

AGENDA  
MONDAY, SEPTEMBER 24, 2007  
BOARD OF SELECTMEN  
SELECTMEN'S MEETING ROOM  
TOWN HALL  
7:45PM

I. CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:45 PM in the Selectmen's Meeting Room at Town Hall. All members were present. Town Administrator Tom Younger and Assistant Town Administrator Jeff Conti were also present.

Chairman Firenze acknowledged the tragic passing of Maeve Goulding, the niece of Brendan Noonan of the Board of Assessors; and of Brian Sullivan, a State Police officer and long-time Belmont resident.

II. QUESTIONS FROM TOWN RESIDENTS

There were no questions.

III. ACTION BY APPOINTMENT

Police Station Feasibility Study

The Police Station Feasibility Study Committee and Police Chief Richard McLaughlin appeared before the Board. Pat Brusch explained that the Committee prepared an RFP for proposals from firms interested in doing the feasibility study. The study would cover four options: renovating the building as is, adding to the building, demolishing and rebuilding, or relocating to a site suggested by the Capital Projects Overview Committee (CPOC). The selected firm will first work with the Police Department to identify its needs and develop recommendations for the proposed size of the station which will inform the study of these options. That concept would then be tailored for each of the four possibilities. Ms. Brusch said as part of the process there will be one or two public meetings to get suggestions and feedback from the community.

There were seven proposals received in response to the RFP. Of those, four firms were interviewed. The Town is required by law to rank three finalists. The unanimous #1 recommendation is Donham & Sweeney. Brett Donham is very familiar with the town and did the feasibility study on the fire stations, and as with that project he would be directly involved in this project. The #2 choice was Kaestle Boos. They are doing projects in Cambridge and Watertown and both cities are very happy with them. However, the main person who worked on their completed projects has left their firm. The #3 choice was HKT.

The Board moved: To accept the Committee's recommendation and commission Donham and Sweeney to do the police station feasibility study.

Selectman Solomon clarified that this is not a commitment to move ahead with a police station in the immediate future, but it will give the CPOC the information they need to put the police station in context with other proposed projects, all of which have had feasibility studies done.

Motion carried unanimously (3-0). Mr. Younger will negotiate the details of the contract with Donham & Sweeney.

Goals Update

The Board scheduled a special daytime meeting to review its progress in achieving its goals for FY08 and set appropriate goals for FY09. The meeting will be October 11 at 8:30 AM.

Mr. Younger suggested there are three types of goals: Controllable goals, for which it is within the Town's power to address them; Non-controllable goals, such as consolidation of the commuter rail stations, and Measurable goals, which have a numeric target that is measurable.

The goals review will lead naturally into the Town Administrator's review. When the goals have been reviewed, the Selectmen will fill out evaluation forms for Tom and then discuss his evaluation at a future meeting.

The Board also rescheduled its meeting on October 15 from 7 PM to 8 PM.

#### Town Administrator's Report

Mr. Younger reported on the following items:

" The Massachusetts Municipal Association legislative breakfast will be Friday, Nov. 30 at Tufts University. There is also a seminar in Randolph on changes in municipal law in including a session on the Community Preservation Act. Chairman Firenze plans to attend both events.

" Both of the Town's active retail liquor licenses have now been approved by the state's Alcoholic Beverages Control Commission.

" A tour of the Harvard Lawn Fire Station for applicants is scheduled for September 26th.

" The new water main on Moore Street has been installed.

" The Town has received a clear copy of the VFW's insurance papers and will be sending a letter proposing a lease extension. The length of the lease (5 or 10 years) and possibility of a \$5000 annual payment to the VFW from the Town for upkeep need to be negotiated.

#### Teen Center Update - Dr. Alper

Dr. David Alper of the Youth Commission and Health Director Donna Moultrup appeared before the Board along with Building Services Manager Kevin Looney representing the Permanent Building Committee, to update the Board on plans for a teen center at the former Light Dept. building on Concord Avenue.

The Board reviewed blueprint plans, prepared by volunteers, to rehabilitate the main floor of the building. The front door needs to be made handicapped accessible and the bathrooms need to be rehabilitated including a handicapped accessible bathroom. One permanent and several temporary walls will need to be moved. Mr. Looney said the building's boiler is functional but it is very old and does not work well.

Dr. Alper said all the labor will be contributed by volunteers but there would be a need for one paid person to staff the center. The project will need \$10,000 for supplies such as plumbing, ceiling tiles and flooring and will seek to fund this cost through donations. Painting could be done by the school Art Department for no cost. Furniture donations would also be solicited. A fund has already been established and individuals can make contributions by check to the Town.

Mr. Looney talked about the costs of keeping the building up and running including the boiler. The Board asked Dr. Alper to consult with the Permanent Building Committee and the Light Department and see that Mr. Looney's concerns regarding operating costs are addressed. It was clarified that municipal bidding rules do not apply to this project because the work will be done on a volunteer basis. It was also clarified that the Town owns the building, not the Light Department. First the Permanent Building Committee and then the Selectmen will need to approve the project before it can go forward. Dr. Alper is now seeking permission to continue with the next steps and raising money.

The goal would be to have a center open 4-10 PM five days a week. One full time or two part time people would oversee it. There would be roughly 40 kids per session. It is anticipated that it will be most used by freshmen and sophomores. There would be vending machines, board games - a place for kids to hang out with minimum adult intervention. There might be a room with used computers where homework help could be offered.

Mr. Conti raised the issue of the future use of the building and the possible limitations on re-use of the building if the center is successful. Dr. Alper said he hopes the project is such a huge success that finding a new home for the program would be a high priority.

The Board moved: To approve the continuance of the project subject to the approval of the Permanent Building Committee and the addressing of the concerns of Mr. Looney.

Motion carried unanimously (3-0).

#### IV. ACTION BY CONSENT

? Committee Appointment - Community Preservation Act Committee

Mr. Conti presented the Board with recommendations for appointment to the CPA Study Committee.

The Board moved: To appoint David Webster, Delores Keefe, Walter Flewelling, John Dieckmann, Caroline Huang, Mark Paolillo, Ann Verrilli, and Peter Gunness to the CPA Study Committee.

Motion carried unanimously (3-0).

? Vote for Approval of Board of Selectmen Minutes

March 23, 2007 Special Joint Session with Retirement Board  
March 23, 2007 EXECUTIVE Session  
March 26, 2007 Regular Session  
March 28, 2007 EXECUTIVE Session  
May, 14, 2007 Regular Session  
June 4, 2007 Regular Session  
June 4, 2007 EXECUTIVE Session  
June 11, 2007 Regular Session  
June 18, 2007 Special Town Meeting Session

The Board moved: To approve the minutes.

Motion carried unanimously (3-0).

Mr. Conti said he will try to get the backlog of minutes resolved by November. There was a discussion about video recordings of the meetings - the minutes are the only legal record of the meetings. Video recordings are kept by the Belmont Media Center at their own discretion.

#### V. ACTION BY WRITING

? Municipal Coalition for Affordable Housing (MCAH)

The Board discussed whether to join this group which is concerned with reforming the state's Chapter 40B affordable housing law. There will be a hearing conducted by the group on October 26 which Chairman Firenze will attend.

The Board moved: To join the Municipal Coalition for Affordable Housing and designate Firenze as the Board's representative.

Motion carried unanimously (3-0).

? 2007 United Nations Day Proclamation

The Board moved: To sign the proclamation.

Motion carried unanimously (3-0).

VI. OTHER

Selectman Leclerc commended the police and DPW for effective parking control during the recent home football game with sawhorses on Goden Street.

The Board adjourned at 9:56 PM.

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Thomas G. Younger, Town Administrator