

DATE: July 11, 2022  
TIME: 2:53 PM

Minutes of the  
Town of Belmont  
Warrant Committee Meeting  
Wednesday, June 13, 2022  
5:30pm



To view the recording of the meeting, please click [HERE](#).

**Call to Order:** Mr. Lubien called the meeting to order at 5:30pm.

Member	Present	Member	Present
Geoffrey Lubien, Chair	Yes	Andrew Levin	Yes
Christine Doyle, Vice Chair	Yes	Robert McLaughlin	Yes
Elizabeth Dionne, Secretary	Yes	Lynn Peterson Read	Yes
Tom Caputo	Yes	Paul Rickter	Yes
Jennifer Fallon	Yes	Ellen Schreiber	Yes
Elizabeth Goss	Yes	Laurie Slap	Absent
Daniel Halston	Yes	Jack Weis	Yes
Anne Helgen	Yes	Mark Paolillo, Ex-officio Designee - Select Board	Absent
<b>Staff</b>		Jamal Saeh, Ex-officio, School Com. Chair Appointee	Absent
Patrice Garvin, Town Administrator	Absent		

**Review any matters requiring attention prior to Town Meeting.**

Revised Amendment to Article 8 Submitted by Roger Wrubel: Mr. Lubien said the language has been softened to include what is feasible rather than a strict mandate. He shared the new text of the amendment:

*MOVED that the main motion to Warrant Article 8 be amended to require the Municipal Skating Building Committee to design and construct an all-electric, energy efficient building by adding the following sentences:*

*The Municipal Skating Rink Building Committee is authorized and instructed to design and construct the Municipal Skating Rink Building (the "Building") so that the Building, when completed, will be all-electric (i.e., no fossil fuel combustion will be used to power the building or operate any building devices or services); so that the Building's shell and mechanical systems will be designed to reduce the electric load of the Building as much as feasible; and so that the Building includes as much solar generation of electricity as is feasible. The Committee will consider operating costs as a core financial factor in building design.*

Mr. Weis asked if all-electric is technically feasible for a skating rink. Mr. Lubien said he attended a Building Committee meeting and they indicated that it is feasible. Mr. Caputo said it is much more difficult to have a true Zero Net Energy (ZNE) rink which takes a lot of solar and other energy generation to achieve.

Ms. Helgen said the amendment still says the rink building "will be" all electric. There was a discussion of this phrasing and how it works with the new language.

Several members explained why they would not support the amendment.

Mr. Rickter asked if an all-electric rink is extreme or routine. Mr. Caputo said that his understanding is that the Preliminary Rink Building Committee looked at being all-electric, and the architect has been asked to design an all-electric rink.

Ms. Schreiber said that at the recent Rink Building Committee meeting Mr. Wrubel said he had changed the language to being not required, which is not what she sees in the amendment.

Ms. Fallon said she does not find the language as restrictive as some members do, and that the intention of the amendment is to be aspirational. But she does understand the micro-management possibility of the amendment.

Mr. Weis said he would abstain because there are unanswered questions which he would like Mr. Wrubel to address.

Ms. Doyle said she will support the amendment because it's important to consider operating costs, and because being all-electric is the way the world will work in the future, so it makes sense to her to require it.

Ms. Read said she will support the amendment because she does not think the amendment is as restrictive as it appears, and the time has come to require all-electric.

Mr. Halston said he thinks the language requires the building to be all-electric regardless of the word "feasible" being present. He will also abstain because of unanswered questions.

Mr. Rickter said he is leaning in favor of the amendment because it is a statement they should make.

Ms. Schreiber reminded the Committee that a previous article about the Middle/High School Building Committee was revised, she thought, because Town Counsel said the proposers could not require a building committee to make a specific decision, so the language was softened to "urge" (or similar), which she thinks was appropriate. She believes this amendment would make it difficult for the building committee to balance all of the requirements of the project and responsibly perform their duties.

There was a discussion of which language will be added to the Charge of the Building Committee.

Ms. Fallon said the Moderator might accept an amendment on Town Meeting floor which would change the word "require" to "urge" in the first line. This was discussed.

Ms. Schreiber pointed out that the High School and library are all electric so she thinks it could be done for the rink.

Ms. Doyle said it would be supporting the Building Committee to add this language.

Mr. Lubien said he supports the spirit of the amendment but there are too many unknowns, the language is too restrictive, and it sets a bad precedent for building committees.

**Motion:** *Mr. McLaughlin moved unfavorable action on the Revised Amendment to Article 8, and Ms. Helgen seconded. The motion **passed** with by roll call vote with.*

*5 in favor (Mr. McLaughlin, Ms. Dionne, Ms. Schreiber, Mr. Caputo, and Mr. Lubien)*

*5 against (Ms. Fallon, Ms. Read, Ms. Goss, Mr. Rickter, and Ms. Doyle)*

*2 abstentions (Mr. Weis, Mr. Halston and Ms. Helgen)*

*Not voting: Mr. Levin*

#### Article 8 Establish a Skating Rink & Playing Fields Building Committee:

Mr. Lubien shared the text of the revised article:

*That the Town establish a new Municipal Skating Rink Building Committee to be appointed by the Town Moderator to oversee the design and construction of a new public skating rink to be located west of Harris Field in a location approved by the School Committee and the Select Board and to authorize said Committee to enter into contracts and take all actions necessary to carry out said project, subject to funding. Further, that said Committee be directed to develop and recommend a design to the School Committee and Select Board for the public land adjoining the West border of Harris Field, including all costs associated with the design and construction of playing fields, and the evaluation and possible demolition of the White Field House, that take into account the needs of the School Department.*

Ms. Dionne asked for a summary of the changes and where other committees stand on the article. Ms. Schreiber said the School Committee voted 4 in favor, 1 opposed, and 1 was absent.

Ms. Helgen said she believes that language about the fields was not included in the earlier version, which was discussed especially the intent that the committee would not be responsible for building the fields and the funding would not be part of the debt exclusion.

Mr. Weis said he hopes the final building committee will be equally committed to both the rink and the fields and that the fate and financing of the fields are not tied to the rink.

Mr. McLaughlin said he believes the intent of the article is to site the rink in such a way as to maximize the use and future of the fields.

Ms. Schreiber explained why the building committee is needed at this time. She said the Select Board has said they do not want to burden the rink project with paying for the fields but do want the two projects to be in concert.

**Motion:** *Ms. Schreiber moved approval of Article 8. Ms. Dionne seconded, and the motion passed by roll call vote with Ms. Helgen abstaining.*

### **Adjournment**

**Motion:** *Mr. McLaughlin moved to adjourn the meeting of the Warrant Committee. Mr. Rickter seconded, and the motion passed unanimously. The meeting was adjourned at 6:15pm.*

**Next Meeting:** Wednesday, June 22 at 7:30pm

Respectfully submitted by,

Susan Peghiny  
Recording Secretary