



TOWN OF WAKEFIELD

TOWN COUNCIL

Notice of Meeting Minutes: Town Council
2023 September 11
7:00 pm Eastern Time
WCAT Studio – 24 Hemlock Road | Via Zoom

Call to Order: Jonathan P. Chines called the meeting to order at 7:00 p.m.

Pledge of Allegiance: Jonathan P. Chines led the body in the reciting of the Pledge of Allegiance.

Town Council Present: Mehreen N. Butt, Jonathan P. Chines, Chair; Anne P. Danehy; Edward F. Dombroski, Jr.; Michael J. McLane, Vice Chair; Julie Smith-Galvin, Robert E. Vincent II.

Administration Present: Stephen P. Maio, Town Administrator; Sherri A. Dalton, Executive Assistant, and Town Council Clerk.

Town Counsel Present: Thomas A. Mullen.

Public Engagement: Linda Butterworth of 6 Parker Circle made a statement on behalf of Walton Elementary School, supporting the efforts to increase safety for walkers on the West Side. Eleanor Axelrod of 19 Sheffield Road and Paul Rybicki of 152 Parker Road expressed concern with the blasting that will start soon with the vocational school development project.

Presentations / Updates: Lake Quannapowitt Floating Wetland Island pilot program: Conservation Commission Agent Davis gave a PowerPoint presentation for a pilot program to have a floating wetland island on Lake Quannapowitt. A Grant will be applied for, covering the cost entirely so that no Town funds will be needed. The program's goals are to provide educational opportunities to learn about the impacts of climate change, improve water quality, and promote healthy ecosystems and biodiversity. Other benefits would be the removal of pollutants, shoreline or bank protection, thermoregulation in the water column below the floating island, and additional green space. The Conservation Commission will provide public outreach and education if the Grant is approved, and they have partnered with Friends of Lake Quannapowitt, Saugus River Watershed Council, and Quannapowitt Yacht Club. Michael J. McLane moved to authorize the submission of the Grant. Mehreen N. Butt seconded. Motion passed 7-0-0. **Veteran's Field Restroom:** Town Engineer Renault presented a PowerPoint presentation



for the Veteran's Field parking lot improvements and restroom, an American Rescue Plan Act-funded project. Mr. Renault outlined three (3) proposed locations for the bathroom, three (3) different restroom customizable prefab styles, all with storage, and the reconstruction of the parking lot to include nature-based solutions. Town Councilors endorsed location #2 and would not want to have a cinderblock style. The Town Council has scheduled a Public Hearing for October 5, 2023, at 7:00 p.m. because this is a lake structure. **American Rescue Plan Act update:** Town Administrator Maio updated the council on the financial breakdown of Wakefield's share of ARPA funds. Wakefield received 8 million dollars. In November of 2022, the Town Council approved \$3,877,000.00; the total amount expended is \$2,205,704.50, and the total amount unappropriated is \$2,048,227.00, which needs to be appropriated by December 31, 2024, and spent by 2026. Mr. Maio asked the council to contact him with thoughts on how to appropriate the balance. **Asset Naming Policy update:** Town Councilors approved the proposed Asset Naming Policy that defines the process when naming Town-owned buildings and other properties. Mehreen N. Butt moved to adopt the policy. Julie Smith-Galvin seconded. The motion passed 6-1-0 with Robert E. Vincent II, Anne P. Danehy, Julie Smith-Galvin, Mehreen N. Butt, Edward F. Dombroski, Jr., and Jonathan P. Chines voting in favor of the motion. Michael J. McLane voted against the motion.

Road signage discussion: Michael J. McLane expressed concerns in process and moved to immediately remove the eight (8) "No Idling" signs around Lake Quannapowitt until further consideration by the Town Council as a whole. Robert E. Vincent II seconded. The motion passed 5-1-1 with Robert E. Vincent II, Anne P. Danehy, Michael J. McLane, Mehreen N. Butt, and Edward F. Dombroski, Jr. voting in favor of the motion. Julie Smith-Galvin voted against the motion. Jonathan P. Chines abstained from voting. In the future, all new road signs will come before the Town Council for approval.

Bond Anticipation Notes: Michael J. McLane moved in accordance with G.L. c.70B, that the cost of the Memorial High School feasibility study authorized by vote of the Town passed on November 7, 2020 (Article 3) being refinanced with proceeds of a portion of the Notes defined below, together with all other bonds and notes of the Town previously issued to pay costs of this project, does not exceed the portion of the total cost of the project that is not being paid by the school facilities grant and we hereby approve the issuance of notes and bonds to finance this project under G.L. c.70B. Further Voted: to approve the sale of \$1,991,000 6.25 percent General Obligation Bond Anticipation Notes, Series A (Subject to Federal and Massachusetts Income Taxation) (the "Series A Note")

of the Town dated September 21, 2023, and payable September 20, 2024 to Piper Sandler & Co. at par and accrued interest, if any, plus a premium of \$5,933.18. Further Voted: to approve the sale of \$1,156,000 4.50 percent General Obligation Bond Anticipation Notes, Series B (the “Series B Note” and together with the Series A Notes, the “Notes”) of the Town dated September 21, 2023, and payable February 23, 2024 to Piper Sandler & Co. at par and accrued interest, if any, plus a premium of \$705.16. Further Voted: that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated August 30, 2023, and a final Official Statement dated September 7, 2023, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted. Further Voted: that the Town Treasurer and the Town Council be, and hereby are, authorized to execute and deliver a significant events 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 Notes for the benefit of the holders of the Notes from time to time. Further Voted: 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 Notes and to comply with relevant securities laws. Further Voted: that any certificates or documents relating to the Notes (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 Voted: that each member of the Town Council, 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. Mehreen N. Butt seconded. The motion passed 7-0-0.

Debt Service: Michael J. McLane moved to transfer \$1,000,000.00 from the General Fund to the Debt Service Capital Needs account. Mehreen N. Butt seconded. The motion passed 7-0-0.

Town Meeting: Michael J. McLane moved to set the Regular Town Meeting for Saturday, November 18, 2023 at 8:00 a.m. in the Galvin Middle School auditorium and to open the Warrant. Mehreen N. Butt seconded. The motion passed 7-0-0. Michael J. McLane moved to close the Warrant on Friday, October 13, 2023 at 12:00 p.m. Mehreen N. Butt seconded. The motion passed 7-0-0.

Public Hearings: Alcohol Liquor License: Michael J. McLane moved to schedule the alcohol liquor license hearing for WXSS LLC d/b/a Wei Asian Kitchen for October 2, 2023 at 7:03 p.m. Mehreen N. Butt seconded. The motion passed 7-0-0. **Veteran's Field Restroom:** Michael J. McLane moved to schedule the hearing for the Veteran's Field restrooms for October 5, 2023 at 7:00 p.m. Mehreen N. Butt seconded. The motion passed 7-0-0.

Donations: Beebe Library: Michael J. McLane moved to accept and expend a gift or gifts to the library for \$32,025.00 from various donors with thanks. Mehreen N. Butt seconded. The motion passed 7-0-0. **Youth Action Team:** Michael J. McLane moved to accept and expend a gift or gifts to the Youth Action Team for \$1,000.00 from various donors with thanks. Mehreen N. Butt seconded. The motion passed 7-0-0.

License: Michael J. McLane moved to approve the One Day Liquor License for TAPPED Beer Truck for a private event on September 14, 2023 at Winsupply of Wakefield located at 123 Foundry Street. Mehreen N. Butt seconded. The motion passed 7-0-0.

Appointments: The newly formed Economic Development Council application period will be open through October 20, 2023. Appointments will take place at the November 13, 2023 meeting.

Warrants: Councilors were updated on Fiscal Year 2023 Warrant 55, dated June 30, 2023; and Warrant 56, dated June 26, 2023; Fiscal Year 2024 Warrant 3 dated July 13, 2023; and Warrant 4 dated July 25, 2023; Warrant 5 dated August 1, 2023; and Warrant 6 dated August 8, 2023.

Approval of Minutes: Michael J. McLane moved to approve the August 14, 2023 Town Council executive session meeting minutes. Mehreen N. Butt seconded. The motion passed 7-0-0. Michael J. McLane moved to approve the August 14, 2023 Town Council meeting minutes. Mehreen N. Butt seconded. The motion passed 7-0-0.

Adjournment: Michael J. McLane motioned to adjourn at 9:46 p.m. Mehreen N. Butt seconded. The motion passed 7-0-0.

Respectfully submitted,

Sherri A. Dalton,
Town Council Clerk