

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Monday, September 9, 2013
8:00 AM**

RECEIVED
TOWN CLERK
BELMONT, MA.
SEP 23 2 29 PM '13

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 8:11 a.m. by Chair Paolillo in the Selectmen's Meeting Room. Selectmen Jones and Rojas were present. Town Administrator David Kale and Assistant Town Administrator Kellie Hebert were also present.

Chair Paolillo reviewed the morning's agenda.

QUESTIONS FROM TOWN RESIDENTS

[There were none.]

ACTION BY APPOINTMENT

Update: Minuteman High School Building Construction

Mr. Robert McLaughlin (Warrant Committee member and Minuteman Regional Agreement Committee member) and Mr. Jack Weis (Belmont's Minuteman School Committee Representative) appeared before the Board to provide an update regarding the Minuteman High School project. Mr. Weis began by noting that the feasibility study for Minuteman is moving forward. The student number (which will impact the size of the new school) looks to fall in the middle of 400 and 800. The process is in Module 3 (Preliminary Design Plan), which is due to the MSBA in early October. Program offerings are currently being analyzed; if the school is made smaller, some programs may need to be eliminated.

Chair Paolillo said that Belmont will need to understand the fiscal impact for the new building. Mr. Kale said that this will depend on whether or not new communities enter the district agreement.

The Board discussed the fact that the debt service vote (for the new building) needs to be unanimous.

Mr. McLaughlin noted that the existing district agreement needs a unanimous vote to be amended. He said that he is hopeful that the building issue will get resolved. He then raised the issue of "weighted voting" – which would be based on student enrollment per community.

The Board discussed the fiscal contribution of non-member communities as well as the issue of wealthier communities paying more.

Mr. McLaughlin then discussed the issue of withdrawing from the district agreement. He said that a town would still need pay for some debt, OPEB, and unfunded pensions.

The Board then discussed that Minuteman is exploring ways to attract more district towns. Presently, non-member towns have no incentive to join the district agreement because they would need to pay more.

**Approval of Common Victualler License and Full Liquor License
Restaurant El Centro, 66 Leonard Street**

Mr. Islam (Manager) and Mr. Allen Rodriguez (Chef and Owner) appeared before the Board regarding the liquor license request noted above. Mr. Kale noted that the process has been underway for El Centro to receive these licenses. The Board's approval would allow the application to move forward.

The Board moved: To conditionally approve the Common Victualler's license request for El Centro that will become active once they receive a certificate of occupancy and all other necessary approvals from the town departments, within 90 days.
The motion passed unanimously (3-0).

The Board moved: To conditionally approve the all alcohol license request for El Centro that will become active once they receive a certificate of occupancy and all other necessary approvals from the town departments and the Massachusetts Alcohol Beverages Compliance Commission, within 90 days.
The motion passed unanimously (3-0).

Update: Clark House

Mr. Michael Smith, Chair of the Historic District Commission, and Ms. Lydia Ogilby appeared before the Board to provide a Clark House update. Mr. Smith informed the Board that there are preliminary plans underway to make the Clark House a public asset for the town. The insurance funding has been raised in full (covering the Clark House for another year). He said a CPA application (requesting \$600K) has been submitted to help move the Clark House near to the library.

He explained the details of this proposal. The Clark House would be placed on library land, near to the Armenian Church and facing Concord Ave. The Claffin Room (currently in the library) would then move to the Clark House, thus freeing up much needed space in the library.

Mr. Smith noted that the house is in excellent condition and could be utilized for this proposed use. The second floor, he added, would be used for the Historic Society's archives (storage). He said he is currently meeting with all of the stakeholders involved.

Chair Paolillo said that the Board supports the preservation of the Clark House and would continue to evaluate this new proposal as more information becomes available. Selectman Rojas

noted that Town Meeting was explicitly told that private funds only would be used for the Clark House. CPA funds are not private, he added.

Chair Paolillo said that this proposal will need to be considered in conjunction with plans for a new library.

Mr. Matt Lowry, Chair of the Board of the Library Trustees, approached the table and informed the Board that the Library Trustees met and voted to stay neutral on this issue (at this time). He said that it appears that the Massachusetts Library Board of Commissioners (MLBC) grant funding will need to be turned back to the state. Mr. Kale explained that the MLBC did not allow Belmont to change the site contained in the approved application. Chair Paolillo said that this issue will need to be discussed further at another time.

Proposed Special Town Meeting (TM) for Fall 2013 – Dates and Potential Articles

Mr. Kale informed the Board that the Special Town Meeting agenda is still in draft form, but will likely address (at minimum) the following three items:

- the Harris Field award and contract (for turf replacement)
- the Demolition Delay by-law (which has been revised)
- the Snow Removal by-law (which has also been re-worked)

The tentative date for the Special TM, he said, is Monday, November 4, 2013. A formal vote will occur next meeting.

Committee Appointments: Vision 21 Implementation Committee (VIC)

Chair Paolillo said that the VIC appointments will be addressed later (due to the application process continuing). Chair Paolillo said that the VIC may need to be “reinvigorated.” He would like to discuss this further with Mr. Bowman (the current chair). Selectman Rojas said that the committee is not representative of the entire town. He said the scope and charge seems to have shifted.

Committee Appointments: Community Preservation Act (CPA) Committee

The Board moved: To re-appoint Ms. Gloria Leipzig and Ms. Lisa Harrington to the CPA Committee.

The motion passed unanimously (3-0).

Committee Appointments: Cultural Council

The Board moved: To vacate the appointment of Ms. Lucy Manuelian from the Cultural Council.

The motion passed unanimously (3-0).

Committee Appointments: Municipal Light Advisory Board

Convene as the Light Board

To appoint Municipal Light Advisory Board (MLAB) members

The Board moved: To convene as the Light Board at 9:15 a.m.
The motion passed unanimously (3-0).

Appointments

Selectman Jones noted that Mr. Mark McVay had been serving as an alternate member and was due to be made a full member.

The Board moved: To appoint Mr. Mark McVay to the MLAB as a full member.
The motion passed unanimously (3-0).

The Board moved: To re-appoint Ms. Gretchen McClain and Ms. Patricia DiOrio to the MLAB.
The motion passed unanimously (3-0).

The Board moved: To appoint Mr. Stephen Klionsky as an associate member to the MLAB.
The motion passed unanimously (3-0).

Reconvene as the Board of Selectmen

The Board moved: To reconvene as the Board of Selectmen at 9:17 a.m.
The motion passed unanimously (3-0).

Update: Financial Task Force

Mr. Kale said that the structure is in place to allow a financial task force to be formed. The purpose, he said, is to develop a multi-year financial and capital improvement plan. The task force will help the town develop information in order to make informed financial projections and access the Town's ability to maintain town and school services. The membership, he said, would be under the direction of the Board of Selectmen with representatives from the major committees across town, as well as the Superintendent, the Town Administrator, and two residents.

Mr. Kale then put forth proposed major areas that the group would focus on, e.g., education, revenue opportunities, capital projects, town government and financial projections. These areas are subject to changes. He said, the outcome of this work will include producing a document for the public to review.

The Board briefly discussed the task force and its purpose/goals.

Town Administrator's Report

Mr. Kale reported on the following items:

- ALS Update: Fire Chief Frizzell and Assistant Chief Davison provided information regarding ALS approvals and policy implementation. The Belmont ALS program is expected to be approved shortly by the State. In addition, Mr. Kale and the Chief recommended the Board to send a letter to the Massachusetts Senate President indicating it does not support the Governor's amendment to legislation regarding ambulance billing and rate setting. Chief Frizzell explained the rate setting process. The Governor's amendment would allow Insurance Companies to set the rates for ALS Services instead of the communities providing the services. This would impact the Town's ability to cover the costs of providing ALS Services.

The Board moved: To approve sending a letter of support to reject the Governor's language regarding the setting of reimbursement rates, as discussed above.
The motion passed unanimously (3-0).

- Mr. Kale noted that this is Ms. Hebert's last Board meeting. He thanked her for her hard work and wished her the very best. The Board concurred.
- He acknowledged the good work of the Police Department regarding a recent arrest involving drug offenders.
- The Underwood Pool project committee has met and has drafted a schedule regarding the design and cost estimates of a new pool with the hope of putting a debt exclusion on the ballot for April 1, 2014, subject to BOS approval.
- He reviewed the CPA proposals that were submitted earlier this month, which are available on the town's website.
- A preliminary draft schedule for the annual Town Meeting was discussed briefly and it will be before the BOS again.
- The BOS approved the request from CHA Consulting, Inc. to conduct supplemental sampling at 116 Trapelo Road.
- A new Director of Facilities for Belmont has been appointed – Mr. Kale reviewed his experience. The BOS requested that Mr. Gerald Boyle attend the next BOS meeting
- The Trapelo Road project will begin soon; this will include the removal of the overhead wiring for the MBTA buses. Construction is scheduled to start in October 2014 for this State Department of Transportation Project

The Board moved: To approve supplemental sampling at 116 Trapelo Road.
The motion passed unanimously (3-0).

ACTION BY CONSENT

**Junk, Old Metals and Second Hand Articles
Renewal License, GVS Jewelers, 6 Trapelo Road**

The Board moved: To approve the license request as noted above.
The motion passed unanimously (3-0).

**Common Victualler's License
New License, Seta's Café, 271 Belmont Street**

The Board moved: To conditionally approve the license request that will become active once they receive a certificate of occupancy and all other necessary approvals from town departments.
The motion passed unanimously (3-0).

ACTION BY WRITING

Signature of Peterson's Oil Service Contract from July 1, 2013 thru June 30, 2014

Mr. Kale briefly explained the bid process. Belmont is part of a municipal collaborative which bids for oil and gasoline.

The Board moved: To approve the oil contract as noted above.
The motion passed unanimously (3-0).

Approval of Meeting Minutes

May 8, 2013
August 26, 2013

The Board moved: To approve the May 8, 2013 meeting minutes.
The motion passed unanimously (3-0).

The Board moved: To approve the August 26, 2013 meeting minutes.
The motion passed unanimously (3-0).

NEXT MEETINGS

September 23, 2013 at 8:00 am – Joint meeting with School Committee

Executive Session

The Board moved: To enter into executive session at 10:00 a.m. to discuss strategy with respect to purchasing land if an open meeting may have a detrimental effect on the

bargaining or litigation position of the public body and the Chair so declares. The Board will not return to open session.

A roll call vote was taken: Chair Paolillo said aye, Selectmen Jones and Rojas also said aye.

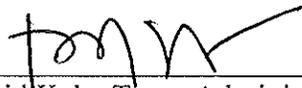
The motion passed unanimously (3-0).

The Board moved: To exit executive session at 10:03 a.m.

A roll call vote was taken: Chair Paolillo said aye, Selectmen Jones and Rojas also said aye.

The motion passed unanimously (3-0).

The Board moved to adjourn the meeting at 10:04 a.m.



Mr. David Kale, Town Administrator