

## **BOARD OF SELECTMEN – July 15, 2013**

The meeting of the Board of Selectmen was posted and held at the WCAT Studios, 24 Hemlock Road, Wakefield, MA, with Selectman Tiziano Doto presiding, Selectwoman Sheeran, Selectman Paul R. DiNocco, Selectman Patrick S. Glynn, Selectwoman Phyllis J. Hull and Selectwoman Ann McGonigle Santos in attendance. Town Administrator Stephen P. Maio, Town Counsel Thomas A. Mullen and Clerk to the Board of Selectmen Sherri Eskenas were also present. Selectman Brian E. Falvey was absent.

Chairman Doto called the meeting to order at 7:30 p.m.

Selectman Glynn motioned to accept the Board Minutes of June 24, 2013, seconded by Selectman DiNocco and so voted.

William H. Carroll was before the Board to present the lease extension with WCAT. The Board was presented with two drafts of a potential lease extension. The first Extension perpetuates the terms of the existing lease. The second Extension omits the "Future Half-Funded Employee", "Future Studio Space" and "WCAT Scholarships Program". Selectwoman Hull commented that WCAT should also televise the Finance Committee meetings as well as the Zoning Board of Appeals. Selectwoman Sheeran recommended that WCAT address the comment from Selectwoman Hull during their Annual Report.

Selectwoman Sheeran motioned to approve and to authorize the Town Administrator Stephen P. Maio to sign the second Extension of Lease, seconded by Selectman Glynn and so voted.

Richard Stinson Director of the Department of Public Works, Carol Antonelli and Christopher Pierce were in attendance to present the Advisory Board of Public Works – FY 2014 Water/Sewer Recommendations. The Advisory Board of Public Works voted to recommend the Water Rate be \$5.45 per 100 cubic feet; the second meter base charge of \$18.00 plus current water rate per quarter (no change); the Sewer Rate be \$10.20 per 100 cubic feet; the Sewer Flat Rate be \$306.00 per quarter and the Septic Disposal Rate: Facility opening and maintenance charge \$100.00 per delivery, Disposal cost per 100 cubic feet is charged at the current sewer rate and off hour disposal rate (additional) minimum 3 hours at current W9 scale X 1.5.

Selectwoman Sheeran motioned to approve the water rate as presented, seconded by Selectman DiNocco and so voted.

Selectwoman Sheeran voted to approve the second meter base charge as presented, seconded by Selectman Glynn and so voted.

Selectwoman Sheeran voted to approve the sewer rate as presented, seconded by Selectwoman Santos and so voted.

Selectwoman Sheeran voted to approve the sewer flat rate as presented, seconded by Selectman DiNocco and so voted.

Selectwoman Sheeran voted to approve the septic disposal rate as presented, seconded by Selectman DiNocco and so voted.

Richard Stinson Director of the Department of Public Works, Carol Antonelli and Christopher Pierce were in attendance to update the Board on Beasley Field, Landrigan Field, The Dobbins Tennis Courts and the Charbonneau Field House. The Beasley Field project began in April and will be a complete renovation including a new track, new field lighting, a new shot put area, replacement of the existing grass field with an artificial field. The completion date is schedule for August 16, 2013, weather permitting. The Dobbins Tennis Courts are being rebuilt and the scheduled completion dated is August 16, 2013, weather permitting. The Landrigan Field project began in April and will be a complete renovation to include new bleachers, field widening to accommodate a number of sports, new concession stand, 18 female bathroom facilities and 9 men bathroom facilities, new ticket booths, new field lighting, handicap accessibility improvements, new press box. Not included in the contract was a parking lot across from Landrigan Field that is estimated to cost \$375,000.00 and the sound system estimated at \$35,000.00. Town Administrator Stephen P. Maio told the Board that the Town wanted to Bond most of the project but not all of it. The Town just received a check from National Development in the amount of \$500,000.00 and would like a motion from the Board to expend that money for the parking lot and sound system. Selectman Glynn requested that the field house bleachers be included if there is money left.

Selectwoman Sheeran motioned to expend the \$500,000.00 for the parking lot and sound system and field house bleachers, seconded by Selectman Glynn and so voted.

Richard Stinson Director of the Department of Public Works, Carol Antonelli and Christopher Pierce were in attendance to present to the Board the draft of the Year 1 Savings Report submitted by Johnson Controls Inc.

Attorney Brian McGrail, Michael Collins from Collins Development Inc. and Matthew and Paul Maggiore from Paul Maggiore Builders Corporation were in attendance to request the consent of the Town to allow and/or authorize Collins to assign its rights under the Agreement to the Paul Maggiore Builders Corporation and/or its nominee to take title to the premises, which would be 100 Nahant LLC.

Selectwoman Sheeran motioned to allow and/or authorize Collins to assign its rights under the Agreement to the Paul Maggiore Builders Corporation and/or its nominee to take title to the premises, which would be 100 Nahant LLC and to authorize the Town Administrator to sign any paperwork, seconded by Selectman Glynn and so voted.

Town Counsel Thomas Mullen advised the Board that he had the Quitclaim Deed and Restrictive Covenant for the Board to sign and he would hold in escrow.

Attorney Brian McGrail and Steve MacNeill of MacNeill's Auto Repair were before the Board for a Class II License for MacNeill's Auto Repair. Attorney McGrail told the Board the Mr. MacNeill has already been before the Zoning Board of Appeals and was approved for no more than 2 vehicles for display and lease or sale on the property at any one time.

Selectwoman Sheeran motioned to approve the Class II License application from Steve MacNeill of MacNeill's Auto Repair as presented, seconded by Selectman Glynn and so voted.

Chairman Doto noted that the Class II License will be pending until approval from the Police Department that the fingerprinting and background check has been done.

Selectman DiNocco motioned to approve the request from Sharon Gilley Director of the Lucius Beebe Memorial Library to expend a gift or gifts to the Lucius Beebe Memorial Library in the amount of \$17,828.00 with thanks, seconded by Selectwoman Sheeran and so voted.

Selectwoman Sheeran motioned to set a Public Hearing on August 12, 2013 at 7:45 p.m. regarding an aggressive dog, seconded by Selectman DiNocco and so voted.

Selectwoman Sheeran motioned to approve a new application from City Taxi & Transportation of 205 Water Street for a Taxi License, seconded by Selectman Glynn and so voted.

Chairman Doto noted that the Taxi License will be pending until approval from the Police Department that a successful vehicle inspection has been done.

Selectman DiNocco motioned to approve a new application from Finder's Keepers Inc. of 209 Water Street for a Second Hand Dealer License, seconded by Selectwoman Sheeran and so voted.

Chairman Doto noted that the Second Hand Dealer License will be pending until approval from the Police Department that the fingerprinting and background check has been done.

Selectwoman Sheeran motioned to approve the request from Paul DiNocco, Chairman of the Events Planning Committee for a One Day Liquor License for Festival Italia's rain date on August 18, 2013 and to waive the fee, seconded by Selectwoman Santos and so voted.

Correspondence:

The Board received the following correspondence:

- Letter from Dennis Cloherty to Commonwealth of Massachusetts

Comments:

Town Administrator – Received a request from John McCarthy the Town Treasurer for the Board to approve the transfer of \$1,121,871.08 from the Town of Wakefield's capital projects account to the general fund, so that the following Bond payments can be paid on August 1, 2013:

Public Safety noncalled: Principal - \$555,000.00; Interest - \$13,875.00: Total - \$568,875.00

Land Acquisition noncalled: Principal - \$65,000.00; Interest - \$1,625.00: Total - \$66,625.00

Public Safety: Interest - \$85,525.00: Total - \$85,525.00

Land Acquisition: Interest - \$10,150.00: Total - \$10,150.00

Galvin Feasibility Study: Principal - \$28,000.00; Interest - \$12,928.08: Total - \$40,928.08

Athletic Fields: Principal - \$170,000.00; Interest - \$178,768.00: Total - \$348,768.00

Selectwoman Sheeran motioned to approve the request from John McCarthy the Town Treasurer for the transfer of \$1,121,871.08 as presented, seconded by Selectman DiNocco and so voted.

Town Administrator informed the Board that Governor Deval Patrick exercised his veto authority reducing 20% of local aid from the state budget. He is not panicked as he has talked with our Beacon Hill delegation and they said they will restore the money but he is watching it cautiously.

Selectwoman Hull – Spoke regarding the 4<sup>th</sup> of July parade in which a lot of people would like to see the parade the way it used to be and that the Wakefield Chamber of Commerce should ask the cable companies to step forward and sponsor the event.

Selectman DiNocco – Asked if the Traffic Advisory Committee could do something about the Water Street crosswalk in front of Harrington's. Town Administrator Stephen Maio responded that the Traffic Advisory Committee has a meeting Wednesday and he will address this concern; The resurfacing of I-95 has begun and he has seen an increase of traffic on Salem Street to Lowell Street and would like it brought to the Police Chief's attention.

Selectman Glynn – Noted with regret the passing of Anthony Cerullo.

Selectwoman Sheeran – Please remember the Food Pantry; Hopes the Peddler situation will be on the agenda at a future meeting; Noted with regret the passing of Anthony Cerullo; Is pleased that the Schools and the Town are working together.

Board Members signed the Quitclaim Deed and Restrictive Covenant for the Franklin School; Class II License for MacNeill's Auto Repair; Taxi License for City Taxi & Transportation; Second Hand Dealer License for Finder's Keepers Inc.; One Day Liquor License for Festival Italia.

Selectman Glynn motioned to adjourn at 8:57 p.m., seconded by Selectwoman Sheeran and so voted.

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Sherri A. Eskenas, Clerk

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At 6:45 p.m. the tour of the Wakefield High School projects began. Richard Stinson Director of the Department of Public Works along with Carol Antonelli and Christopher Pierce showed the ongoing work of the Wakefield High School field house, Beasley Field and Landrigan Field.

Selectman Glynn motioned to adjourn at 7:20 p.m., seconded by Selectman DiNocco and so voted.

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Sherri A. Eskenas, Clerk