

The Select Board met on Tuesday, February 08, 2022 remotely via ZOOM at 7:00pm. Board member Mackenzie was absent. The following Board members were present:

Mark Gallivan, Chair
Benjamin Barrett, Vice Chair
Glenn Maffei, Clerk
James O'Neil

Also participating
James Johnson, Town Administrator
Patrick Shield, Assistant Town Administrator
Aoife Kelly, Executive Assistant

Remote Participation

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Chair to announce that all members will be participating remotely during the meeting. Every vote taken will be taken by roll call vote.

Appointments

Call to Order and Pledge of Allegiance

Chair Gallivan called the meeting to order at 7pm followed by the Pledge of Allegiance.

Finance Director Jodi Cuneo, Vote to accept and sign the General Obligation Municipal Purpose Loan of 2022 Bonds

Finance Director Jodi Cuneo and Treasurer/Collector Lisa Sinkus were present and provided on background on the bonds the process and what the borrowing would be covering. The Board congratulated the finance team on the rate that was received for the borrowing. On motion of Clerk Maffei, seconded by Board member O'Neil, voted I Glenn Maffei, the Clerk of the Select Board of the Town of Walpole, Massachusetts (the "Town"), certify that at a meeting of the board held February 8, 2022, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that we hereby determine, in accordance with G.L. c.70B, that the amount of the cost of the new middle school project authorized by a vote of the Town passed on October 23, 2021 (Article 14) not being paid by the school facilities grant is \$77,794,533 and we hereby approve of the issuance of notes and bonds in such amount under said G.L. c.70B.

Further Voted: that the sale of the \$51,525,000 General Obligation Municipal Purpose Loan of 2022 Bonds of the Town dated February 17, 2022 (the "Bonds"), to Robert W. Baird & Co., Inc. at the price of \$54,818,073.34 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on October 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>
2022	\$1,185,000	5.00%	2034	\$1,590,000	3.00%
2023	1,550,000	5.00	2035	1,640,000	3.00
2024	1,625,000	5.00	2036	1,690,000	3.00
2025	1,070,000	5.00	2037	1,745,000	3.00
2026	1,125,000	5.00	2038	1,800,000	3.00
2027	1,180,000	5.00	2039	1,850,000	3.00

2028	1,240,000	5.00	2040	1,910,000	3.00
2029	1,305,000	5.00	2041	1,965,000	3.00
2030	1,370,000	5.00	2042	1,845,000	3.00
2031	1,440,000	4.00	2047	10,105,000	3.00
2032	1,495,000	4.00	2051	9,250,000	3.00
2033	1,550,000	3.00			

Further Voted: that the Bonds maturing on October 15, 2047 and October 15, 2051 (each a “Term Bond”) shall be subject to mandatory redemption or mature as follows:

Term Bond due October 15, 2047

<u>Date</u>	<u>Principal Amount</u>
October 15, 2043	\$1,900,000
October 15, 2044	1,960,000
October 15, 2045	2,020,000
October 15, 2046	2,080,000
October 15, 2047 (maturity)	2,145,000

Term Bond due October 15, 2051

<u>Date</u>	<u>Principal Amount</u>
October 15, 2048	\$2,210,000
October 15, 2049	2,275,000
October 15, 2050	2,345,000
October 15, 2051 (maturity)	2,420,000

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 January 14, 2022, and a final Official Statement dated February 1, 2022 (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 Select Board 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 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 Bonds and to comply with relevant securities laws.

Further Voted: that any certificates or documents relating to the Bonds (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 Select Board, 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.

On roll call vote of the Board, Motion Passed (4-0-0).

Town Clerk Elizabeth Gaffey, Vote on apportionment of RTM

Town Clerk Elizabeth Gaffey was present. Liz outlined why this item is before the Board tonight. On motion of Board member O'Neil, seconded by Clerk Maffei, voted to remain with the present apportionment as recommended by the Town Clerk. On roll call vote of the Board, Motion Passed (4-0-0).

Interview and Vote to appoint Christian Oster to the Veteran Services Committee

Candidate Christian Oster was present. Christian introduced himself to the Board and gave a brief summary of his background and why he is interested in joining the Veteran Services Committee. The Board thanks Christian for his service and for volunteering. On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Christian Oster to the Veteran Services Committee as a regular member. On roll call vote of the Board, Motion Passed (4-0-0).

Vote to appoint the following candidates to the position of Firefighter/Paramedic

Fire Chief Bailey and candidate Michael Curran, Michael Shea, Jason Grant and Joseph LaFreniere were present. The Chief introduced each of the candidates to the Board. Each candidate was provided with the opportunity to comment on their background and experience to date. The Board welcomed each of the candidate to the Town.

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Michael Curran to the position of Firefighter/Paramedic. On roll call vote of the Board, Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Michael Shea to the position of Firefighter/Paramedic. On roll call vote of the Board, Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Jason Grant to the position of Firefighter/Paramedic. On roll call vote of the Board, Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Joseph LaFreniere to the position of Firefighter/Paramedic. On roll call vote of the Board, Motion Passed (4-0-0).

New Business

Discussion and Vote to sign license agreement with Jalapenos Grill Inc. for patio area in rear of 960-962 Main Street

Jim Johnson provided some background on this item, how it would be a similar license agreement to what has been there in the past. This would allow Jalapenos to add the patio area to their liquor license permanently for the term of the lease. On motion of Board member O'Neil, seconded by Clerk Maffei, voted to sign the license agreement with Jalapenos Grill Inc. for the patio area in the rear of 960-962 Main Street. On roll call vote of the Board, Motion Passed (4-0-0).

Cable Access Fund Requests

Jim Johnson provided some additional information on this item and explained the reasoning behind these two requests. On motion of Board member O'Neil, seconded by Clerk Maffei, voted to authorize the IT Department to use Cable Access Funds to undertake network improvements in the amount of \$50,000. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Vice Clerk Maffei, voted to authorize the Town Administrator to use Cable Access Funds to purchase and install a new monitor for the Finance Committee meeting room in an amount not to exceed \$5,000. Motion Passed (4-0-0).

Vote to award RFQ #2022-09, Walpole High School Feasibility Study to Tappé Architects in the amount of \$138,250
On motion of Board member O'Neil, seconded by Clerk Maffei, voted to award RFQ #2022-09, Walpole High School Feasibility Study to Tappé Architects in the amount of \$138,250 and authorize the Town Administrator to sign the contract and all related documents. Motion Passed (4-0-0).

2022 Spring Town Meeting Article and FY23 Budget Updates

Jim Johnson informed the Board that he has finalized the budget message, it has been taped and currently available on the website. The budget is balanced and ready to go for the Finance Committee's review, their first meeting is Monday February 14th. I've worked closely with School officials to bridge the gap in the numbers. As far as the articles, I don't have a warrant for you as Lauren and I continue to work through a few of the articles. I expect to have a draft in the next week or two. Article 2 & 3 refer to the standard personnel board articles. Article 4 is the FY22 budget adjustment, Article 5 is the FY23 budget, Articles 6, 7, 8 and 9 relate to sewer and water, Article 10 is the snow & ice deficit, Article 11 is stabilization, Article 12 is OPEB, Article 13 is the unpaid bills, Article 14 is funding the Walpole Media Corporation FY23 budget, Article 15 is an old borrowing rescind, Article 16 relates to the Personnel Board, which seeks to take the authority of the Board and place it with the Select Board and this office, Article 17 relates to solar leases at three locations through the School Dept., and Article 18 is Stormwater Management Bylaw update. So 18 articles in total. The warrant is currently worded is to hold Town Meeting on the Turco Field at 10am on Saturday, May 7 with a rain date of May 8.

CONSENT AGENDA

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to accept with gratitude the following donations:

1. The Olmsted Family to Ambulance Gift Account	\$170
2. S.M. Lorusso & Sons Inc. to Veteran Service Hometown Hero Program	\$2,500
3. H. Olive Day School to Pond/Lodge Program	\$25
4. E & Maria Theofilou to Pond/Lodge Program	\$50
5. Sue Bland to Pond/Lodge Program	\$50
6. Balabanis Auto Repair to Pond/Lodge Program	\$50
7. Dempsey Insurance to Pond/Lodge Program	\$50
8. Ann M. Breare Living Trust to Pond/Lodge Program	\$100
9. Herbert & Suzann MacDonald to Pond/Lodge Program	\$100
10. Peter & Patricia Guilday to Pond/Lodge Program	\$100
11. Paul & Barbara Messina to Pond/Lodge Program	\$100
12. Friends of St. Patrick to Pond/Lodge Program	\$500
13. Diana Skogseth Living Trust to Pond/Lodge Program	\$500

On roll call vote of the Board, Motion Passed (4-0-0).

Minutes

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to approve the Minutes of January 25, 2022 as presented in our packet. On roll call vote of the Board, Motion Passed (4-0-0).

Town Administrator's Update

Johnson Middle School Building

We are working with Compass to update the building study that was completed back in 2013. I expect the updated building assessment will include the technical report that highlights the life cycle of the various systems, industry standards and other information that will be needed to justify what we need to do going forward and also will include an overview of potential reuse options. I expect the report may take up to six-eight months but hopefully sooner. But we have some time with the middle school not set to open until 2024 at the earliest. Once complete I'd like to present that report to the Board and ask for some direction as to what you want to do to move forward with some of these recommendations. Do you want to listen to some of the interested parties; recreation, school and housing authority and let them petition for it. Basically I want to get this report done and then move forward with what the Board wants to do next, once you were able to read it and digest it.

2023 Budget

As I mentioned earlier we are set to go, I would ask one thing, towards the end of the budget message I highlight the sewer and water budgets. I'm concerned with sewer and water budgets, enough so for me to mention it in the budget message. And ask for the Select Board and the Finance Committee to take an active role in the rate setting process. I'm worried that for the second year in a row we are going to need to dip into retained earnings to ensure the budget finishes balanced and the retained earnings are getting a little low. And I know this because the rates have been artificially low over the last few years so I'd ask the Board to get involved and when the rate setting comes up to really take an active role along with Finance Committee and review the numbers to ensure that yes we don't like to add to the cost of water but the costs are being offset by the rates being set artificially low because we are using retained earnings. We should be using the retained earnings for our capital improvement plan so if we spend down the retained earnings we won't be able to continue keeping up with the demands of an aging infrastructure. Rick, Scott, the current and past commissioners have done a great job of doing this but I don't want to see the retained earnings spent down, so if you could keep that in mind. I'm going to be putting together a memo for the sewer and water commissioner.

Board of Health Vaccine Clinic

I want to thank Board of Health Director Melissa and Trish for their assistance. The Board of Health is going to be holding a COVID19 clinic over the next few weeks at the old town hall, where the police station was formally located. They are hosting one on February 12 at 10am-12pm for ages five to eleven. All those attending the clinic must pre-register prior to attending. They can register on the town website, to register it is really simple Melissa said she only had less than twenty people sign up right now. I know that before Christmas I think they had about 500 so I know that a lot of children aren't eligible for their second shot yet but something to keep in mind. So after the clinic this week the Board of Health, Melissa, Trish are going to do an after-action report to determine what items need to be changed to make the future clinics work better. This is really one of the first times we're using the old building. I can tell you that Don Anderson and building maintenance have done a great job refurbishing some of those rooms so they are functional. I just want to thank the Board of Health, they've shown a lot of leadership with this. Melissa, Trish as always have been great to work with; they work hard; they work on weekends so just appreciative of those efforts.

Tax Exemption Update

A few weeks ago you may recall that we talked about a senior means tested residential exemption. Dennis has been working hard on this one, to figure out how we proceed. He has identified eight towns that have adopted this exemption. There has been some other towns that have considered it but decided not to enact it. Currently there is no option just to adopt the exemption, we would need to submit special legislation to our State Delegation and ask for Home Rule petition to adopt this exemption. The exemption amount does vary by town, Dennis is currently working on this, he will eventually need to bring in someone to work with him, and he is trying to figure out who other towns

have worked with. Questions such as how many, who would qualify for this, the likely tax impact and how you would make up the impact.

Chair Gallivan asked Vice Chair Barrett and Clerk Maffei to provide an update to the Board on the school building and also the master plan process.

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to adjourn the meeting and the meeting was adjourned accordingly at 8pm. On roll call vote of the Board, Motion Passed (4-0-0).