to other settled collective bargaining units, which have agreed to this increase in the employee health contribution rate.

The motion passed (2-0).

**COMMITTEE LIASION REPORTS**

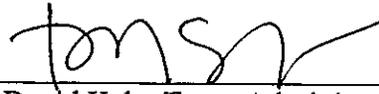
Vice Chair Paolillo reported that he will be attending an informational meeting on October 2<sup>nd</sup> at the Minuteman High School. He continued that the meeting agenda includes the following items: district capital funding information, district decision making options and MSBA Modules 4 and 5. Minuteman's process and the delivery dates that they must follow to obtain the approximately \$55m MSBA reimbursement for their building project are also to be discussed.

Vice Chair Paolillo suggested that the Board consider hosting a meeting to continue the dialogue related to the Minuteman district wide vote and the size of the school with the other district representatives.

**NEXT MEETINGS**

Monday, September 28, 2015 7:00 p.m. Town Hall, Selectmen's Meeting Room

The Board moved to adjourn the meeting at 9:25 a.m.

A handwritten signature in black ink, appearing to read "DKale", written over a horizontal line.

Mr. David Kale, Town Administrator

