



WAKEFIELD TOWN COUNCIL

Monday, August 6, 2018

6:30 P.M.

WCAT - 24 Hemlock Road, Wakefield, MA. 01880

**COUNCIL
MEMBERS
PRESENT:**

Councilor Mehreen N. Butt
Councilor Paul R. DiNocco
Councilor Edward F. Dombroski, Jr.
Councilor Julie Smith-Galvin
Councilor Anthony Longo, Vice-Chairperson
Councilor Peter J. May, Chairperson
Councilor Ann McGonigle Santos

ADMINISTRATION PRESENT:

Town Administrator Stephen P. Maio
Executive Assistant Sherri A. Dalton
Town Counsel Thomas A. Mullen

----- TOPICS OF DISCUSSION -----

Call to Order	<p>Councilor May stated that there is a need for Executive Session to discuss the Woods Subdivision litigation and the Clerical Contract because an open meeting may have detrimental effects on the bargaining position of the Town, with the intent of returning to open session. Councilor DiNocco so motioned. Councilor Santos seconded. Motion passed on a roll call vote with all seven members voting in the affirmative.</p> <p>The Council returned to open session at 7:26 p.m.</p> <p>Councilor May opened the meeting by asking that everyone be treated with respect. Some meetings can be very emotional but please concentrate on keeping the conversation polite said May.</p>
Public Participation	<p>Karen Faler of 222 Lowell Street appeared before the Council to reiterate the concerns of the Friends of Lake Quannapowitt in regards to the placement of the kiosk at the Lower Common.</p> <p>Bob Mailhoit of 157 Montrose Avenue and President of Wakefield Main Streets appeared before the Council and presented a brief PowerPoint presentation of the next project for Main Streets.</p>
Appointments to the MWRA Advisory Board	<p>Councilor Santos motioned to appoint Joseph Conway as a Representative to the MWRA Advisory Board. Councilor DiNocco seconded. Motion passed 7-0-0.</p> <p>Councilor Santos motioned to appoint Richard Stinson as an Alternate Representative to the MWRA Advisory Board. Councilor DiNocco seconded. Motion passed 7-0-0.</p>
Advertise for Design Review Board	<p>Councilor Santos motioned to approve the request of the Town Administrator's office to advertise for members to the Design Review Board. Councilor DiNocco seconded. Motion passed 7-0-0</p>

Regular Minutes – July 16, 2018 Councilor Santos motioned to approve the July 16, 2018 Regular Board Minutes. Councilor DiNocco seconded. Motion passed 6-0-1 with Councilor Dombroski abstaining.

Executive Session Minutes Councilor Santos motioned to release the previously voted and approved Executive Sessions Minutes of April 11, 2016; May 23, 2016; August 8, 2016; March 13, 2017; March 27, 2017; April 10, 2017; September 11, 2017; November 27, 2017; December 11, 2017 and April 23, 2018. Councilor Longo seconded. Motion passed 7-0-0.

Donation – Tonno Wakefield Councilor Dombroski motioned to accept and expend a gift or gifts to the Town of Wakefield from Tonno Wakefield in the amount of \$11,650.00 with thanks. Councilor Santos seconded. Motion passed 7-0-0.

Bond – MWRA Town Administrator Maio read the following vote: Voted: that the sale of the \$ 1,548,750 Water Bond of the Town dated August 13, 2018, to Massachusetts Water Resources Authority (the “Authority”) is hereby approved and the Town Treasurer or other appropriate Town official is authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on August 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>	<u>Year</u>	<u>Installment</u>
2019	\$154,875	2024	\$154,875
2020	154,875	2025	154,875
2021	154,875	2026	154,875
2022	154,875	2027	154,875
2023	154,875	2028	154,875

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 vote. Councilor Longo so motioned. Councilor DiNocco seconded. Motion passed 7-0-0.

Bond – General Obligation Bonds Town Administrator Maio read the following vote: Voted: that the sale of the \$9,870,000 General Obligation Municipal Purpose Loan of 2018 Bonds of the Town dated August 15, 2018 (the “Bonds”), to Robert W. Baird & Co., Inc., at the price of \$10,142,069.43 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on August 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>
2019	\$ 75,000	5.00%	2031	\$ 345,000	3.00%
2020	270,000	5.00	2032	365,000	3.00

2021	285,000	5.00	2033	370,000	3.125
2022	310,000	5.00	2034	315,000	3.125
2023	320,000	5.00	2035	325,000	3.25
2024	335,000	5.00	2036	335,000	3.25
2025	355,000	5.00	2037	350,000	3.375
2026	370,000	5.00	2038	360,000	3.50
2027	300,000	4.00	2039	370,000	3.50
2028	305,000	5.00	2040	385,000	3.50
2029	320,000	4.00	2043	1,235,000	3.50
2030	335,000	4.00	2047	1,535,000	3.50

Further Voted: that the Bonds maturing on August 15, 2043 and August 15, 2047 (each, a "Term Bond") shall be subject to mandatory redemption or mature as follows:

Term Bond due August 15, 2043

<u>Year</u>	<u>Amount</u>
2041	\$400,000
2042	410,000
2043*	425,000

*Final Maturity

Term Bond due August 15, 2047

<u>Year</u>	<u>Amount</u>
2044	\$440,000
2045	355,000
2046	365,000
2047*	375,000

*Final Maturity

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 July 25, 2018, and a final Official Statement dated August 1, 2018 (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 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 a continuing 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 Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Treasurer to establish post issuance federal tax compliance procedures in such form as the 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.

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. Councilor DiNocco so motioned. Councilor Santos seconded. Motion passed 7-0-0.

**8:00 p.m.
Joint Meeting
Appointment
- WMGL
Commission**

Jennifer Kallay, Chairperson of the WMGLD Commissioners along with John Warchol, Kevin Haggerty and Kenneth Chase appeared before the Town Council for a joint meeting to appoint a member to the WMGL Board of Commissioners. Commissioner Kallay stated that Philip Courcy is the recommendation of the WMGLD Commissioners. After discussion Councilor Santos motioned to appoint Wayne Tarr of 27 Jackson Lane as a commissioner to the WMGL Board. Councilor DiNocco seconded. Motion passed 6-5-0 with Councilor Santos, Councilor Dombroski, Councilor Longo, Councilor May, Councilor DiNocco and Commissioner Kevin Haggerty voting in favor of the motion. Councilor Galvin, Councilor Butt, Commissioner Kallay, Commissioner Warchol and Commissioner Chase voting against the motion.

**Warrant –
State Primary
September 4,
2018**

Councilor Longo motioned to approve the State Primary Warrant for September 4, 2018. Councilor DiNocco seconded. Motion passed 7-0-0.

Kiosks

Councilor May thanked everyone for their input regarding the placement of the kiosks. The Traffic Advisory Committee found no safety issues with the placement of the kiosk at the Church Street / Lake Avenue site. Other locations will be looked at for additional placements of kiosks in the future.

**Contract -
Clerical**

Town Administrator Maio presented the proposed Clerical Contract dated July 1, 2018 through June 30, 2021. He explained the Cost of Living increases are 1.5% twice a year and is consisted with other unions. An additional step has been added for July 2019. And an additional step in July 2020. The Building Department position has been upgraded. Vacation and Sick Time accrual language has been added. The Friday after Thanksgiving which is currently a ½ day is now a holiday. This contract now no longer includes Longevity as it will be rolled into their base pay. The contract will have to go to Town Meeting in November 2018 as well. Councilor Santos motioned to accept the Clerical Contract as presented. Councilor Longo seconded. Motion passed 7-0-0. Councilor Dombroski would like to consider eliminating designation of Vacation/Sick Time in the future to Paid Time Off so

employees can use it without having to designate it.

**Request for
Proposal –
Lasalle/Hump
hrey Street**

Councilor Longo motioned to approve the land at Lasalle and Humphrey to go out to bid for Request for Proposals. Councilor DiNocco seconded. Councilor Dombroski added that he would like the non-buildable language added to the Request for Proposals. Motion passed 7-0-0.

**License –
Class II**

Town Administrator Maio stated that Class II License Regulations at 540 CMR 18 were revised in March to become effective on January 1, 2019 stating that any holder of a Class II license who is restricted from displaying vehicles will only be allowed wholesale plates and is forbidden from engaging in retail sales. Mr. Maio went on to say that he will meet with the Building Inspector and look at how we issue the Class II licenses and potentially changing some of the current Class II licenses. He will bring this back to the Town Council at a future meeting.

**License –
Bowling Alley**

Councilor DiNocco motioned to approve the renewal application from Wakefield Bowladrome for the Bowling Alley License for May 1, 2018 through April 30, 2019. Councilor Longo seconded. Motion passed 7-0-0.

**License – Pool
Table**

Councilor DiNocco motioned to approve the renewal application from Lakeside Inn for the Pool Table License for May 1, 2018 through April 30, 2019. Councilor Santos seconded. Councilor Dombroski stated that this location has had a number of issues and would like to know what the level of police involvement has been at this location. Councilor Longo stated that he has heard from Chief Smith and Chief Sullivan and that there were close to 100 calls in 2017. Councilor Dombroski said that 100 calls is a lot and we are having an issue with this place. Councilor Dombroski motioned to table the request until the Town Council could hear from Chief Smith. Councilor Galvin seconded. Motion passed 7-0-0.

**Warrant
Review and
Signing**

Councilor Smith-Galvin signed Warrant #52 dated June 26, 2018 through Warrant #54 dated June 28, 2018 and Warrant #1 dated July 3, 2018 through Warrant #2 dated July 10, 2018.

**Matters Not
Anticipated
By The Chair
Within 48
Hours of
Meeting**

Councilor Longo – State Budget was approved and the ACE Center is getting \$100,000.00; \$50,000.00 to the Public Safety Building and \$125,000.00 to the Americal Civic Center

Councilor Santos – in Downtown Crossing in Boston there are a few empty storefronts and what they are doing is displaying photographs of people in the community and thought downtown Wakefield could do the same to beautify the community; would like a 7:00 p.m. meeting start time

Councilor Dombroski – Nahant Street Pit is open extended hours. This coming Saturday the Pit will be open and also August 18th and September 8th. These dates are in addition to the already extended hours.

Council Smith-Galvin – Black Earth Composting is a private composting

company in Wakefield that charges a fairly nominal fee to pick up composting on a weekly basis; Linden Tree is hosting The Blue Grass Band this Wednesday evening at the Common; Fly High Tournament is this Saturday; Congratulation on the AAA Bond Rating

Council Butt - requested a list of the liquor establishment closing times; the Lake Policy was drafted in 2002 and would like it updated

Councilor DiNocco – trash downtown is picked up three (3) times a week; the Town Council needs to make changes regarding the parking downtown. There are no 2 hour parking signs downtown; movie on the Common is ET; Sampling and Satires is August 16th and Festival Italia is August 18th

Town Counsel – there are some communities that have a By-Law regarding vacant storefronts. If the storefront is vacant longer than so many months then you have to use it to display town produced or town approved works of art and the Wakefield By-Law Review Committee is looking into this

Town Administrator – the Warrior Club is a great organization and he played in their Golf Tournament today

Councilor May – would like to form a committee to address the homeless in the downtown

The next regular Town Council meeting is scheduled for September 10, 2018 at 6:30 p.m. at WCAT, 24 Hemlock Road

Next Board Meeting

At 9:02 p.m. Councilor Santos motioned to adjourn. Councilor Longo seconded. Motion passed 7-0-0.

Adjournment

Respectfully submitted,



Sherri A. Dalton, Executive Assistant