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MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN – OPEN SESSION
SELECTMEN'S MEETING ROOM, TOWN HALL
FRIDAY, JUNE 8, 2018, 8:00 a.m.

APPROVED
BOARD OF SELECTMEN
DATE: 7/16/18

CALL TO ORDER

A regular meeting of the Board of Selectmen was called to order in open session at 8:06 a.m. by Chair Adam Dash in the Selectmen's Meeting Room, Town Hall. Members Mark Paolillo and Thomas Caputo were present.

Also Present: Patrice Garvin, Town Administrator; Christopher Roy, BMLD; Glenn Clancy, Community Development

Chair Dash turned to the agenda.

ACTION BY CONSENT

Community Announcements

Community announcements were made by Mr. Dash.

New Town Hall/Homer Building/Belmont Light Office Hours. Mr. Dash announced the new Town Hall/Homer Building Operating hours beginning June 11, 2018 through November 2, 2018 will be Mondays, 8:00 a.m. to 7:00 p.m.; Tuesdays thru Thursdays, 8:00 a.m. to 4:00 p.m., and Fridays, 8:00 a.m. to 12:00 noon. Belmont Light Office Hours from June 11, 2018 through August 31, 2018 will be Mondays thru Thursdays, 7:00 a.m. to 4:00 p.m. and Fridays 7:00 a.m. to 1:00 p.m.

Next meeting is June 11, 2018, 7:00 p.m. A public forum on the Incinerator site will be held on June 18, 2018 at 7:00 p.m.

The Farmer's Market is now open. It will held on Thursday afternoons, 2:00 p.m. to 6:00 p.m.

Incinerator Site Discussion

Bruce Haskell, environmental engineer from Langdon Engineering was present for this discussion, at the request of the Board.

Mr. Haskell provided a background of the site. He has been working with the Town of Belmont for several years regarding the incinerator site. Mr. Haskell reviewed with the Board the layout of the incinerator site as it exists today. Of the 25 acres, area B (10 acres) needs to be capped. Area A (4 acres) needs a supplemental cap, and Area C (11 acres) does not require capping. Glenn Clancy, Community Development Director, stated that Area C is landlocked with no frontage. All of this is subject to final DEP approval.

Mr. Paolillo stated that in the past there had been questions as to whether the Town owned this site. It has been determined that the Town does indeed own the incinerator site. Mr. Clancy stated that historically there were various pieces of legislation that had brought into question whether or not the site had been conveyed to the town. Mr. Dash stated that the conveyance has restricted the land to municipal usage only.

Mr. Haskell stated that over the past 8-10 years, he has been looking at possible uses for the site, which include public works storage of tools, equipment and materials; assorted recreational fields and possible configurations (focused on the 10 acre parcel); relocation of the public works operation; relocation of the police station; solar, and ice rink location possibilities.

Mr. Caputo inquired as to whether public works needed the space. Mr. Haskell stated it would be more for ease and convenience, but there is not a requirement for them to utilize this space. It would be primarily used for bin storage.

Mr. Clancy explained that the Boston Skating Club would have developed the site and worked in collaboration with the Town. Ultimately this partnership did not work out and questions had arisen as to whether the private/public partnership would have constituted municipal use of the land per the conveyance.

Mr. Haskell further explained that any developments would require an additional cost relative to utilities, etc.

Mr. Caputo inquired as to whether the capping process differed depending on what the site would be used for (building vs fields). Mr. Haskell did state that there was additional work involved with capping when a building exists on the site, all subject to DEP approval. Mr. Paolillo inquired as to whether a skating rink could suffice as a cap. Mr. Haskell stated that the building could serve as a cap, but that you would still need to have an additional cap. Paving is also considered an alternative cap. Again, this would all be subject to DEP approvals. Consideration of public access to the site also factors into their decisions.

Mr. Haskell also mentioned various material bans on landfill items, typically those that are recyclable. To increase recycling, organic waste is banned from facilities producing more than one ton per week. To find places for disposal, there are two options; composting or anaerobic digester. The anaerobic digester takes the material and pre-processes it and places it in a digester. An example is the Deer Island facility, although Belmont's would be much smaller in scale. The waste is broken down without oxygen. This creates methane, and generates electricity. Remaining material drops out and can be shipped off for other uses. The DEP would permit this facility. This type of facility also generates revenue in that others would have to pay a fee to Belmont to dispose of their organic waste. DEP would assist with building this facility and would provide a grant for the cap as they desire to build and encourage these types of facilities. The Town would lease the land to a private company for this purpose.

Mr. Haskell stated that the state has a goal to recycle 50% of organic waste by 2020. They started with the facilities producing one ton per week, and over time will decrease the tonnage requirements.

Mr. Paolillo inquired as to how you separate organic waste. Mr. Dash discussed curbside composting options. Ms. Garvin indicated this would also reduce our overall tonnage for regular trash.

Mr. Haskell indicated that the anaerobic digester would be placed in Area B. This would still allow for public works storage, etc. on the other parts. Area A would not be utilized due to sloping; only about one acre or so is usable. Typically this would be a twenty (20) year agreement with the private vendor. Mr. Haskell indicated that the facility would cost several million but would generate revenue and the business plan would include the capping.

Mr. Haskell indicated that for private vendors there are tax incentives. It also creates the possibility for alternative energy sources.

Mr. Dash inquired about possible negatives associated with this site. Mr. Haskell stated that there would be deliveries to the site which may cause additional traffic concerns. The Lexington Hartwell Avenue facility was discussed. Also, organic materials may cause various odors. The material would come in pre-processed, in a tanker truck. The material would be pumped in to the facility to minimize odors. Charlestown has a facility that takes material and pre-processes for transport. Rutland also has facility. Mr. Dash inquired about venting. Mr. Haskell indicated that all of the facilities would have a backup flare system. Extensive air quality permitting and testing is required by the DEP. Mr. Paolillo inquired about noise issues and where a facility was that he could visit. Mr. Haskell indicated that noise is minimal, and that a good example to visit would be the facility in Rutland which is primarily a dairy facility.

Mr. Paolillo inquired as to potential uses if the land is simply capped. Solar panels, DPW storage, etc. was discussed. Mr. Caputo inquired about the frontage issues. Mr. Clancy stated that the zoning bylaw requires frontage. The only logical way to gain frontage would be to look at the Rock Meadow area.

Mr. Dash inquired if Christopher Roy, BMLD, had any questions. Mr. Roy stated that from an energy perspective BMLD would support the project. Potential questions/concerns would focus on the climate action plan and renewable energy commitments. From an electric sector standpoint he believes it would be a good investment. Mr. Dash inquired as to whether it made sense to put solar anywhere on possibly Area A. Mr. Roy said yes, and that he had toured the site two weeks ago and believed this would work on the level surfaces. Other uses for Area A could be hiking trails, etc.

Mr. Paolillo stated that the financial possibilities needed further discussion. Mr. Caputo stated that proposals can be obtained for little to no cost. This would give the Board a sense of what the possibilities might be.

Mr. Dash said that further study was needed relative to DPW needs; solar feasibility analysis; and lease options.

Mr. Caputo also inquired about the DEP capping approval process. Mr. Haskell stated that DEP

approves the final cap and any post capping use. He stated that they have approved a variety of projects on sites. Mr. Haskell recommended presenting the closure plan together with the post closure plan.

Mr. Dash stated that the public is welcome to comment at the public hearing on June 18th. He encouraged everyone to come and bring their ideas, comments and questions to this meeting.

Mr. Haskell stated the DEP approval is a four step process; assessment, including the type of caps; the closure design process; the design of the post closure use plan; then evaluating and monitoring the post closure period. He indicated it is a six to twelve month process to complete the assessment period and submit all of the documents. Mr. Dash inquired of the DEP timeline. Mr. Clancy stated that he can provide the deadlines. He did state that while there were various deadlines imposed on the municipality, there are no deadlines imposed on DEP for their response to the municipality.

Mr. Paolillo inquired as to the market aspect, and whether we would lose potential vendors if the Board takes too much time to decide on what direction they wish to go. Mr. Haskell stated that the market is good right now for this type of project.

Ms. Garvin said she would look into arranging a field trip to the Rutland facility for a tour. Mr. Clancy will look at the frontage issue and the general DEP timeline. Mr. Roy will look into the solar and electric options. Mr. Dash was hoping we could have answers to some of these items prior to the meeting on the 18th.

Mr. Dash clarified that there would be a presentation on the 18th that people could view. He wanted to ensure that the public could see maps of the incinerator site and clear notes on the options being considered.

Chair Dash Moved to adjourn for a short recess, Selectman Caputo seconded the motion

Recess taken at 9:20AM

Financial Task Force Discussion

Chair Adam Dash called the meeting back to order - 9:29AM

The Board was now joined by the Collins Center, to discuss a Financial Forecast that they have been working on for the Town. Steve Cirillo was leading the discussion from the Collins Center and was joined by Tony Torrisi. Chair Dash introduced himself to Mr. Cirillo and Mr. Torrisi, as well as Vice-Chair Mark Paolillo, Selectman Thomas Caputo, Town Administrator Patrice Garvin and Capital Budget Committee Chair Anne Marie Mahoney.

Steve Cirillo then walked the Board through a 5-year Financial Model that had been prepared previously by the Collins Center with information given by the Town. This version of the 5-year model had been revised previous to this meeting through the Town Administrator's Office.

Steve Cirillo then worked his way through the model, explaining how each number was arrived at. Mr. Paolillo then discussed the Free Cash item and General Stabilization Fund and how those work into the model. He discussed the Financial Task Force model and how the override was passed in 2015 to get the Town through the next three years. Mr. Cirillo then proceeded to move through the forecast.

There was a discussion on how the Free Cash is portrayed in the forecast and the current Free Cash Guideline that exists in the Town. Mr. Epstein pointed out that it seems that the current forecast guideline seems to violate the Free Cash guideline. The Selectmen all agreed that they would like to see the forecast initially follow the guideline and therefore show them the full estimated deficit so that the Free Cash use is not initially in the budget. The Collins Center described how they use “current best practices” to create these forecasts and that they do their best to not break guidelines that Town’s already have in place.

Chair Dash then clarified that the model seems that the lowering of the Free Cash is weening the Town off of using one-time revenues to pay for reoccurring expenses. They would like to see the reoccurring expenses to be paid for by reoccurring revenues. The Collins Center explained that they believe that some of the deficit could be addressed through increases in local receipts and new growth.

The Board then discussed the model itself and how the assumptions have been moved from the “baseline”. The Collins Center explained how the model works and how each line item will affect the entire model and other years.

Selectman Caputo then discussed the way the School’s budget is depicted in the model and said that he believes that the percent of the expenditure increases are too low and unattainable by the School Department even at a level funded budget.

Selectman Caputo asked to see the reality of the model and the 5-year forecast without added changes to the revenues and expenses. He would like to see the full deficit, and then let the Selectmen work with the Town Administrator to begin to work on the separate lines to close the gap. Vice-Chair Paolillo echoed him saying that he would like to hold another meeting where they review this model again.

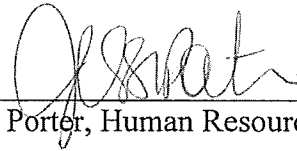
Chair Dash asked that he the Collins Center tweak the model, give a list of possible options for the forecast, and then give the model back to the Town to work again. The Board would like to hold another public meeting to show the model and work on the options to solve the upcoming deficits. Tony Torrisi then clarified what the Selectmen want. They agree that they want the model and the Collins Center recommendation. Selectman Caputo asked that the SPED account be broken out separately from the School budget because of the size of the line item and its year to year increase. The Board ended by asking for the model to level-service as best can be estimated.

10:40am Selectman Caputo had to leave the meeting

Mr. Paolillo made a motion to adjourn the meeting. Mr. Dash seconded. Vote: 2-0-0.

Meeting adjourned at 10:44 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'J. Porter', is written over a horizontal line.

Jessica Porter, Human Resources Director