



# TOWN OF WAKEFIELD

TOWN COUNCIL

MEETING MINUTES  
September 13<sup>th</sup>, 2021 | 7:00 p.m.

**Call to Order:** Julie Smith-Galvin called the meeting to order at 7:00 p.m.

**Pledge of Allegiance:** Julie Smith-Galvin led the body in the reciting of the Pledge of Allegiance.

**Attendance:** Julie Smith-Galvin, Chair; Mehreen N. Butt, Vice-Chair; Jonathan P. Chines; Anne P. Danehy; Edward F. Dombroski, Jr.; Peter J. May and Ann McGonigle Santos.

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

**Town Counsel Present:** Thomas A. Mullen.

**Public Engagement:** Scott Staiti of 29 Preston Street spoke in favor of the proposed One-Day Liquor License for Idle Hands Craft Ales. John Natale of 65 Plymouth Road expressed frustration regarding the railroad crossing at Broadway Street. Anthony Guardia from 27 Davey Lane and George Seibold of 1 Tom's Lane in Stoneham spoke regarding the plans for the annual Dodgeball Tournament that benefit the Boys and Girls Club.

**Approval of Minutes:** Ann Santos motioned to approve the August 02<sup>nd</sup>, 2021 meeting minutes as proposed. Mehreen N. Butt seconded. Motion passed 7-0-0 by roll call vote. Ann Santos motioned to approve the August 02<sup>nd</sup>, 2021 Executive Session meeting minutes as proposed. Mehreen N. Butt seconded. Motion passed 7-0-0 by a roll call vote. Ann Santos motioned to approve the August 30<sup>th</sup>, 2021 meeting minutes as proposed. Mehreen N. Butt seconded. Motion passed 7-0-0 by a roll call vote.

**Broadway Street Update:** Town Engineer William Renault stated that the Town was able to negotiate with the FRA for the crossing to open on September 20<sup>th</sup>, 2021 with the horn sounding until the official paperwork from the FRA comes through. Ann Santos motioned to open the Broadway Crossing as soon as possible with the horns sounding as presented. Jonathan P. Chines seconded. Motion passed 7-0-0 by a roll call vote.

**Liquor License:** Jonathan P. Chines motioned to approve the request from Idle Hands Craft Ales for a One-Day Liquor License on September 25, 2021 at the Lower Common or Veteran's Field from 12:00 p.m. until 6:00 p.m. with a police detail. Edward F. Dombroski, Jr. seconded and amended that there be non-alcoholic beverage options available. Motion passed 7-0-0 by a roll call vote.

**Town of Wakefield Master Plan:** Community and Economic Development Director Kokinda presented the process for Wakefield's Master Plan. The process is a huge undertaking where a lot of different areas are looked at and the Town has partnered with the MAPC to facilitate and get the public involved. By partnering with the MAPC the Town is entitled to Grants. Director Kokinda stated she will



be giving the presentation tomorrow night at the Planning Board meeting and that she will update the Council frequently. No votes were taken as this was informational and falls under the purview of the Planning Board.

**Housing Forum:** There will be a Housing Forum in conjunction with the Massachusetts Housing Partnership on October 7<sup>th</sup>, 2021 at 7:00 p.m. via Zoom moderated by Wakefield's Town Moderator.

Peter J. May left the meeting at 9:00 p.m. and did not return.

**Traffic Advisory Recommendation:** Traffic Advisory Chair Anderson and Town Engineer Renault presented the Traffic Calming & Parking Restriction Policy. Edward F. Dombroski, Jr. requested to revise Step 1 to add #5 – The majority of the property adjoining the roadway is commercial under certain circumstances. Jonathan P. Chines requested to revise the traffic speeds criteria in Step 5 to 0-4 mph at 0 points; 5-7 mph at 5 points and the other two speeds criteria does not change. Jonathan P. Chines motioned to accept the Traffic Calming & Parking Restriction Policy as proposed with the above changes. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

**Outdoor Dining;** As a follow-up to the public comment that was received a few months back, Julie Smith-Galvin stated that she is in favor of keeping Outdoor Dining Policy in place given the situation with COVID and the Delta variant. The Councilors concurred and Jonathan P. Chines asked that the Traffic Advisory Committee look at having temporary handicap spots in front of a Church.

**Regular Town Meeting:** Ann Santos motioned to set the date of Saturday, November 6<sup>th</sup>, 2021 at 8:00 a.m. in the Field House at the High School for the Regular Town Meeting; open the Town Meeting Warrant on September 13<sup>th</sup>, 2021 and to set the date of Friday, October 8<sup>th</sup>, 2021 at 12:00 p.m. to close the Regular Town Meeting Warrant. Jonathan P. Chines seconded. Motion passed 6-0-0 by a roll call vote. Ann Santos motioned to refer the proposed Zoning Article received from Nghi Luu to the Planning Board. Jonathan P. Chines seconded. Motion passed 6-0-0 by a roll call vote.

**Intermunicipal Agreement:** Ann Santos motioned to accept the Intermunicipal Agreement between Wakefield and Reading for Animal Control Services. Mehreen N. Butt seconded. Motion passed 6-0-0 by a roll call vote.

**Bonds & Notes:** Ann Santos voted: that the sale of the \$3,435,000 General Obligation Municipal Purpose Loan of 2021 Bonds of the Town dated September 22, 2021 (the "Bonds") to Piper Sandler & Co., at the price of \$3,880,814.13 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on September 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>
2022	\$290,000	5.00%	2028	\$285,000	2.00%
2023	290,000	5.00	2029	285,000	2.00
2024	290,000	5.00	2030	285,000	5.00
2025	285,000	5.00	2031	285,000	2.00
2026	285,000	5.00	2036	320,000	2.00
2027	285,000	5.00	2041	250,000	2.00

Further Voted: that the Bonds maturing on September 15, 2036 and September 15, 2041 (each a "Term Bond") shall be subject to mandatory redemption or mature as follows:

Term Bond due September 15, 2036

<u>Year</u>	<u>Amount</u>
2032	\$65,000
2033	65,000
2034	65,000
2035	65,000
2036*	60,000

\*Final Maturity

Term Bond due September 15, 2041

<u>Year</u>	<u>Amount</u>
2037	\$50,000
2038	50,000
2039	50,000
2040	50,000
2041*	50,000

\*Final Maturity

Further Voted: to approve the sale of a \$2,065,000 0.50 percent General Obligation Bond Anticipation Note, Series A (Subject to Federal and Massachusetts Income Taxation) (the "Series A Note") of the Town dated September 23, 2021, and payable September 22, 2022 to Oppenheimer & Co. at par and accrued interest plus a premium of \$3,076.00.

Further Voted: to approve the sale of a \$139,620 1.00 percent General Obligation Bond Anticipation Note, Series B (the "Series B Note" and together with the Series A Note, the "Notes") of the Town dated September 23, 2021, and payable September 22, 2022 to Roosevelt & Cross, Inc. at par and accrued interest plus a premium of \$107.00.

Further Voted: 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 September 1, 2021, and a final Official Statement dated September 8, 2021 (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 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 September 1, 2021 and a final Official Statement dated September 8, 2021, 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 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 Voted: that the Town Treasurer and the Town Council be, and hereby are, authorized to execute and deliver continuing and significant events disclosure undertakings in compliance with SEC Rule 15c2-12 in such forms as may be approved by bond counsel to the Town, which undertakings shall be incorporated by reference in the Bonds and Notes, as applicable, for the benefit of the holders of the Bonds and 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 Bonds and the Notes and to comply with relevant securities laws.

Further Voted: that any certificates or documents relating to the Bonds and 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. Motion passed 6-0-0 by a roll call vote.

**American Rescue Plan Act:** Town Administrator Maio presented an overview of the American Rescue Plan Act (ARPA) funds. The monies need to be used for expenses from March 1<sup>st</sup>, 2021 forward and must be incurred or obligated by December 31<sup>st</sup>, 2024. The US Treasury has stipulated certain criteria on which the funds can be used for and it cannot be used to replenish reserves or fund pensions. Wakefield's share of the ARPA funds is \$8,083,935.00. The next steps would be discussion on the Town Council priorities; collaboration with the School Department and School Committee; Tri-Board discussion and public input.

**Ethics Exemption:** Ann Santos motioned to approve the request of an Ethics Exemption by Candance Linehan and School Department to permit Candace Linehan to serve as District Nurse Practitioner. Mehreen N. Butt seconded. Motion passed 6-0-0 by a roll call vote.

**Donation:** Ann Santos motioned to accept the request from the Library to accept and expend donations in the amount of \$649.35 from various donors with thanks. Mehreen N. Butt seconded. Motion passed 6-0-0 by a roll call vote.

**Warrants:** Councilors were updated on Fiscal Year 2021 Warrant 55 dated June 25<sup>th</sup>, 2021; Fiscal Year 2022 Warrant's 2 dated July 13<sup>th</sup>, 2021; Warrant 4 dated July 27<sup>th</sup>, 2021 and Warrant 5 dated August 03<sup>rd</sup>, 2021.

**Announcements:** Ann Santos: Police Department received a Grant of \$7,500.00 to fund the child safety seat program; Officer Doran and K9 Luna attended an intensive five-week training program and will be graduating from the 222<sup>nd</sup> Tracking Class sponsored by the Connecticut State Police on September 17<sup>th</sup>, 2021; on September 29<sup>th</sup>, 2021, Police Officers will be attending at 4-hour training program on Officer Wellness; on the Fire Department side there was a beautiful 9/11 Ceremony; there are 5 new recruits scheduled to graduate in October which will bring the Fire Department to 55 members; the Fire Department also a brand new fire engine that has been put in to service; Lieutenant Ford is fighting a devastating battle with cancer and there will be a fundraiser of some sort in the very near future; the ALS walk on Saturday was wonderful. Jonathan P. Chines: Vision 2030 is moving forward and a draft of the first report is out and is currently with the Advisory Group; SMMA is the

designer contracted for the High School Feasibility Study; thank you to the Council of Clergy for the 9/11 Ceremony. Mehreen N. Butt: the Broadway Crossing vote tonight was the right vote and asked that the announcement be in all public places; WAAV has their monthly meeting on Wednesday and they have scheduled their annual fundraiser for October 16<sup>th</sup>, 2021. Anne P. Danehy: wish all the families and children that are back to school a successful year. Julie Smith-Galvin: Finance Committee has openings. Town Administrator Maio: the Vocational School will be at the next Town Council Meeting on September 27<sup>th</sup>, 2021 to talk about their new school project; the newly hired Health Director will be at September 27<sup>th</sup>, 2021 meeting and thank you to Elaine Silva; Seth Moulton will be speaking at the Chamber tomorrow and Steve will be pushing Quad gates; Brad Simpson is retiring as basketball coach.

**Matters Not Anticipated for Agenda:** There were no unanticipated matters.

**Adjournment:** Ann Santos motioned to adjourn at 10:01 p.m. Mehreen N. Butt seconded. Motion passed 6-0-0 by a roll call vote.

Respectfully submitted,



Sherri A. Dalton  
Town Council Clerk