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Minutes

Town of Belmont

Board of Selectmen

Selectmen's Meeting Room

Monday, February 4, 2019

7:00pm

APPROVED
BOARD OF SELECTMEN
DATE: 4/8/2019

CALL TO ORDER:

A regular meeting of the Board of Selectmen was called to order at 7:00pm by Chair Adam Dash. Vice Chair Mark Paolillo and Selectmen Tom Caputo were present. Town Administrator Patrice Garvin was present.

COMMUNITY ANNOUNCEMENTS:

A moment of silence was held for Joe Scali who recently passed away. Joe was a Town Meeting Member for Precinct 2 from 1996 to 2019. He was the Minuteman Regional Vocational School Representative for the Town from 2007 to 2010. He also served on the Community Preservation Study Committee, and was the election clerk for Precinct 3.

- Special evening program to meet author Dr. Geoffrey Dutton, Tuesday February 12 @ 5:30pm at the Beech Street Center. Dutton will discuss his novel *Turkey Shoot*.
- Appointments are available for free tax preparation assistance by the AARP at the Beech St. Center, Mondays and Fridays from February 4 through April 12.
- Belmont's *Talk of the Town*, hosted by the Meet Belmont Committee, will be held Tuesday March 19, 2019 from 7-9pm at the Chenery Middle School. Admission is free, please register in advance via Facebook on the Meet Belmont page.
- Happy Birthday to Town Administrator Patrice Garvin!

COMMENTS FROM TOWN RESIDENTS:

[There were none]

ACTION BY CONSENT:

Update from the Library Building Committee

Clair Colburn (Chair, Library Building Committee), Kathy Keohane (Chair, Board of Library Trustees) and Conrad Ello (Oudens Ello Architecture) joined the meeting. K. Keohane explained the Committee had reached a milestone in hiring an architect (Oudens Ello Architecture) for the project. The Committee had interviewed four architects and was excited to move forward with Oudens Ello, in particular for their vision of the site and desire to create synergies with other building projects in Town.

The architect had already been meeting with Library staff and proactively engaging other stakeholders (Sustainable Belmont, Energy Committee, etc.) for input on the design. K. Keohane mentioned there would be a public input session held on March 13th, followed by another in early summer. Final schematic

design was planned for the fall, which would include cost estimates. With the schematic design in hand, the Library Foundation could ramp up its fundraising efforts, a process that would take 18 to 24 months. In K. Keohane's view the Foundation would need to coordinate its efforts with a debt exclusion vote and approval by Town Meeting, as it was unrealistic to expect the fundraising to cover all of the construction costs.

A. Dash asked about coordination with the High School building project. C. Colburn had spoken with Bill Lovallo, and would continue to collaborate once the Committee had a better sense of the construction timeline.

M. Paolillo asked whether timing of the project aligned with a potential grant cycle for the Massachusetts Board of Library Commissioners (MBLC). K. Keohane continues to meet with the MBLC on an ongoing basis, but expected that any funding from this source would not be available until around 2030.

T. Caputo asked what the preliminary cost range was for the new library. C. Ello estimated it would be around \$20-\$22m, but noted it was very early in the schematic process, and final numbers would be provided with the schematic design.

Incinerator Site Discussion- Including but not Limited to Estimated Cost and Schedule for Site Borings

Bruce Haskell (Langdon Environmental LLC) and Glenn Clancy (Director, Community Development) joined the meeting. A. Dash recalled from the previous meeting on the incinerator site that the Board had asked B. Haskell to look into the cost/timeline to conduct test borings at the site. The borings would help determine whether it was feasible to build a rink at the incinerator site.

B. Haskell explained that after further investigation, he was recommending a report that was more limited in scope and did not include test borings. The report would contain: calculations on the cost of a foundation for the rink, utilizing publically available historical data to make assumptions that could be confirmed later with test borings; further detailed information on a potential timeline for the project, from approval by the Board to construction of the rink, including regulatory/permitting process with DEP and a procurement timeline. The proposed report would cost \$7,900 versus over \$30,000 for the full assessment that included test borings; the report could be delivered within thirty days.

G. Clancy expressed support for the approach outlined by B. Haskell. His concern with the site in terms of feasibility was that, depending on the size of the proposed rink, an elaborate retaining wall system might be required to increase the amount of usable land.

M. Paolillo stressed that the threshold question was whether DCAMM would allow use of the site for a public-private partnership for the rink. He suggested for P. Garvin to contact Senator Brownsberger and try to arrange a meeting with DCAMM, as they had not yet responded to her letter asking for clarification on potential uses as being municipal.

[A. Dash invited public comment.]

- *David Giangregorio*: Asked if there had been any further discussion on the anaerobic digester (AD) option at the incinerator site since the previous meeting. He raised concerns about the safety of such a facility with respect to potential explosions, gas leaks, environmental damage, etc., and felt these issues were not adequately addressed by the feasibility study.



- B. Haskell said the safety issues were briefly addressed in the report. He had made the assumption that an AD facility would comply with all relevant codes. Similar facilities in the state had been up and running for decades and he was not aware of any safety problems.
- A. Dash said that no further discussion had taken place and all remaining five options were still on the table. The Board would vote on the final post-closure at the March 18th meeting.
- *Roy Epstein (Chair, Warrant Committee; Town Meeting Member P6)*: It was his understanding that the original appeal of the AD was to provide funds toward capping the site and ongoing revenue to the Town thereafter. However, he had concerns about three economic assumptions from the feasibility study: the buy-back rate from Belmont Light was too high; the assumed interest rate of 4%, which was below market rate; the fact that Winter St. was not paved to an adequate specification for heavy trucks. These three issues made the project not viable in his opinion.
- [A. Dash read for the record an email from Esmail Mahdavi] *Esmail Mahdavi*: Expressed support for the rink at the incinerator site, indicating he and his neighbors would volunteer to work on the project in various ways to help get the rink built instead of the AD.
- *Travis Franck (LBAC; Energy Committee)*: Thought that the solar farm option should be reconsidered and offered to work with LBAC to get more numbers.
- *Darrell King (Sustainable Belmont)*: Seconded the solar farm use at the incinerator site, which would help Belmont contribute to the Climate Action Plan. Solar also had the least traffic impact and least disruption to the site and surrounding neighborhood.

[Close public input.]

Motion: To approve the awarding of the contract to Langdon Environmental LLC for \$7,900, for assessment of the development of an ice rink at the Concord Avenue landfill site. (Vote passed 3-0)

Discussion of Temporary Police Department Relocation

Rich McLaughlin (Police Chief), Jamie MacIsaac (Assistant Police Chief), and Ann Marie Mahoney (Chair, Police/DPW building Committee) joined the meeting. A. Marie Mahoney said the Building Committee was working with the Police Department to analyze issues involved with the relocation and potential relocation sites. There was a ten month construction timeframe for the project, which could extend up to 15 months. The Committee would go out to bid in March and hope to begin construction in June.

R. McLaughlin and J. MacIsaac highlighted three main concerns: parking, safety/security for processing, and storage of property. With respect to parking, it had been determined that the parking lot at the current Police Station would not be usable during construction as previously thought. Up to 50 spaces were required during shift change, and certain vehicles required immediate access at all times.

A. Marie Mahoney stated the Committee would work to resolve the issues and be back before the Board with a solution.

Discussion of Town Clock in the First Church, CPA Application

There was currently a pending CPA application for funds to repair the clock. The CPC has requested clarity on whether the Town owns the clock, as the Town had provided the initial funds to install the clock, and historically had provided a stipend for maintenance.

A. Dash had asked Town Counsel to review the matter and provide guidance. It was the opinion of Town Counsel that the Clock was eligible for CPA funds regardless of ownership, as it was a secular symbol. It was also a historical feature of the Town that was not integral to the operation of the church. As to the question of ownership, the documents describing the vote taken by the Board of Selectmen in 1889 were vague. A. Dash indicated it would only make things more complicated if the Town were to have ownership of the clock.

Mike Flamang (First Church Property Care Committee), who was sponsoring the application, and Marion Westgate (First Church Parish Board) joined the meeting. They explained that they had been initially advised by the CPC to formalize the ownership of the clock; if the Town owned the clock then the Board would have to sponsor the application. Their priority was simply to get the clock repaired, and they would now proceed with the application under the Church's sponsorship, sharing the new assessment from Town Counsel with the CPC.

Vote to Approve Change of Date for Becca Pizzi 5k Run

Motion: To approve the change of date for the Becca Pizzi 5k run from April 28, 2019 to May 5, 2019.
(Vote passed 3-0)

Review and Discussion of Belmont Climate Action Roadmap

Roger Colton (Co-Chair, Energy Committee), Travis Franck (Energy Committee) and James Booth (Energy Committee) joined the meeting. Roger Colton reviewed efforts by Energy Committee in recent years in working towards the goal established in the Climate Action Plan (CAP), of reducing emissions by 80% by 2050. T. Franck and J. Booth had recently compiled an emissions inventory which showed declining emissions, but not fast enough to reach the CAP goal. The largest contributors to emissions were identified as: residential transportation, home heating, and electricity.

The Energy Committee was before the Board currently to get feedback on the Climate Action Roadmap. This was intended to be a non-binding resolution sponsored by the Board and voted on at the upcoming Town Meeting. The Roadmap set measurable targets aimed at shifting to electrification of vehicles and home heating sources in Belmont, which would be accompanied by Belmont Light achieving a 100% emission free supply.

A. Dash suggested that the Roadmap be discussed as an agenda item for the Light Board prior to the Board of Selectmen voting on the matter.

Discussion of "Better Together", a Town Event on April 28, 2019

David Stievater (President, Belmont Library Foundation), Mary Power (Belmont Library Foundation) and Marsha Semuels (Belmont Library Foundation). The event was a workshop to discuss better ways of working together, building community, and addressing upcoming challenges. It would be held April 28,



2019 at the Beech Street Center. Marsha Semuels requested the Board sponsor the event, which involved joining the list of public co-sponsors.

Motion: That the Board of Selectmen sponsor the "Better Together" event at the Beech Street Center, April 28, 2019 from 3:00-5:30pm. (Vote passed 3-0)

Vote to Approve the Brendan Grant Foundation 5k Run

The route had not changed from previous years. This was to be the last year the Run would be held.

Motion: To approve the Brendan Grant Foundation 5k Run to be held on June 16, 2019. (Vote passed 3-0)

Accept Leo Saidnawey Retirement Letter

Leo Saidnawey was stepping down after twenty plus years heading the Belmont Emergency Management Agency (BEMA).

Motion: To accept the resignation of Leo Saidnawey from the Belmont Emergency Management Agency. (Vote passed 3-0)

Appoint Replacement to Belmont Emergency Management Agency

P. Garvin clarified the Board would make two appointments for BEMA, a Director and Assistant Director. Following discussions with the Fire Chief, Wayne Haley (Assistant Fire Chief) was nominated to fill the role of Director, with Richard Noel as Assistant Director. W. Haley joined the meeting. He was glad to fill the role based on his experience dealing with emergencies, and thanked Leo for his work at BEMA.

Motion: To appoint Wayne Haley to be the Belmont Emergency Management Agency Director. (Vote passed 3-0)

Motion: To appoint Richard Noel to be the Belmont Emergency Management Agency Director. (Vote passed 3-0)

Approve One Day Liquor License from Belmont Gallery of Art for an Art Opening Reception on February 9, 2019

Motion: To approve the license as stated above. (Vote passed 3-0)

Discussion of Underwood Pool and Stabilization Fund or Enterprise Fund

A. Dash had raised the issue of whether a fund – either stabilization fund or enterprise fund - could be created to set aside profits from the pool to go towards future maintenance. John Marshall (Assistant Town Administrator) joined the meeting and presented his analysis on a potential enterprise fund. The benefit of an enterprise fund would be to properly account for costs associated with running the pool, and any earnings could be retained for future uses, such as maintenance, etc. His analysis showed that, currently, the operation of the pool using an enterprise fund would not need a subsidy from the General Fund; except in the case that debt service was included, which was allowable by Massachusetts General Law. The Board was inclined that including debt service in an enterprise fund was not appropriate, since a debt exclusion had passed, such that the cost of the pool was being financed through property taxes. P. Garvin and J. Marshall considered establishing an enterprise fund for the pool to be a good first step towards establishing enterprise funds for other recreation assets more broadly.

[Public comment]

- *Roy Epstein (Chair, Warrant Committee)*: Agreed that it was not appropriate to include debt service in the enterprise fund. He requested that the Warrant Committee weigh in prior to formal creation of the enterprise fund. He further asked whether pricing for non-resident users of the pool had been considered.

The Board expressed support for a Warrant Article for the upcoming Town Meeting to create an enterprise fund for the pool.

Review of Q2 Financials

P. Garvin gave a brief overview. Revenues were where they should be. With respect to expenses, the biggest concern was with facilities – there had been unplanned items come up that needed addressing, e.g. fixing roof. P. Garvin was putting together a plan to discuss with the Warrant Committee.

M. Paolillo raised that there should be a capital allocation policy in place. P. Garvin agreed, but noted that some of the current facilities issues were a result of improper installation versus inadequate capital funding. She mentioned that the Financial Task Force II should look at facilities.

Discussion of Town Treasurer Position, Election vs Appointment

A. Dash explained that this item had come up during discussion about bonding for the new high school. Recently, several towns (Shirley, Arlington) had switched from an elected to appointed treasurer position. He considered the Town lucky to have Floyd Carman serving as Town Treasurer due to his expertise and qualifications, but wondered, in general, whether having an elected official in such a technical and important role was a wise policy.

M. Paolillo described his experience on the Warrant Committee in 2005, when there had been a Town-wide referendum to change the Town Treasurer to an appointed position; the referendum failed by a margin of ~58%. The points of objection at the time were: that it was considered a power grab by the Board; and that it deprived residents of the right to vote. He considered the independence of the position of Treasurer to be important. A. Dash agreed that independence was important for policy related positions such as Town Clerk, but perhaps not as relevant for the Treasurer position which did not set policy.

Ellen O'Brien Cushman (Town Clerk) rose to speak, noting there was now a special act in place which allowed for recalling elected officials, which was not in place in 2005. Changing the form of government by making the Treasurer an appointed position would require a vote by the electorate.

Roy Epstein (Chair, Warrant Committee) did not see the advisability of such a change barring a compelling benefit. He viewed the independence of the position as particularly critical for the hardest projects undertaken by the Town.

Designation of Alarm Administrator

Rich McLaughlin (Police Chief) joined the meeting. Due to a recent retirement, a review had uncovered that the Alarm Administrator position was now vacant and needed to be filled, according to regulations. He was informing the Board that Office Pendergast was the new designee.



There was discussion about fees charged for false alarms, the Board expressing that the amount charged for multiple false alarms in a given year seemed quite low. R. McLaughlin would look into this further.

TOWN ADMINISTRATORS REPORT:

P. Garvin reviewed the Town Administrator's Report:

- Working on the FY20 budget, but required more time to discuss with the School Committee. A new date would be set for a joint meeting to discuss the budget.

BOARD OF SELECTMEN COMMITTEE LIAISON REPORTS:

- Tonight was the first meeting of the new Youth Commission.
- The new Transportation Advisory Committee had its first meeting last week.
- There have been emails and questions regarding where to put trash carts during the winter, with snow accumulation. Will revisit this with Jay Marcotte at an upcoming meeting, to provide further clarity to the public.
- Financial Task Force II convening soon.

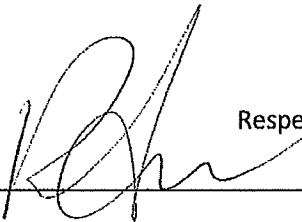
APPROVAL OF MEETING MINUTES:

- *December 10, 2018, Regular Session:*

Motion: To approve the December 10, 2018 regular session minutes. (Vote passed 3-0)

ADJOURNMENT:

Motion: To adjourn. (Vote passed 3-0)


Respectfully Submitted,

Patrice Garvin, Town Administrator