



TOWN OF WAKEFIELD

TOWN COUNCIL

MEETING MINUTES

May 10th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/85680418143>

Call to Order: Ann Santos called the meeting to order at 7:00 p.m.

Pledge of Allegiance: Ann Santos led the body in the reciting of the Pledge of Allegiance.

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

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

Town Counsel Present: Thomas A. Mullen.

Town Council Reorganization: Ann Santos nominated Julie Smith-Galvin as Chair for the upcoming year. There being no other nominations and Julie Smith-Galvin having accepted the nomination, Ann Santos declared the nominations closed. Jonathan P. Chines seconded. Motion passed 7-0-0 by a roll call vote. Jonathan P. Chines nominated Mehreen N. Butt as Vice-Chair for the upcoming year. There being no other nominations and Mehreen N. Butt having accepted the nomination, Ann Santos declared the nominations closed. Ann Santos seconded. Motion passed 7-0-0 by a roll call vote. Julie Smith-Galvin thanked Ann Santos for her leadership in the past year and is looking forward to working with everyone this year. Mehreen N. Butt thanked everyone and is looking forward to working with everyone this year as well.

Public Engagement: Julie Scott of 226 Main Street spoke regarding boating on the lake and endorsed the Boys and Girls Club. Meg Michaels of 17 Fielding Street spoke regarding boating on the lake and endorsed the Boys and Girls Club. Karen Faler of 222 Lowell Street spoke regarding boating on the lake and endorsed the Boys and Girls Club as does the FOLQ. Alex Kania of 3 Lincoln Street spoke regarding boating on the lake and endorsed the Boys and Girls Club. Thomas Markum of 42 Harrison Avenue spoke regarding boating on the lake and supports the Boys and Girls Club. Bronwyn Della-Volpe of 8 Cyrus Street spoke regarding boating on the lake and supports the Boys and Girls Club; spoke also with her concern about development at the head of the lake. Sarah Neil of 34 Curtis Street spoke regarding boating on the lake and endorsed the Boys and Girls Club.

Approval of Minutes: Ann Santos motioned to approve the April 26th, 2021 regular meeting minutes as proposed. Jonathan P. Chines seconded. Motion passed 7-0-0 by a roll call vote.

Mutual Aid Agreement: Ann Santos motioned to approve the renewal of the Mutual Aid Agreement for joint fire, rescue and/or ambulance service for a period of twenty years from the date of execution. Jonathan P. Chines seconded. Motion passed 7-0-0 by a roll call vote.



Presentations: Youth Council: Members of the Youth Council presented a PowerPoint that provided updates regarding their projects and undertakings for this past year. **572-596 North Avenue Apartments:** The law offices of Regnante Sterio LLP at 401 Edgewater Place, Suite 630, Wakefield presented the proposal of a new 40B project known as 572-596 North Avenue Apartments. The applicant is in the process of preparing an application to MassHousing as 40B projects are required for "project eligibility". MassHousing reviews the project, during the process of which they will ask for feedback from the Town and public. If MassHousing issues the project eligibility letter, the project can then be filed with the local ZBA for approval.

Wakefield Boating Concessions RFP Proposals: Town Council interviewed members of Guest Services / Boston Outdoor Recreation, LLC and members of the Boys and Girls Club of Stoneham and Wakefield regarding their RFP's for boating on the lake. The granting of the proposal will be at the May 24th, 2021 Town Council meeting as the public comment period is through May 24th, 2021.

Peter J. May left the meeting at 8:40 p.m. and did not return.

General Obligation Bond Anticipation Notes: Jonathan P. Chines motioned to approve the sale of a \$2,205,000 1.25 percent General Obligation Bond Anticipation Note, Series A (Subject to Federal and Massachusetts Income Taxation) (the "Series A Note") of the Town dated May 20, 2021, and payable September 23, 2021, to Fidelity Capital Markets, a Division of National Financial Services LLC at par and accrued interest plus a premium of \$5,049.45. Further Voted: to approve the sale of a \$1,389,620 1.10 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 May 20, 2021, and payable September 23, 2021, to Fidelity Capital Markets, a Division of National Financial Services LLC at par and accrued interest plus a premium of \$2,987.68. 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 April 28, 2021, and a final Official Statement dated May 5, 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 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. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

Veteran Parking Space: Edward F. Dombroski, Jr. motioned to approve the Veteran Parking space at Town Hall as requested by the Veteran Advisory Board. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

Appointments: Ann Santos motioned to appoint Daniel Lieber to the Cable Advisory Committee with a three-year term through April 2021. Jonathan P. Chines seconded. Motion passed 6-0-0 by a roll call vote. Jonathan P. Chines motioned for the approval to advertise for a Planning Board Member for a one-year term through April 2022 due to resignation. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

Warrants: Councilors were updated on Warrant 26 dated December 20th, 2020; Warrant 28 dated January 12th, 2021; Warrant 30 dated January 26th, 2021; Warrant 31 dated February 02nd, 2021; Warrant 32 dated February 09th, 2021; Warrant 34 dated February 23rd, 2021; Warrant 36 dated March 09th, 2021; Warrant 38 dated March 23rd, 2021 and Warrant 40 dated April 06th, 2021.

Announcements: Edward F. Dombroski, Jr.: Albion Street work is coming along nicely; there will be 14 spaces in the Item parking lot available for municipal parking, more information to come; Hometown Hero Banners went up today and will be up until early June; congratulations to Julie Smith-Galvin and Mehreen N. Butt; welcome Anne P. Danehy. Jonathan P. Chines: thank you to everyone who participated in the Vision 2030 forum and the second online survey is available until May 19th, 2021; the third virtual forum is on June 21st, 2021; thank you to everyone who voted and attended Town Meeting; a great addition to the Town website is a map and listing of active construction projects; asked if there was update on Broadway – Town Administrator Maio replied no; May office hours are tomorrow evening from 6:00 p.m. until 7:30 p.m. on the library steps. Ann Santos: Julie Smith-Galvin was wonderful as Vice-Chair and the Council and Town will benefit from Julie as being Chair; commented and asked the Council to think about limiting the use around the lake. Mehreen N. Butt: library is now open; this is the 27th day of Ramadan; thank you to everyone who attended Town Meeting and she supports Saturdays for Town Meetings; asked that the Vision questionnaire be forwarded to the Senior Center – Jonathan P. Chines commented that there are paper copies at Town Hall and the Senior Center. Anne P. Danehy: congratulations to Julie Smith-Galvin and Mehreen N. Butt. Town Administrator Maio: congratulations to Julie Smith-Galvin and Mehreen N. Butt.

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

Adjournment: Ann Santos motioned to adjourn at 10:20 p.m. Edward F. Dombroski, Jr. seconded. Motion passed 6-0-0 by a roll call vote.

Respectfully submitted,



Sherri A. Dalton
Town Council Clerk