

**Stoneham Select Board
Remote Meeting
Tuesday, January 18, 2022
7:00 p.m.**

Open Session (Remote Access)

Members Present: Heidi Bilbo, George Seibold, David Pignone, Shelly MacNeill, Raymie Parker

Also Present: Town Administrator Dennis Sheehan

Call to Order: Bilbo called the meeting to order at 7:00 p.m. (To view this meeting in its entirety go to Stoneham TV on Demand available from the Town's homepage at www.stoneham-ma.gov)

Agenda Item 1: Open Meeting Bilbo opened the remote meeting with roll call attendance.

Agenda Item 2: Pledge of Allegiance

Agenda Item 3: Citizens' Comments Martin Wantman, 20 Gerald Road, stated that he would like the Board to consider using ARPA funds to clean out the westerly ditches near Gerald Road and/or repair the pump on Franklin Street. He stated that flooding effects the entire neighborhood and that his property is continuously under water.

Seibold requested a point of personal interest stating that two weeks ago there was an incident at Rapid Liquors and he would like to recognize officers Jon Mahoney, Richard Pacini, and David Szydlowski for their excellent work and restraint at the scene. Bilbo commented that the situation was tremendously tense and it ended very safely thanks to the officers at the scene.

Agenda Item 4: High School Borrowing Approval Paulette Gerry stated that the Town went out to bid for the borrowing for the high school building project and that J.P. Morgan LLC was the winning bid with an interest rate of 2.344%. She continued that the Town is borrowing \$135,000,000 for the high school building project and permanently financing \$160,000 that was originally used for the golf course irrigation system. Gerry stated that the Town will need to borrow an additional \$4,800,000 as the high school project concludes.

Parker moved to approve the borrowing as presented in the Board's packet as follows:

Move that we determine, in accordance with G.L. c.70B, that the amount of the cost of the High School construction project authorized by a vote of the Town passed October 4, 2021 (Article 2) and excluded from the limitations of Proposition 2 ½ (so-called) by a vote of the Town passed November 2, 2021 (Ballot Question) not being paid by the school facilities grant is \$140,895,532 and we hereby approve of the issuance of notes and bonds in such amount under said G.L. c.70B.

Further Moved that the sale of the \$127,880,000 General Obligation Municipal Purpose Loan of 2022 Bonds of the Town dated January 27, 2022 (the “Bonds”) to J.P. Morgan LLC at the price of \$135,507,227.44 and accrued interest is hereby approved and confirmed. The Bonds shall be payable on January 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2023	\$2,475,000	5.00%	2035	\$4,080,000	2.00%
2024	2,465,000	5.00	2036	4,165,000	2.00
2025	2,590,000	5.00	2037	4,245,000	2.125
2026	2,725,000	5.00	2038	4,335,000	2.125
2027	2,860,000	5.00	2039	4,430,000	2.25
2028	3,000,000	5.00	2040	4,530,000	2.25
2029	3,150,000	5.00	2041	4,630,000	2.25
2030	3,310,000	5.00	2042	4,735,000	3.00
2031	3,470,000	5.00	2043	4,875,000	3.00
2032	3,645,000	5.00	2044	5,025,000	3.00
2033	3,810,000	5.00	2047	15,935,000	2.625
2034	4,000,000	2.00	2052	29,395,000	2.50

Further Moved that the Bonds maturing on January 15, 2047 and January 15, 2052 (each a “Term Bond”) shall be subject to mandatory redemption or mature as follows:

Term Bond due January 15, 2047

<u>Year</u>	<u>Amount</u>
2045	\$5,175,000
2046	\$5,310,000
2047*	\$5,450,000

*Final Maturity

Term Bond due January 15, 2053

<u>Year</u>	<u>Amount</u>
2048	\$5,595,000
2049	\$5,730,000
2050	\$5,875,000
2051	\$6,020,000
2052*	\$6,175,000

*Final Maturity

Further Moved that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated January 4, 2022 and a final Official Statement dated January 12, 2022 (the “Official

Statement”), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Moved that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Moved that the Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Moved that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and to comply with relevant securities laws.

Further Moved that any certificates or documents relating to the Bonds (collectively, the “Documents”), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a “.pdf” file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures;

Further Moved that each member of the Select Board, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

Seibold seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
George Seibold
Raymie Parker
Shelly MacNeill

Motion Passes (4-0-1 with Pignone abstaining)

Bilbo thanked Gerry for her hard work on this issue.

Agenda Item 5: Site Plan Review – 5 Woodland Road Seibold moved to continue the site plan hearing on 5 Woodland Road until 2/15/22 at 7:00 p.m. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
George Seibold
David Pignone
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 6: Approve Minutes of 12/21/21 and 1/4/22 Parker moved to approve the minutes of 12/21/21. Pignone seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
George Seibold
David Pignone
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

Parker moved to approve the minutes of 1/4/22. Pignone seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
George Seibold
David Pignone
Raymie Parker

Motion Passes (4-0-1 with MacNeill abstaining)

Agenda Item 7: COVID 19 Update Sheehan reported that there is a decline in COVID cases from last week (535-379) and he is hopeful that it is part of a general trend. He continued that the State just launched a digital vax card program; that the federal government is distributing four rapid tests per household; DESI has announce at home testing for many student; the Town has ordered rapid tests for distribution in February; and that the BOH passed a mask mandate for pharmacies and grocery stores.

Agenda Item 8: Set Dates for the Opening and Closing of Town Meeting Warrant Parker moved to hold the Annual Town Meeting on Monday, May 2, 2022 at 7PM in the Town Hall Auditorium with the warrant opening on Monday, February 7, 2022 and closing at 4:00 PM on Monday, March 7, 2022. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
George Seibold
David Pignone
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

Parker moved to hear agenda item 10. Seibold seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
George Seibold
David Pignone
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 10: Water and Sewer Review Board Michael Memolo and Wendy Smith appeared for the Finance and Advisory Board. Memolo stated that the Finance and Advisory Board, together with former and current members of the Water and Sewer Review Board, Bilbo, and Sheehan, when it became clear that the Board could not perform its statutory function based on its inability to maintain members or failure to achieve a quorum since 2018. Memolo stated that the Finance and Advisory Board unanimously voted to recommend the following to the Select Board: sunset the Water and Sewer Review Board; assign the review of disputes to the TA; assign the calculation of water and sewer rates to the TA; the Finance and Advisory Board will absorb the function of the public hearing prior to the water and sewer rates being set; use of the water and sewer enterprise fund will be approved by the Finance and Advisory Board. Memolo stated that Select Board input and participation is welcome at any and all phases of the recommendation.

Bilbo thanked Memolo and Smith for their participation and work. Seibold thanked Memolo and Smith as well as Scott LeBeau, Patty Walsh, and Paul Demerjian. Parker stated that she agreed with the recommendation. MacNeill stated that she agreed with the recommendation and had some concerns as to how it would work if the TA was unable to perform his tasks for some reason. MacNeill suggested that the Town Accountant and/or the Finance and Advisory Board could set the rates. Sheehan stated that this is like a lot of functions and is less concerning in some ways since the water and sewer rates can be altered throughout the year. Sheehan stated

that the Select Board could set the rate with the recommendation of the Director of DPW and the Treasurer. Bilbo stated that it may be beneficial to have the final review of rates at a Bi-Board. Pignone stated that because the TA sets the rates, the appeals process should be with a different process. Sheehan stated that the TA, DPW, the Treasurer must be involved in the process so that there are many checks over the course of an appeal. Smith stated that the Finance and Advisory Board is not charged with the hearing appeals – that the function is not within the scope of their responsibilities. She added that past members of the Water and Sewer Review Board are of the opinion that there is more transparency than in the past. Sheehan stated that Memolo and Smith can take the feedback from tonight and work with Town Counsel and the Finance and Advisory Board to develop what must be done to proceed to Town Meeting on some of these items.

Parker moved to return to agenda item 9. Seibold seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
George Seibold
David Pignone
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 9: Subcommittee Policy Review and Discussion Bilbo stated that the updates to the policy were made based on the discussion at the last meeting. MacNeill stated that it makes sense to review the subcommittees each June and the language of the policy covers that. Parker stated that it makes sense to review all committees and boards annually.

With respect to the historic landmark committee, MacNeill stated that she was hopeful that the subcommittee could assist with making an inventory of all historic landmarks and memorials and possibly create a wayfinding application in preparation for the 300th celebration. MacNeill stated that with the work already completed by the Historical Commission and other boards, it would not take a lot of time to organize the information for the website. Seibold stated that it is a great idea and that he will be organizing the first meeting of the 300th Celebration Committee shortly. Parker stated that there has been a lot of work completed, but there is a lot of work to be done on cleaning and maintenance. MacNeill stated that there is also a flora and fauna project/app that she would like to see completed and that perhaps the Tree Committee could be involved. Bilbo asked MacNeill to specify the number of subcommittee members.

Dolly Wilson stated that many the Historical Commission has inventoried 285 items for the state data base, but hundreds of hours could be spent on this project. She stated that an historic preservation plan and inventory/condition list should be compiled and may be a good use of ARPA funds. She stated that this information can lead to grants, keeps the community intact, and allows the Town to respond to pressures of development with zoning and demolition delays. She stated that pursuing the items takes resources.

MacNeill responded that there is so much to be done, but that the work has to start somewhere. She stated that she would like to give residents a bit more access to the information by organizing the website and then tackling some of the more labor intensive issues. Bilbo invited the Historical Commission to an upcoming meeting. Nicole Langley offered her services and the resources of the library to the project.

Parker stated that through the chairs she would like the boards to start having conversations about zoning review. She suggested that a summit of the boards could clarify issues and help take the temperature of the other boards.

Bilbo stated that she made some changes to the citizen engagement policy that she drafted. Seibold stated that with respect to the social media aspect of this policy, it would be great if the Town could keep the website up-to-date. Bilbo stated that she would like to know where residents get their information, noting that it is important to deliver information to the right source for consumption. MacNeill stated that she favors a Facebook page that only links to Town information. Bilbo stated that the first pass of the committee is to figure out what the community wants and then make sure that the information is getting to that place. Bilbo stated that this could be a long term subcommittee. MacNeill stated that it may be good to narrow the scope of the subcommittee so that the members serving on the subcommittee do not become spokespeople. She stated that she would like the subcommittee to explore how to better communicate, but she is not comfortable with the subcommittee members communicating for the Town. Seibold stated that it may be good to turn off the comments on Facebook. Parker commented that you can no longer shut the comments off, but Civics Plus may have a platform similar to Facebook.

Agenda Item 11: High School Building Project Update Sheehan stated that the School Building Committee is working through the design development phase. In addition, the committee is working through what may need to be accomplished at Town Meeting with respect to the solar piece of the project and what needs to go through regulatory boards.

Agenda Item 12: Northeast Metropolitan Regional Vocational School Sheehan stated that Maria Sagarino is preparing for the special election on January 25, 2022, from 11:00 a.m. to 6:00 p.m. to determine whether the vocational school will be built. He stated that absentee ballots are available at the Clerk's office until next Monday or by request.

Agenda Item 13: ARPA – Update and Discussion Sheehan stated that he received 36 survey responses from residents and department heads with respect to use of ARPA funds. He stated that the big development in this area is that DOT released a final ruling stating that the lost revenue sector, which is the spending category with the most flexibility, can be up to \$10,000,000. Since the Town was awarded 7.2-7.5 million dollars we have a great deal of flexibility in how we utilize the funds. Parker stated that she would like to review the DOT ruling. MacNeill stated that she would like to look at the survey results.

Agenda Item 14: Hazard Mitigation Plan and Resolution Seibold reads the resolution for adopting the Hazard Mitigation Plan. Parker moved to adopt the resolution as read by Seibold. Seibold seconded the resolution. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
George Seibold
David Pignone
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 15: Review of Select Board Employees

a. Annual Review: Dennis Sheehan Seibold stated that he appreciated Sheehan's honesty and his goal setting. He stated that he would like to see Mass DOT perform curb to curb paving on Main Street. Bilbo stated that she wanted to recognize Sheehan's continued work on the High School building project and his work on COVID safety. She stated that Sheehan's communication and ability to set expectations during the last few years has been very important. MacNeill stated that she appreciated Sheehan's self-reflection and honesty and his willingness to have open discussions even when they are difficult. Parker stated that she appreciates Sheehan reaching out to her to meet her needs. Sheehan thanked the Board members and stated that he appreciates being able to speak freely as it assists him in expediting projects.

b. Mid-Year Review: Dava Kilbride, Office Manager Seibold stated that he appreciated that Kilbride is available and responsive any time he calls. MacNeill stated that she appreciated Kilbride staying on top of the changes in liquor licensing and regulations over the last year. Parker stated that Kilbride helps her stay on top of her projects. Kilbride thanked the Board for their kind words.

b. Mid-Year Review: Eric Duffy, Town Accountant; Parker stated that the transition has been very smooth and that Duffy always supplies the requested information. Bilbo thanked Duffy for the smooth transition and recognized how much has happened in his office in a short time. MacNeill stated that Duffy is doing a fantastic job and that she always struggled with the perceived difference between school and town and that this divide seems not to exist any longer. Pignone stated that all three of these employees have been very professional and a joy to work with.

Agenda Item 16: Town Administrator's Report – Dennis Sheehan Sheehan reported that he has been in constant contact with Eversource regarding the continuing work on Elm Street. He stated that he wrestles with allowing them to continue working now verses extending the work on the other end. He stated that he is negotiating improved mitigation, specifically with respect to sidewalks. He stated that he is going to allow Eversource to continue working as long as plowing is sufficient.

Sheehan stated that he named an interim Tree Warden from Beebe Landscaping. He continued that he has scheduled a meeting to discuss outdoor seating this week and that he has reached out to several consultant regarding the Spot Pond loop project.

Parker stated that she would like Eversource to come to a Board meeting over the next few weeks to update the Board on the project.

Agenda Item 17: Non-Deliberative Announcements and Scheduling Parker wished Officer Joe Ponzo a speedy recovery after he was attacked by a dog during a 911 call.

Agenda Item 18: Adjourn Select Board Seibold moved to adjourn. Parker seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
George Seibold
David Pignone
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

Respectfully submitted,

Dava Feltch Kilbride, Office Manager