



# TOWN OF WAKEFIELD

## TOWN COUNCIL

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Notice of Meeting Minutes: Town Council  
2023 June 12  
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; Edward F. Dombroski, Jr.; Michael J. McLane (attended remotely), Vice Chair; Julie Smith-Galvin, Robert E. Vincent II.

**Town Council Absent:** Anne P. Danehy.

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

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

**Public Participation:** Karen McMaster of 25 Nahant Street, Robert Ballard of 27 Nahant Street, Susan Veilleux of 15 Aborn Avenue, Janet Sallese of 26 Nahant Street, Maureen Nelting of 100 Nahant Street, and Kim Fowlie conveyed their opposition to the proposed developments on Nahant Street.

**Proposed 40B Developments:** 32 Nahant Street: The applicant for 32 Nahant Street was not in attendance to present the proposed development at 32 Nahant Street. The Residences at Nahant: The applicant requested that the presentation for the proposed development at 119-135 Nahant Street be tabled at a future Town Council meeting.

**Licenses:** Mehreen N. Butt moved to approve the One Day Liquor License for Erik Auerbach for a private event at Sentinel Group, 100 Quannapowitt Parkway, on June 15, 2023, from 1:00 p.m. until 4:30 p.m. Julie Smith-Galvin seconded. Motion passed 6-0-0 by roll call vote. Mehreen N. Butt moved to approve the One Day Liquor License for Eugene Nigro for a private event at St. Joseph Church on July 14, 2023, from 1:00 p.m. until 8:00 p.m. Julie Smith-Galvin seconded. Motion passed 6-0-0 by roll call vote. Mehreen N. Butt moved to approve the 2023



Common Victualler License for Ermal Malaj, the owner of Lisa's Gyro, located at 650 Main Street. Julie Smith-Galvin seconded. Motion passed 6-0-0.

**American Rescue Plan Act Update:** Wakefield's share of the American Rescue Plan Act funds is \$8,083,935.00. To date, the amount appropriated is \$6,004,743.00. The amount expended is \$3,818,811.00. The remaining unappropriated is \$2,079,192.00. Councilors discussed having the proposed bathrooms at the lake accessible for all; and projects where Grants were applied for.

**Bond Anticipation Notes:** Mehreen N. Butt moved: We hereby determine, in accordance with G.L. c.70B, that the cost of the Memorial High School construction project authorized by vote of the Town passed on January 28, 2023 (Article 1) being financed 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 \$10,500,000 4.50 percent General Obligation Bond Anticipation Notes (the "Notes") of the Town dated June 15, 2023, and payable February 23, 2024, to Jefferies LLC at par and accrued interest, if any, plus a premium of \$54,600. 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 May 17, 2023, and a final Official Statement dated May 24, 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. Julie Smith-Galvin seconded. Motion passed 6-0-0 by roll call vote.

**Appointments:** Mehreen N. Butt moved to appoint Youth Council high school members Ahmed Othman, Ali Zain Al-Abideen H. Atoui, Juliana Spaulding, Madeline Naper, Olivia Wall, Michaela Lyons, Vanessa Westlake, William Buswell, Thomas Berinato, Maya Palic, and Sofia Panighetti for one-year terms starting July 1, 2023 through June 30, 2024. Julie Smith-Galvin seconded. Motion passed 5-0-1 by roll call vote with Mehreen N. Butt, Edward F. Dombroski, Jr.; Michael J. McLane, Julie Smith-Galvin, Robert E. Vincent II., voting in favor of the motion. Jonathan P. Chines abstained. Mehreen N. Butt moved to appoint Youth Council high school non-voting member Erin Caldo for one-year terms starting July 1, 2023 through June 30, 2024. Julie Smith-Galvin seconded. Motion passed 5-0-1 by roll call vote with Mehreen N. Butt, Edward F. Dombroski, Jr.; Michael J. McLane, Julie Smith-Galvin, Robert E. Vincent II., voting in favor of the motion. Jonathan P. Chines abstained. Mehreen N. Butt moved to appoint Youth Council middle school members Annabeth Goryl, James Brogna, and Nathaniel Chines for one-year terms starting July 1, 2023 through June 30, 2024. Julie Smith-Galvin seconded. Motion passed 5-0-1 by roll call vote with Mehreen N. Butt, Edward F. Dombroski, Jr.; Michael J. McLane, Julie Smith-Galvin, Robert E. Vincent II., voting in favor of the motion. Jonathan P. Chines abstained. Mehreen N. Butt moved to appoint Brian McGrail as a Special Municipal Employee to represent the Town’s Permanent Building Committee before the Town’s Zoning Board of Appeals and any other applicable board or commission of the Town in connection with zoning and other land use regulatory relief necessary for the construction of a new Wakefield Memorial High School complex on Farm Street. Julie Smith-Galvin seconded. Motion passed 6-0-0 by roll call vote.

**Flag Policy:** Mehreen N. Butt moved to amend section 3 of the Use of Flagpoles on Town Property Policy by adding “(with the exception of the flagpole at the Galvin Middle School, which shall display the four-star flag indicating the rank of General John Galvin beneath the American Flag).” Julie Smith-Galvin seconded. Motion passed 6-0-0 by roll call vote. The Council acknowledged Army Regulation 840-10 promulgated July 17, 2020.

Edward F. Dombroski, Jr. moved to honor the Veteran’s Advisory Board’s request to only fly the American Flag, and the POW-MIA Flag on Flag Day. Robert E. Vincent II seconded. Motion failed 2-4-0 by roll call vote with Edward F. Dombroski, Jr., and Robert E. Vincent II voting in favor. Michael J. McLane, Julie Smith-Galvin, Mehreen N. Butt, and Jonathan P. Chines voting against the motion. Robert E. Vincent II views this more as a flag request than an amendment to the policy and further stated the Veteran’s Advisory Board and Human Rights Commission had a meeting on April 19, 2022, and came to an understanding that there was an opportunity in Wakefield to fly the Pride Flag, to honor the American Flag on Flag Day, and to fly the Juneteenth Flag.

**Donations:** Mehreen N. Butt moved to accept and expend a gift or gifts to the Wakefield Youth Action Team for \$500.00 from various donors with thanks. Julie Smith-Galvin seconded. Motion passed 6-0-0 by a roll call vote.

**Approval of Minutes:** Town Council unanimously approved the May 22, 2023 Town Council meeting minutes.

**Adjournment:** Mehreen N. Butt motioned to adjourn at 8:48 p.m. Julie Smith-Galvin seconded. Motion passed 6-0-0.

Respectfully submitted,

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Sherri A. Dalton,  
Town Council Clerk