

The Select Board met on Tuesday August 23, 2022 beginning at 7:00pm in the Main Meeting Room of Town Hall. The following members were present:

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

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

Appointments

Call to Order and Pledge of Allegiance

Chair O'Neil called the meeting to order at 7pm followed by the Pledge of Allegiance.

Public Hearing for Transfer of All Alcoholic Beverages Package Store License with Pledge of Inventory and License from Mark S & Jay W Abarbanel dba Sams Package Store to R&K Main Street LLC dba Sam's Package Store, 262 Main Street. (Vote expected)

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to open the public hearing. Motion Passed (5-0-0). Attorney Matthew Porter, Vieira & DiGianfilippo Ltd. and business owner Krishnakant Patel were present. Attorney Porter provided the Board with some background on the proposed new owner and his experience in the industry. With no communication on this matter from the public, on motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to close the public hearing. Motion Passed (5-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the transfer of the All Alcoholic Beverages Package Store License with Pledge of Inventory and License from Mark S & Jay W Abarbanel dba Sams Package Store to R&K Main Street LLC dba Sam's Package Store, 262 Main Street. Motion Passed (5-0-0).

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

Treasurer/Collector Lisa Sinkus was present. Lisa provided some background on the item and why she is in front of the Board tonight. The Board thanked the finance team and town administration for their efforts in moving forward with this borrowing.

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted I, the Clerk of the Select Board of the Town of Walpole, Massachusetts (the "Town"), certify that at a meeting of the board held August 23, 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: We hereby determine, in accordance with G.L. c.70B, that the cost of the new Middle School project authorized by vote of the Town passed on October 23, 2021 (Article 14) being financed with proceeds of a portion of the Bonds, together with all other bonds and notes of the Town previously issued to pay costs of this project, does not exceed the portion of the total cost of the project that is not being paid by the school facilities grant and we hereby approve the issuance of notes and bonds to finance this project under G.L. c.70B.

Further Voted: that the sale of the \$19,660,000 General Obligation School Bonds of the Town dated September 1, 2022 (the "Bonds"), to Raymond James & Associates, Inc. at the price of \$20,112,716.95 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on September 1 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>
2023	\$5,000	5.00%	2035	\$580,000	3.50%
2024	345,000	5.00	2036	605,000	3.625
2025	360,000	5.00	2037	625,000	3.625
2026	380,000	5.00	2038	650,000	3.625
2027	400,000	5.00	2039	670,000	3.75
2028	420,000	5.00	2040	700,000	3.75
2029	440,000	5.00	2041	725,000	3.875
2030	465,000	5.00	2042	755,000	3.875
2031	490,000	5.00	2043	785,000	3.875
2032	515,000	5.00	2044	815,000	3.875
2033	540,000	5.00	2049	4,600,000	4.00
2034	560,000	3.375	2052	3,230,000	4.00

Further Voted: that the Bonds maturing on September 1, 2049 and September 1, 2052 (each a “Term Bond”) shall be subject to mandatory redemption or mature as follows:

Term Bond due September 1, 2049

<u>Date</u>	<u>Principal Amount</u>
September 1, 2045	\$850,000
September 1, 2046	880,000
September 1, 2047	920,000
September 1, 2048	955,000
September 1, 2049 (maturity)	995,000

Term Bond due September 1, 2052

<u>Date</u>	<u>Principal Amount</u>
September 1, 2050	\$1,035,000
September 1, 2051	1,075,000
September 1, 2052 (maturity)	1,120,000

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 August 10, 2022, and a final Official Statement dated August 17, 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. Motion Passed (5-0-0).

Weston & Sampson Recreation Programming and Facilities Study

Michael Easler and Brandon Kunkel from Weston & Sampson were present to present the Walpole Recreation Programming & Facilities Study. Mike ran through the summary of the report, which involved looking at a number of the existing properties and what would be required to bring them to a more up to date standard. Mike outlined the study guide, specific needs, cost estimates and improvements of the five sites that they assessed: Blackburn Hall, East Walpole Library, Central Pool & Splash Pad, South Pool, Jarvis Farm and outlined the priority recommendations for each of the locations.

The four main recommendations were replacing aging pools and their support infrastructure, improving Blackburn Hall's accessibility and storage, complying with ADA codes at all properties, and developing a Master Plan for future use at Jarvis Farm. The Board thanked Kunkel and Easler for their presentation and comprehensive report. The Board added that future discussion was warranted in terms of priorities in the short and long term.

Capital & ARPA Discussions (votes may occur)

Sewer and Water Commissioner John Hasenjaeger and Water Superintendent Scott Gustafson and were present. Commissioner Hasenjaeger recapped the previous night's Sewer and Water Commission meeting and outlined their rationale for requesting funding for capital projects to update the Town's sewer meter system components and to rehabilitate the Willis Treatment Plant. Chair O'Neill expressed support for allocating APRA funding towards the Sewer and Water Commission's requested projects, and the rest of the Select Board echoed his statements. On Motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to direct the Town Administrator to submit a request to the county to release \$1,475,000 in ARPA funds to address the following Water and Sewer infrastructure needs of Willis Plant membrane replacement at \$1,125,000 and the meter system components at \$350,000. Motion passed (5-0-0).

Middle School Building Budget Update

Project Executive Bryan Jarvis, Compass Project Management LLC was present to update the Select Board on the status of the Middle School Project. Bryan outlined the following to the Board; so far they are slightly under budget, and they are working to put together a second early release packet detailing the building's site work, which is scheduled to break ground this fall. Bid documents will be finalized around the end of this year, so the Guaranteed Maximum Price of the project will be determined by the end of January. If all goes according to plan, the steel work of the building will begin construction Spring 2023. The Board collectively expressed satisfaction with the trajectory of the project so far.

Open Forum – No one present.

New Business

Vote to close and sign the Fall 2022 Town Meeting Warrant

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to close and sign the Fall 2022 Town Meeting Warrant. Motion Passed (5-0-0).

Vote to approve Stadium Event Parking Lot License at 49 Summer Street

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve Stadium Event Parking Lot License at 49 Summer Street with 63 spaces. Motion Passed (5-0-0).

Block Party Requests

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted request of Todd Lyman to hold a block party on September 25, 2022 from 1-5pm on Lady Slipper Drive with a rain date of September 24, 2022. Motion Passed (5-0-0).

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Andrew Bell to hold a block party with music on August 28, 2022 from 2-6pm on Brown Drive and Oak Hill. Motion Passed (5-0-0).

Vote request of Union Congregational Church to hold their Annual Harvest Fair on Saturday, September 17, 2022 and make Rhodes Avenue one-way from 10am-3pm

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Union Congregational Church to hold their Annual Harvest Fair on Saturday, September 17, 2022 and make Rhodes Avenue one-way from 10am-3pm, applicant must ensure the Fire Department has easy access to Rhodes Avenue during the event if necessary. Motion Passed (5-0-0).

CONSENT AGENDA

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to accept with gratitude the following donations:

Diane Brown to COA Gifts	\$15
Georgiana Brown to COA Gifts	\$25
Janet Shalbey to COA Gifts	\$25
Rhodda Crandall to COA Gifts	\$50
Arlene Thomas to COA Gifts	\$50
Donald & Josephine Bombara to COA Gifts	\$100
Northeast Novelty to Night Before the Fourth Account	\$300
Dana Budka to Walpole Town Forest Trust Fund	\$405.12
Friends of Walpole Elders, Inc. to COA Gifts	\$1,400
Motion Passed (5-0-0).	

Minutes

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the Minutes of August 2, 2022 as presented in our packet. Motion Passed (4-0-1). Board member Barrett abstained.

Town Administrator's Update

Gill Street

As of today's date still no problems up there keeping that as a two-way street, I will continue to check in with both of the Chiefs on this matter going forward. I believe they are coming in in September for their quarterly updates so the Board may ask how that is that going with school being back in session.

Gillette Stadium Traffic

This weekend we have Kenny Chesney on Friday and Saturday and I expect we will adhere to the same plans we had in place for Elton John and will modify if required but it seemed to work pretty well on those two nights and as far as I know the traffic with the Patriots games has not been much of a problem.

Middle School Update

Bryan provided an oversight of the budget, onsite meetings have started each Wednesday in the morning with all parties involved and expect that to be on going during the rest of the project.

Town Meeting

The Board voted to close the warrant and sign it tonight, we have 15 articles on there. Capital Budget started their deliberation tonight and will continue for the next few weeks. Finance Committee starts next week. We are ready to go and looking forward to Town Meeting on Monday October 17.

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to adjourn and the meeting was adjourned accordingly at 8:40pm. Motion Passed (5-0-0).