

**MINUTES
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BOARD OF SELECTMEN
MONDAY, APRIL 24, 2006
SPECIAL SESSION
CONFERENCE ROOM, BELMONT HIGH SCHOOL
6:30 PM**

Call to Order

A special session of the Board was called to order at 6:30 PM in the Principal's Conference Room at Belmont High School. All members were present. Town Administrator Younger and Assistant Town Administrator Conti were also present.

Questions from Town Residents

There were no questions.

Action by Appointment

Discussion of Town Meeting Articles

Article 16: McLean Land Disposition

Housing Trust Chair Roger Colton appeared before the Board and explained that in the RFP, the references to the mix of bedrooms have been removed and replaced with language saying the developer's proposal should be competitive for public subsidies. The mandatory reference to having 10% of units at or below 30% of income was also deleted and changed to a comparative criteria that will be viewed more favorably than proposals that do not meet the guideline.

The Board moved: to support Article 16 and the contents of the RFP.

The motion carried unanimously (3-0).

Other

Mr. Younger reported that the Archdiocese did not respond to the Town's proposal to continue the Senior Center lease. He notified them that the Town is leaving, then they came back with a proposal. The rent would remain the same – there is an increase if the Town was still there after two years which is not anticipated. On parking spaces, they could reduce the number we have from 40 to 25 at any time. The Town would not have the ability to terminate the lease at any time.

The Board felt that that Town would have to have a termination clause – Belmont is not going to pay for time the Senior Center is not using. If the Senior Center leaves, the Town will gain back about \$120,000 in rent and operating expenses plus the tax revenue on the property for the operating budget.

It was clarified that when the current lease expires the Senior Center would have to be out by May 31. The last month's budgeted rent would be available for moving expenses.

Council on Aging Director Nava Niv-Vogel said that the Senior Center could use a transition period. She is still trying to plan where the larger athletic programs are going to go – perhaps the field house. The Board noted that the Archdiocese would surcharge the Town to extend the lease beyond May 31. Chairman Solomon asked how much time would be needed for transition? Ms. Niv-Vogel responded that it would be ideal if they had until September 1 to move out. The summer is a time when the Senior Center normally reassesses its programming. The Board agreed that this simply would not be possible.

The Board suggested that Mr. Younger could ask the Archdiocese if the Town could have another month or two extension, or if a renewal could be done for one year and then be a tenant at will afterward.

The Board moved: not to renew the lease under the Archdiocese's terms.

The motion was carried unanimously (3-0).

It was agreed that Mr. Younger will take these ideas back to the Archdiocese and set a new deadline, and the Board will discuss a bottom line number in executive session.

Council on Aging chairman Neil Hegarty said that the Council understands the Town's position on this and has no difficulty with this decision.

Action by Appointment

Discussion of Town Meeting Articles, continued

Article 10: Position and Classification Plan

The Board moved: to support Article 10.

The motion carried unanimously (3-0).

Article 20: Other Post-Employment Benefits Fund

The Board moved: to support Article 20.

The motion carried unanimously (3-0).

The Board discussed the zoning articles.

Article 30: Barn by-law

The Board moved: to support Article 30.

The motion carried unanimously (3-0).

Article 33: Non-conforming uses.

Selectman Firenze reported that a proponent has asked that this article be dismissed. There was discussion of whether the article could be postponed until May or reworked in some way. Mr. Conti stated that he believed it would end up being too broad and beyond the scope of the current article, and it would be very difficult to do everything in time for May, but that it might be doable for the fall.

The Board moved: To support the dismissal of Article 33 at the request of the proponents.

The motion carried unanimously (3-0).

Article 26: Senior Tax Deferral

The Board noted that it had unanimously supported this article but the Warrant Committee opposed it. The Board discussed postponing the article until May and asking the Warrant Committee to reconsider. The Board agreed to move that Town Meeting postpone the article to be the final article on the Warrant.

Discussion of FY06 Budget

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Discussion of the budget was deferred due to time constraints.

Town Administrator's Report

The Board discussed a petition for a June override vote for the schools. There will be a joint budget discussion with the School Committee on Monday, May 1 and it was suggested that the petitioners come to the meeting and make their voices heard.

Roads Corporation did not go back to work today on Pleasant Street as expected. Someone will go down there in person tomorrow.

The Board discussed whether to meet on Wednesday. The plan will be to meet at 7 for now.

The Board moved: to enter into executive session to discuss lease of real property and return to open session for Town Meeting.

The motion carried unanimously (3-0).

The Board entered executive session at 7:19 PM.

(No substantive motions were made during executive session. The Board returned to open session at 7:27 PM and adjourned when Town Meeting adjourned later in the evening.)

Thomas G. Younger
Town Administrator