



WAKEFIELD TOWN COUNCIL

Monday, June 24, 2019

7:00 P.M.

WCAT - 24 Hemlock Road, Wakefield, MA. 01880

COUNCIL MEMBERS PRESENT:

Councilor Edward F. Dombroski, Jr., Chair
Councilor Ann McGonigle Santos, Vice-Chair
Councilor Mehreen N. Butt
Councilor Jonathan P. Chines
Councilor Paul R. DiNocco
Councilor Peter J. May
Councilor Julie Smith-Galvin

ADMINISTRATION PRESENT:

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

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

Call to Order	Councilor Dombroski called the meeting to order at 7:00 p.m.
Pledge of Allegiance	Wakefield's Boy Scout Spencer Little for Troup 701 led the body in the reciting of the Pledge of Allegiance. Councilor Dombroski recognized and thanked Spencer for his Eagle Scout project that included agility equipment at the dog park. Councilor Dombroski also recited a note from the Supervisor of Parks and Forestry in which he thanked another troop member, Joshua Polischuk, for his project at Paddy Heights and Spencer for his work at the dog park. Pictures of the completed refurbishment of Paddy Heights and the dog park were shown and Councilor Dombroski thanked Spencer and Joshua.
Attendance	Councilor Dombroski noted that all Town Councilors were present as well as Madam Clerk, Town Counsel and Administrator.
Approve of Minutes – June 10, 2019	Councilor Santos motioned to approve the June 10, 2019 Minutes as presented. Councilor May seconded. Motion passed 7-0-0.
Public Engagement	<p>Bob McLaughlin of 376 Water Street appeared before the Town Council to express concern regarding settling issue at the Galvin Middle School. He proposed having a public forum to field questions on what really happened with the engineering or construction. He also recognized the 60th anniversary of Pleasure Island.</p> <p>Julie Scott of 226 Main Street appeared before the Town Council thanking them for promoting Envision Wakefield and including members of the public. She also thanked Councilor Butt and the Town Administrator for their recent work on the Bench Committee. She expressed concern with one of the Town Council agenda items referencing Common Street becoming a one way. She acknowledged that this was presented at the Envision meetings but said it was part of the project still in the design phase. She asked that the Common Street agenda item for tonight be postponed until further studies can be</p>

conducted and the design proposal be completed.

Bob Mitchell of 6 Spaulding Street appeared before the Town Council asking the Town Council to either postpone or vote down the Common Street agenda item. He stated that at a meeting last week regarding to redesign the downtown, traffic engineers heard from some concerned residents about making any streets one-way. Mr. Mitchell said he is infuriated that municipal leaders are ignoring the taxpaying voters. He went on to talk about Amazon, the newest store at Market Street in Lynnfield, and the proximity of parking to its storefront. Councilor Santos stated that the Town Council has been talking about making Common Street a one-way for a long time separate from the Envision project and that tax payers have not been ignored.

Representatives of the Wakefield Independence Committee appeared before the Town Council stating that they need more donations and volunteers for this year's parade. A full description of the parade day volunteer position can be found on the parade web site at www.julyparade.org. Councilor Santos suggested that the Council carry donation buckets as they march in the parade. Councilor Smith-Galvin suggested that Councilors carry sponsorship signs as they do not all have to march together. Councilor May expressed optimism that the town would come through for the parade. Councilor Dombroski offered to make a donation on the spot to get the ball rolling. All members of the Town Council as well as the Town Administrator, Clerk Dalton and Town Counsel also donated, as did many in the audience.

**Public
Hearing –
CNCMCC, LLC
d/b/a Blue
Moon Grill**

At 7:10 p.m. Councilor Dombroski opened the Public Hearing for CNCMCC, LLC d/b/a Blue Moon Grill located at 955 Main Street. Attorney Bryan Chase along with his client, Christin Indrisano, appeared before the Town Council regarding acquiring an all alcohol liquor license for the Blue Moon Grill which she recently purchased. Councilor Santos motioned to approve the All Alcohol Liquor License and the Common Victualler License for CNCMCC, LLC d/b/a Blue Moon Grill. Councilor DiNocco seconded. Motion passed 7-0-0. There was no public concern in favor or against the licenses. At 7:15 p.m. Councilor Dombroski closed the Public Hearing.

**Public
Hearing –
Water and
Sewer Rates**

At 7:20 p.m. Councilor Dombroski opened the Public Hearing for Water and Sewer Rates and motioned to postpone until after the Public Engagement has been completed. Representatives of the DPW appeared before the Town Council to present Fiscal Year 2020 Water and Sewer Rates as recommended by the Advisory Board of Public Works and also the recommendation of second meter policy. Councilor DiNocco motioned to approve the water rate of \$7.30 per 100 cubic feet and the service charge of \$18.00 per quarter as presented. Councilor Santos seconded. Motion passed 7-0-0. Councilor DiNocco motioned to approve the sewer rate of \$11.20 per cubic feet as presented. Councilor Santos seconded. Motion passed 7-0-0. Councilor Santos motioned to approve the sewer flat rate of \$356.00 per quarter as presented. Councilor May seconded. Motion passed 7-0-0. Councilor Santos motioned to approve the septic disposal rate fee of \$110.00 per delivery as presented. Councilor DiNocco seconded. Motion passed 7-0-0. Councilor

Santos motioned to approve the meter fee of \$50.00 as presented. Councilor DiNocco seconded. Motion passed 7-0-0. Councilor Santos motioned to approve the proposed fee modification connection fee of \$500.00 for new connections only. Councilor May seconded. Motion passed 7-0-0. Councilor Chines motioned to approve the water tapping fees as proposed. Councilor May seconded. Motion passed 7-0-0. Councilor DiNocco motioned to approve the recommendation of the Advisory Board of Public Works to not change the current Second Meter Policy as presented and to not review the policy until 2022. Councilor Santos seconded. Councilor Dombroski stated that the policy should be reviewed prior to 2022. Motion passed 6-1-0 with Councilor Dombroski voting against the motion. There was no public comment.

Recognition & Thanks

Councilor Dombroski recognized members of Mains Streets and the other major local business sponsors who attended the meeting for their generous gift of informational kiosks to the Town.

Constituent Issues

Councilor DiNocco mentioned the increase in panhandling downtown.

Chairman's Comments

Councilor Dombroski briefly spoke on the progress with the Envision Wakefield Downtown Revitalization project. The five (5) videos were revised based on the public feedback from the meetings. Updates from the June 18, 2019 meeting were mostly centered on Phase II which will begin around July 1, 2019 for Fiscal Year 2020 and the concept was well received. All of the videos as well as the four (4) public forums are on the website.

Councilor Dombroski also spoke on the Public Safety Building Reassessment Committee. The committee met on June 13, 2019 and are focusing on four (4) areas. They are looking at any possible alternative sites, looking at the building scope, looking at the priorities and the functionality, and looking at funding sources. The currently drafted redesign of the building allows for expansion to a department of approximately 60 police officers. The committee is hoping to have a recommendation to the Town at the November Town Meeting. As the project gets delayed, the cost increases. Councilor Butt asked for clarification that the recommendation comes before the Town Council before the recommendation goes to Town Meeting and asked if the committee information and minutes were on the website. Councilor Dombroski answered that there will be public forums and the recommendation will go to the Town Council before Town Meeting. He also said that the minutes were available but was uncertain whether the committee information was on the website yet.

License & Permits

Councilor Santos motioned to approve the request for a One Day Liquor License for Oy Umapom Zivan for a private event at the Americal Civic Center on July 21, 2019. Councilor May seconded. Motion passed 7-0-0.

Liaison Updates

Councilor Santos has been discussing the Ambulance Contract as well as the Fire Contract with representatives of the Fire Department. Looking at an

Assessment Center for the Deputy Fire Chief position with a timeline of 2020. Firefighter Memorial was a beautiful ceremony. She has also been in contact with all committees regarding appointments.

Councilor Butt spoke regarding the Age Friendly Wakefield theme for this summer with the Council on Aging which will include programs for all ages. On July 22, 2019 and July 29, 2019 they are offering art classes and July 23, 2019 and August 20, 2019 they are offering mindful crafting classes. The library was working on their strategic plan which has been finalized and submitted. Plaza Jazz starts July 11, 2019 and goes every Thursday from 6:00 p.m. until 8:00 p.m. at the Library. The State Budget included money a few years ago for renovations of the ACE building. Representatives for the ACE building will be meeting with the architect and DPW within the next couple of weeks to review the bid proposal.

Councilor Chines spent some time with the Superintendent of Schools and was told that there is a high school working group being formed and at a School Committee meeting in August there should be a plan outlined for that group. The School Department had a couple of new hires including the Assistant Principal at the Galvin Middle School; the Wakefield Academy Director will be taking over as the Interim Principal at the Woodville School. There are a few positions open with the school department including Director of Wakefield Academy and Business Administrator. There are 7 bargaining contracts up for renewal and the School Committee anticipates voting on 4 of the 7 contracts at their next meeting while the other 3 contracts are still under negotiations. He also asked the School Superintendent to provide information regarding the article that was published in US News and World Report ranking of the Wakefield Public Schools and how the Wakefield Public Schools could improve.

Councilor May had his first tour of the DPW facility which is in need of dire repair due to leaky roofs, rodent, and other issues to name a few. The health and safety of the employees comes first and there are too many potentially hazardous conditions. The town needs to hire a risk control person to assess the conditions. Councilor Chines inquired about the Feasibility Study that was appropriated. A representative from the DPW stated that money was for emergency repairs only.

Councilor DiNocco/Councilor Santos stated that they have had conversations with the Town Administrator what the priorities of the Economic Development Director should be. They plan on having a meeting within the next couple of weeks to set everything in place.

Councilor DiNocco met with Chief Skory, Deputy Chief Calabrese and Lt. Reboulet and was given a tour of mostly the second floor of the Public Safety Building. One of the highest priorities right now is moving forward with the reassessment of the Public Safety Building. The Police Department would like to have a more active foot patrol in the downtown area. Councilor Santos recommended that the concern of the panhandling should be brought to the

attention of the Police Department since they will have a more active approach while they are on foot patrol.

Councilor Smith-Galvin has been attending regular meetings of the Municipal Gas & Light Department. They had a strategic retreat in April and from that came a couple of priorities – reliability and safety, customer service and cost rates, environmental sustainability and compliance and they are addressing each issue at their board meetings. They recently discussed cyber security issues and collaboration with the Town. At one of their next meetings they will be discussing energy efficiency. She is very encouraged with their engagement with municipal vulnerability preparedness workshops; their involvement with the Environmental Sustainability Committee; and looking at greenhouse gas inventories. Representatives of the MGLD met with her and the Town Administrator about development in town and what their role would be; encourage developers to look at things like splits which are highly efficient heating and air conditioning; using solar and making parking lots electric vehicle ready. They have a new solar incentive upfront rebate program and the ribbon cutting for the battery storage system at the Beebe Station on Farm Street is Thursday, July 18, 2019 at 10:30 a.m.

Councilor Smith-Galvin/Councilor May has met with the Content/Communications Manager who has been working on the new website and branding and they will be working with her to improve communications.

Committee Updates

Permanent Building Committee Chairman Joseph Bertrand provided updates regarding their projects and undertakings which included finishing the Walton School funding; met with the Public Safety Building Reassessment Committee and Mr. Bertrand will be meeting with an architect regarding the numerous questions that were asked at the meeting. The PBC Committee also met with representatives of the DPW regarding the process of the Feasibility Study for the DPW facility. They will receive RFP's from the DPW and review the results. He has also asked the DPW Director to come up with a short list of names to be appointed to be the advisory committee for the feasibility committee for the DPW garage.

Events

Councilor May motioned to approve the request to have Festival Italia on August 24, 2019 with a rain date of August 31, 2019 as proposed. Councilor Santos seconded. The Council asked that the request for a Liquor License be submitted with the appropriate application for the next Town Council meeting to be voted on. Motion passed 6-0-1 with Councilor DiNocco abstaining.

Presentation & Action Items – Traffic Advisory Recommenda

Councilor Santos motioned to approve the request of the Traffic Advisory Committee for Common Street be made a one-way street (southbound) between Church Street and the intersection with Lafayette Street with a Stop sign for southbound traffic on Common Street at the intersection with Lafayette Street with the addition of one handicapped parking space on the east side of Common Street adjacent to the Upper Common and one

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handicapped parking space on the south side of Lafayette Street near the intersection with Common Street. Councilor DiNocco seconded. Motion passed 4-3-0 with Councilor Chines, Councilor Butt and Councilor Smith-Galvin voting against the motion.

Councilor May motioned to approve the request of the Traffic Advisory Committee that signs be installed from the driveway at the north end of the building at 627 Main Street to the driveway at the south end of the building that prohibits parking from 6am to 10am. Councilor Santos seconded. Motion passed 7-0-0.

Councilor Santos motioned to approve the request of the Traffic Advisory Committee that "No Parking Here to Corner" signs be installed twenty feet from all four corners of the Chestnut Street/Cedar Street intersection. Councilor May seconded. Motion passed 7-0-0.

Galvin Middle School

A representative from the Permanent Building Committee along with a representative from Bond Construction provided an update regarding the settling issue at the Galvin Middle School. The Council was told that in April of 2015, cracking was noticed and Helical, the company that performed the work, repaired the cracks in July/August 2015. Then in July/August 2017 extensive cosmetic repairs and leveling of the floors were completed. In December of 2017 and September of 2018 the town notified Bond that sealants had separated. In November 2018 Bond met with the town to review and make repairs to doors and other select areas. December 2018 to May 2019 Bond and Helical work through repair options and agreement to complete work. May/June 2019 repair system and plan communicated with PBC, Superintendent and other staff members. June 2019 test piles installed and load tested. June/August 2019 half of the impacted area will be completed with finishes restored and ready for September 2019 start of school. Councilor Chines asked what can be done going forward for future projects. The representative from the PBC answered that Helical has never had this issue before with any of their projects. Councilor Dombroski asked what happens if this continues. The representatives assured him that it has been tested and this will not continue to happen.

Library Gifts

Councilor DiNocco motioned to accept and expend a gift to the library in the amount of \$799.00 for various donors with thanks. Councilor Santos seconded. Motion passed 7-0-0.

Councilor DiNocco motioned to accept and expend a gift or gifts to the library in the amount of \$348.00 from various donors with thanks. Councilor Santos seconded. Motion passed 7-0-0.

Banner Request

Councilor Santos motioned to approve the request from the Wakefield Repertory Theatre to hang a banner on the light poles on Main Street just before Americal Civic Center from July 22, 2019 through August 5, 2019 to promote Chitty Chitty Bang Bang. Councilor May seconded. Motion passed 7-0-0.

Kiosks Posting Policy	Councilor Santos motioned to approve the non-electronic kiosk posting policy with any revisions following public input period. Councilor Smith-Galvin seconded. Councilor DiNocco has concerns regarding the revised policy that does not include Main Streets from the approval process going forward and suggested the Council reconsider. He also noted the possibility of plaques on installed on the kiosks for the four (4) sponsors who donated \$2,500.00 each. Councilor Dombroski stated that this has been a tremendous gift from Main Streets that sits on Town property but they will have a voice in the process going forward, including providing ongoing "evergreen" content. Councilor Butt thanked Town Administrator, Councilor Smith- Galvin and Town Counsel for drafting the policy. She is going to look at Town Administrator Maio, Executive Assistant Sherri Dalton and Content and Communication Manager Jenn McDonald for implementation of the policy. Motion passed 6-1-0 with Councilor May voting against the motion.
Friends of Lake Quannapowitt Donation	Councilor May motioned to accept and expend a gift or gifts from the Friends of Lake Quannapowitt in the amount of \$152,000.00 as proposed to the Town of Wakefield for improvements to Colonel Connelly Park/Gertrude Spaulding Park with thanks. Councilor Santos seconded. Councilor Butt inquired since the gift is a large amount whether the Town Council should draft as Memorandum of Understanding Agreement so that the expectations are clear. Town Counsel explained that the Town Council legally has to accept the funds for the purpose offered and not have to go to Town Meeting for appropriation and it can be spent only for the purposes offered. Motion passed 7-0-0.
Order Estimating Betterment	Councilor May motioned to approve and sign the Order Estimating Betterment for Flanders Lane. Councilor DiNocco seconded. Motion passed 7-0-0.
Order of Taking	Councilor Santos motioned to approve and sign the Order of Taking for Flanders Lane as a public way. Councilor May seconded. Motion passed 7-0-0.
Roadway Betterment	Councilor May motioned to approve and sign the Roadway Betterment for Mt. Pleasant Avenue and Everett Street Certification to Assessors to close out the project. Councilor Santos seconded. Motion passed 7-0-0.
Warrants	Councilor DiNocco signed Warrant #45 dated May 7, 2019 through Warrant #49 dated June 4, 2019 and explained that these were the usual bills and nothing out of the ordinary. Councilor Chines inquired about a more detailed listing of Warrants approved prior to the Town Council meeting be provided. Councilor DiNocco motioned to have all seven (7) Town Councilors sign the Warrants as was previously done in the past. As there was no second to the motion, the motion did not pass. Councilor DiNocco asked Councilor Dombroski to appoint someone as his replacement to sign the Warrants. Councilor Dombroski asked Councilor Chines to review and understand the current Warrants process with the Town Administrator, after which time the Town Council could discuss any potential change in process in the future. Councilor Smith-Galvin commented that the Town should be working

towards an open check book so that everybody is seeing every bill that is being paid.

Matters Not Anticipated for Agenda

There were no matters unanticipated.

Announcements & Acknowledgements

Councilor Santos – had a tour of the ACE building – there is a lot of great things happening and is excited for bathrooms to be going in; Meghan Burnett Tournament is this weekend and they are looking for volunteers

Councilor Butt – Wakefield Food Panty is having a 5K on July 14, 2019

Councilor Smith-Galvin – Meghan Burnett Tournament is this weekend; Blue Grass on the Common sponsored by Linden Tree is tomorrow and if it rains it will be in the UU Church; Movies by the lake sponsored by WCAT starts Thursday evening July 11, 2019 and goes every Thursday for five (5) consecutive weeks

Councilor Dombroski – July 4th activities sponsored by the West Side Social Club start in the morning and continue through the afternoon followed by the Parade at 5:00 p.m. sponsored by the Wakefield Independence Day Committee and fireworks at 9:30 p.m. sponsored by the West Side Social Club

Adjournment

At 10:52 p.m. Councilor Chines motioned to adjourn. Councilor May seconded. Motion passed 7-0-0.

Next Council Meeting

The next regular Town Council meeting is July 15, 2019 at 7:00 p.m. at WCAT Studio – 24 Hemlock Road

Respectfully submitted,



Sherri A. Dalton, Executive Assistant