



TOWN OF
WAKEFIELD

WAKEFIELD TOWN COUNCIL

Monday, March 09, 2020

7:30 P.M.

WCAT Studios, 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 Julie Smith-Galvin

ADMINISTRATION PRESENT:
Town Council Clerk Sherri A. Dalton
Town Administrator Stephen P. Maio
Town Counsel Thomas A. Mullen

COUNCIL MEMBERS ABSENT:
Councilor Peter J. May

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

Call to Order Councilor Dombroski called the meeting to order at 7:34 p.m.

Pledge of Allegiance Leading the body in the Pledge of Allegiance were Wakefield volunteers from various committees, boards and commissions. Earlier in the evening, the volunteers that are appointed by the Town Council and non-compensated elected officials were recognized by the Town Council at a "Celebrating Wakefield – Volunteer Appreciation" event at the high school. Culinary Director Susan Lacy along with high school students that are members of the culinary program, Arts Director Joy Schilling along with high school students that are members of the arts program art program and high school students that are members of the music program displayed their talents at this event for the many volunteers that attended.

Attendance Councilor Dombroski noted that six (6) of the Councilors were present as well as Madam Clerk Dalton, Town Administrator Maio and Town Counsel Mullen. Councilor May was absent.

Approval of Minutes Councilor DiNocco motioned to approve the February 24, 2020 Executive Session Town Meeting Minutes as presented. Councilor Santos seconded. Motion passed 6-0-0.

Councilor DiNocco motioned to approve the February 24, 2020 Regular Town Council Meeting Minutes as presented. Councilor Santos seconded. Motion passed 6-0-0.

Public Engagement There was no Public Engagement.

**The
Scholarship
Foundation of
Wakefield**

Representatives of the Scholarship Foundation of Wakefield addressed the 40th Annual Phonathon which will take place Saturday, March 21, 2020. The President of the Student Directors, Nora Scanlon, stated that between 50-100 high school students will be on hand at the Americal Civic Center to call Wakefield residents between the hours of 12:00 p.m. and 4:00 p.m. for the phonathon.

**Banner
Requests**

Councilor DiNocco motioned to approve the request of The Scholarship Foundation to display a banner on Main Street from June 15, 2020 to June 21, 2020. Councilor Santos seconded. Motion passed 6-o-o.

Councilor DiNocco motioned to approve the amended request of the Meghan Burnett Foundation to display a banner on Main Street from July 6, 2020 to July 13, 2020. Councilor Santos seconded. Motion passed 6-o-o.

**Committee,
Board &
Commission
Updates**

Representatives of the Sweetser Lecture Series updated the Councilor's about the Spring 2020 Sweetser Lecture Series. The first of three (3) series starts on March 25, 2020 with Prolific Travel Author, Lecturer and Journalist Dan Szczesny at 7:30 p.m. at The Savings Bank Theatre. On April 7, 2020, bestselling Author, Professor of Medicine at Harvard Medical School, and National and International Lecturer Sanjiv Chopra will be speaking at The Savings Bank Theatre at 7:30 p.m. The third and final lecture of the Spring 2020 Series will be on April 14, 2020 at 7:30 p.m. at The Savings Bank Theatre featuring Barbara Berenson, Author, Retired Senior Attorney for Massachusetts Supreme Judicial Court, and Historian. Tickets can be purchased at Smith's Drug and also at The Savings Bank Theatre on the night of each event.

Chairman Dombroski noted that the Albion Cultural Exchange Committee will be updating the Council regarding projects and undertakings that they are working on at the next Town Council meeting of March 23, 2020.

**Community
Health
Prevention
Update**

A very serious health concern across the county and across the world is COVID-19. Emergency Management Director Thomas Walsh and Health Director Ruth Clay addressed the issues and stated that Wakefield is prepared and outlined steps to help prepare each household. Having 14-27 days of food and pet food; prescription medicine; cleaning supplies; and thermometer, pain relief and cough relief at home. Checking the websites www.cdc.gov and www.mass.gov for more information on coronavirus as well as the town's website.

**Fiscal Year
2021 Budgets**

Budget #39 General Insurance: John Spinello from Hartshorne & Curley Insurance presented the Fiscal Year 2021 request of \$437,225.00. Councilor Chines motioned to approve Budget #39 General Insurance in the amount of \$437,225.00 as presented. Councilor Santos seconded. Motion passed 6-o-o.

Budget #43 Worker's Compensation: John Spinello from Hartshorne & Curley Insurance presented the Fiscal Year 2021 request of \$537,619.00. Councilor Santos motioned to approve Budget #43 Worker's Compensation in the amount

of \$537,619.00 as presented. Councilor Smith-Galvin seconded. Motion passed 6-o-o.

Budget #29 Department of Public Works: Town Accountant Kevin Gill stated the total Fiscal Year 2021 request is \$6,349,868.00; the Fiscal Year 2021 request for the Snow & Ice Budget is \$850,000.00; the Fiscal Year 2021 request for the Sewer Budget is \$8,956,011.00; and the Fiscal Year 2021 request for the Water Budget is \$6,061,942.00. Director Conway gave a brief overview and also introduced Ann Waite, newly hired Business Manager. James Sullivan, Chairman of the Finance Committee DPW Subcommittee commented that they tried to meet early in the process to determine the Department's goals and objectives. He stated that he is pleased with the budget recommendations. Councilor Santos motioned to approve Budget #29 Department of Public Works in the amount of \$6,349,868.00 as presented. Councilor Chines seconded. Motion passed 6-o-o. Councilor Santos motioned to approve the Snow & Ice Budget in the amount of 850,000.00 as presented. Councilor Chines seconded. Motion passed 6-o-o. Councilor Santos motioned to approve the Sewer Budget in the amount of \$8,956,011.00 as presented. Motion passed 6-o-o. Councilor Santos motioned to approve the Water Budget in the amount of \$6,061,942.00 as presented. Councilor DiNocco seconded. Motion passed 6-o-o.

Public Safety Building

In the Fall of 2018 after a vote in support at Town Meeting, followed by a Special Election vote that defeated the Town Meeting vote on the Public Safety Building project, the Town Council created a Public Safety Building Reassessment Committee chaired by Edward Dombroski that included residents, community organizations and various town employees. Chairman Dombroski stated that with respect to the Police Department, in 1950 there were 34 officers and a total of 4,000 call for the year. In 2019, for comparison, there were 47 officers plus civilian clinicians and a total of 18,900 calls. The Reassessment Committee re-engaged HKT Architects, a company who are experts in designing of public safety buildings, to assist in re-evaluating the original 2017 proposal. The Committee thoroughly reviewed the concerns previously raised relative to the project and identified a number of areas warranting further exploration and consideration. Further subcommittees were formed to analyze potential sites for a new building; potential alternative funding sources; priorities and functionality within the Department and building; and communication/outreach, all components of the project based on community input. Building a new facility in an alternative location would cost \$25 to \$34 Million plus the cost of land. Raze and rebuild on current site would cost \$12 Million not including temporary relocation costs that could be significant and highly disruptive. Expanding current building (current proposal) is \$9.6 Million, including contingencies. Grant opportunities were investigated but the committee found no available options. The building deficiencies were reviewed and prioritized based on critical need and the building design was analyzed with consideration for future growth. Materials were created to ensure residents could get the information they will need to make informed decisions. After extensive analysis of the structure and reviewing the operations

of the Police Department, the committee is presenting a design that remedies today's challenges and incorporates best practices to support and grow services decades into the future. There will be a Public Information Session on April 7, 2020 at 7:00 p.m. at the Public Safety Building with a final proposal at the Annual Town Meeting on May 4, 2020 at 7:00 p.m. at the Galvin Middle School. Chief Skory also talked about the police side of the Public Safety Building and the multiple deficiencies and safety hazards associated with it. Among the benefits of the project would be to relocate dispatch to the lobby along with the Records Division to make the Public Safety Building more user friendly for the customer; privacy concerns for sensitive cases would be alleviated; the layout of the building would be reconfigured to better serve the officers; prisoner security in the sally port would be upgraded. Chief Skory concluded that he hopes to have everyone's support at the Annual Town Meeting in May. Chairman Dombroski and Chief Skory reiterated that this building expansion project will increase useable space by 40%, meeting necessary needs today and allowing for decades of potential Department growth (with a capacity of 60+ officers and personnel in the future, as needs may change). Chairman Dombroski commended the Committee for looking at the project from every angle and all of their hard work.

**Town Meeting
Warrant
Article**

There will be an Article on the May 4, 2020 Town Meeting Warrant proposing to amend existing legislation to allow retired police officers to work details past the age of 65 until the age of 68. This Article will be voted on when the Warrant is presented at a future Town Council meeting.

Councilor DiNocco left the meeting at 9:51 p.m.

**Public
Hearings**

Councilor Chines motioned to set the date of April 13, 2020 at 7:05 p.m. at WCAT Studios as the Public Hearing for Ben 123, Inc. d/b/a Bamboo House located at 21 Broadway for an All Alcohol Liquor License. Councilor Santos seconded. Motion passed 5-0-0.

Councilor Santos motioned to continue the Wakefield Municipal Gas & Light Department Public Hearing from the January 27, 2020 Town Council meeting for Petition For Pole Locations at 4 Delcarmine Street to March 23, 2020 at 7:05 p.m. at the Greenwood Elementary School. Councilor Chines seconded. Motion passed 5-0-0.

Councilor Santos motioned to set the date of March 23, 2020 at 7:15 p.m. at the Greenwood Elementary School as the Public Hearing for the Wakefield Municipal Gas & Light Department for Petition For Pole Locations at 1 Murray Street. Councilor Chines seconded. Motion passed 5-0-0.

**Liaison
Updates**

Fire Department – The Assessment Center for the Deputy Fire Chief is moving along and Councilor Santos spoke with the Fire Chief and it should happen at the end of March. The process is fairly quick and should be wrapped up by April/May. Chief Sullivan also has some Capital budget requests for portable radios.

Committees – Each committee member whose term is up in 2020 has been emailed individually stated Councilor Santos by herself and also Sherri. Chairman Dombroski stated that if anyone is interested in serving on a committee/commission/board you have until Wednesday, March 11, 2020 at 4:30 p.m. to send in the application which is available online along with your resume

Economic Development – The job description for the Economic Development Director is completed and has been sent to each Councilor for review and since no one had any comments Councilor Santos instructed Town Administrator Maio to go forward with the description.

Social Services – Council on Aging, Councilor Butt stated is offering free tax assistance to any Wakefield resident age 60 and older with low to moderate incomes through April 8th and they are also accepting applications through June 1, 2020 for their property tax work off program for 2021. The program offers a \$750.00 deduction on the homeowner's real estate tax bill in return for fifty-eight hours of work. The library's White Ribbon display has more ribbons than any year; and they are partnering with a group of educators and social service organizations on a mental health community forum entitled Skill Not Will – how to reduce conflicts with kids through collaborative problem solving on April 1, 2020 from 7:00 p.m. until 9:00 p.m. with more information on the website; the partnership with the Chamber and the friends for Blossoms is moving along and they are seeking new volunteers; members of the ACE Committee were not able to attend tonight but they will attend a future meeting but they are very excited about the new bathrooms that were installed at the ACE building.

Municipal Gas & Light Department – Councilor Smith-Galvin stated electric vehicle chargers are installed and there have been some incidents. We will need to work on some education campaign for that.

Communications – Councilor Smith-Galvin said we are looking at options for a Town App.

Department of Public Works – Councilor May has had meetings with the DPW Director regarding three primary focuses – Public Works facility, roadway funding, and refuse/recycling. Some of the new programs the DPW is looking at is a textile recycling stated Town Administrator Maio on behalf of Councilor May.

School Department – The proposed Fiscal Year 2021 Budget will be presented to the School Committee tomorrow night said Councilor Chines and one of the focal points is continuing to invest in Special Education and classroom support; the big component of the budget is the teacher's union negotiations which are moving forward. The eligibility period for the high school through the MSBA officially opens on April 1, 2020 and this is when a lot of the work will happen in terms of preparation and anticipating a vote for funding for a feasibility study for a

potential new school at the November Town Meeting. There will also be an enrollment study that is conducted over the next several months. The first day of school has been set for Tuesday, September 8, 2020.

Finance Committee – The Town Moderator, Chairman of the Finance Committee and Chairman of the Town Council has voted to appoint two new members to the Finance Committee – Aimee Forsythe and Bill Boodry stated Councilor Dombroski.

Long Range Forecasting – The focus has been working with Bond Counsel looking at scheduling relative to the roads improvement initiative. Councilor Dombroski stated that the next Town Council meeting will include a further detailed breakdown of the schedule for bonds, given the roads improvement initiative. Councilor Chines asked for a refresh of the forecast model after the school department budget.

Donation

Councilor Santos motioned to approve the request of the Library to accept and expend a gift or gifts to the library in the amount of \$1,100.00 from various donors with thanks. Councilor Chines seconded. Motion passed 5-0-0.

**Constituent
Issues**

Councilor Santos has heard from residents from neighborhoods that will be highly impacted with the potential development at the head of the lake. Councilor Butt responded that the Council has a duty to respond to people with what the process is.

Councilor Chines received a question and a suggestion from a constituent about looking at using electronic voting at Town Meetings as some other communities are doing. He has reached out to the Town Moderator with this and there will be further discussions with him.

**Chairman's
Comments**

There has been discussion relative to potential development and some community concern with the old Converse building at the head of the Lake on Quannapowitt Parkway. Councilor Dombroski and Town Administrator Maio arranged a meeting to understand the basics of what was potentially being conceptualized and report back to the Council. The property at present is not under agreement. Cabot, Cabot and Forbes, a development firm is expressing interest in that property and they are doing their due diligence exploring what could potentially happen with that property. The Town Council is not the body that development projects come before, but in light of the legitimate concerns raised by residents, it seemed appropriate to at least have a baseline understanding directly from Cabot, Cabot and Forbes of their concept plans. The firm's concept plans include three buildings; two of which would be apartment buildings and one of which would be condominiums. There would be parking of approximately 990 spaces in a garage that would be fully wrapped by the buildings so you would not see the garage. The development firm was encouraged to hold a number of community forums to get community feedback in conjunction with

potentially moving any project forward. The Town Administrator and Chairman Dombroski raised issues so that the firm can early on think things through like traffic, building height and project density. They explained to the firm that the Lake is the crown jewel of the town. Things like the water quality; green space; how the aesthetic of the lake can be impacted; impact on public services (Police, Fire); potential for school enrollment numbers. Ultimately the Town Council is not the adjudicatory board, that is the Zoning Board of Appeals. The development firm has since had meeting with the Friends of Lake Quannapowitt but everything is very preliminary so there is not even a transaction yet. Councilor Smith-Galvin commented that the Zoning Board of Appeal meetings need to start being recorded as soon as possible.

The Stoneham Select Board has challenged the Town of Wakefield to see which community can have more people submit their completed 2020 US Census by May 14, 2020 at high noon. Wakefield residents should expect to receive their census by the middle of March. Chairman Dombroski pleads and begs the residents of Wakefield to complete their census as soon as they receive them as this has a tremendous impact on the community in terms of our representation; funding; understanding the demographics of our community; and our population. But he joked that the number one reason is to beat Stoneham.

Warrants

Councilors were updated on Warrant #31 dated January 28, 2020 through Warrant #35 dated February 25, 2020 and open checkbook is now online.

**Matters Not
Anticipated for
Agenda**

There were no unanticipated matters.

**Announcements &
Acknowledgements**

Councilor Butt announced that the Human Right Commission is having their 4th Annual International Women's Day event tomorrow at The Savings Bank Theatre; thank you to everyone that participated in the WEF adult spelling bee last weekend and congratulated her team as they won; the public comment period for the Community Garden is until March 23, 2020 and is hoping the ribbon cutting will be May 1, 2020 at 9:00 a.m.

Councilor Smith-Galvin added that her team won the costume at the spelling bee; the local History Museum is doing an exhibit on Wakefield women and they have and they have a number of open house events coming up; Steam night is Thursday night at the Galvin Middle School to celebrate the sciences, engineering and math. The DPW and the Environmental Sustainability Committee is doing some education around recycling.

Councilor Chines – March 16, 2020 Senator Lewis is hosting a forum on Chapter 70 and state aid for local education at 7:00 p.m. at The Savings Bank Theatre; Parent University is Saturday, March 21, 2020 at the Galvin Middle School; he is

having office hours this Saturday from 9:00 a.m. to 11:00 a.m. at the library; his team came in first at the spelling bee.

Councilor Dombroski recognized the volunteers at the Celebrating Wakefield Volunteer Appreciation event; Friends of the Library are looking for volunteers; the next Town Council meeting will be at the Greenwood School on March 23, 2020 at 7:00 p.m.

Adjournment At 10:35 p.m. Councilor Santos motioned to adjourn. Councilor Chines seconded. Motion passed 5-0-0.

Next Council Meeting The next regular Town Council meeting is March 23, 2020 at 7:00 p.m. at the Greenwood Elementary School, 1030 Main Street, Wakefield.

Respectfully submitted,



Sherri A. Dalton
Town Council Clerk