



TOWN OF WAKEFIELD

TOWN COUNCIL

MEETING MINUTES

January 23rd, 2023 | 7:00 p.m.

Call to Order: Mehreen N. Butt called the meeting to order at 7:01 p.m.

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

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

Town Counsel Present: Thomas A. Mullen

Fiscal Year 2024 Budgets: Town Accountant Gill presented the following Fiscal Year 2024 budgets. Michael J. McLane rejoined the meeting at 7:12 p.m. Jonathan P. Chines motioned to approve Budget 4 Treasury Department in the amount of \$239,324.00, Budget 18 Fire Alarm/Traffic Signals in the amount of \$70,511.00, Budget 19 Emergency Management in the amount of \$90,527.00, Budget 20 Inspectional Services in the amount of \$457,107.00, Budget 27 Recreation Department in the amount of \$122,589.00, Budget 36 in the amount of \$188,131.00, Budget 38 Historical Commission in the amount of \$2,000.00, Budget 41 Unemployment in the amount of \$75,000.00, Budget 42 Reserve Fund in the amount of \$400,000.00, Budget 44 Professional Medical in the amount of \$13,300.00. Julie Smith-Galvin seconded. Motion passed 7-0-0 by roll call vote. Regarding the Veterans Services FY 2024 budget, Town Accountant Gill noted there was a recommendation to reduce the budget by \$58,707.00. He noted that there was recommended minor increases in the Personal and Contractual Services lines of the budget and a recommended reduction in the Recipients line from \$170,000.00 to \$110,000.00. He stated that this reduction was due to the fact that the actual expenditures for eligible veteran recipients was \$80,042.00 in FY 2021, \$60,571.00 in FY 2022 and \$42,858.00 during the first half of FY 2023. Jonathan P. Chines motioned to approve Budget 28 Veteran Services in the amount of \$194,513.00. Julie Smith-Galvin seconded. Motion passed 6-1-0 by roll call vote with Jonathan P. Chines, Julie Smith-Galvin, Anne P. Danehy, Michael J. McLane, Robert E. Vincent II and Mehreen N. Butt voting in favor of the motion. Edward F. Dombroski, Jr. voting against the motion and made a commitment to work with Veteran Services to better understand how our veterans can be better served.

Municipal Affordable Housing Trust: Town Administrator Maio presented an overview of a Municipal Affordable Housing Trust Fund (MAHT) which if the Town Council supports the adoption



of MGL C44 S55c as a Town Meeting article and a proposed MAHT bylaw for approval at the Annual Town Meeting in the spring the fund would provide for the creation and preservation of affordable housing for the benefit of low and moderate-income households including senior housing and for the funding of community housing. Possible funding sources for an MAHT include the resale of affordable homes, ARPA funds, housing stabilization funds, private donations, inclusionary zoning payments, developer fee and Tax Title sales. He stressed that no increase in the tax levy would be needed in order to establish an MAHT. Currently the town has \$760,000.00 available from the resale of affordable units that could be used to begin funding a new MAHT. If the town did adopt the state provisions and create a local MAHT at the 2023 spring Town Meeting, several further steps would need to occur, including the appointment of a board of trustees to oversee the trust. The Councilors will further discuss a more defined strategy on how the funds are used, replenished and parameters around the trust fund.

Special Legislation: At the November 19th, 2022 Regular Town Meeting, the town voted by two-thirds to authorize the Town Council to petition State Legislature under Article 97 of the Articles of Amendment to the Constitution of the Commonwealth of Massachusetts for permission to grant a perpetual, exclusive easement for no consideration to the Wakefield Municipal Gas and Light Department on a one-acre portion of certain town-owned land on Hemlock Road to construct and operate a micro-grid in the form of an energy park which would include, but not necessarily be limited to, battery/energy storage, solar generation, natural gas generation and related equipment. The deadline to file was last Friday January 20th, 2023. Not wanting to miss the deadline the submission was filed through our state delegation. Town Counsel Mullen called for a confirmatory vote authorizing the submission to the state legislature of a request for special legislation substantially in the form presented to carry out the intent of the 2022 Regular Town Meeting under Article 5. Jonathan P. Chines so moved. Julie Smith-Galvin seconded. Motion passed 7-0-0 by roll call vote.

Appointment: Jonathan P. Chines motioned to appoint Haley McHatton Ballou to the Conservation Commission to fill an unexpired term ending April 30th, 2025. Julie Smith-Galvin seconded. Motion passed 7-0-0 by roll call vote.

Donations: Jonathan P. Chines motioned to approve the request to accept and expend a gift or gifts in the amount of \$110.00 to the Council on Aging from various donor(s) with thanks. Julie Smith-Galvin seconded. Motion passed 7-0-0 by roll call vote. Jonathan P. Chines motioned to approve the request to accept and expend a gift or gifts in the amount of \$1,670.90 to the Library from various donor(s) with thanks. Julie Smith-Galvin seconded. Motion passed 7-0-0 by roll call vote.

Approval of Minutes: Jonathan P. Chines motioned to approve the January 9th, 2023 Town Council meeting minutes as presented. Julie Smith-Galvin seconded. Motion passed 7-0-0 by roll call vote.

Adjournment: Jonathan P. Chines motioned to adjourn at 9:02 p.m. Julie Smith-Galvin seconded. Motion passed 7-0-0.

Respectfully submitted,

Sherri A. Dalton
Town Council Clerk