

The Select Board met on Tuesday, November 23, 2021 beginning at 6:00pm in the Finance Committee Room of Town Hall and at 7pm moving to the Main Meeting Room. The following members were present:

Mark Gallivan, Chair
Benjamin Barrett, Vice Chair
Glenn Maffei, Clerk
Nancy Mackenzie, arrived at 6:38pm
James O'Neil, arrived at 6:15pm

Also participating
James Johnson, Town Administrator
Jodi Cuneo, Finance Director / Town Accountant
Aoife Kelly, Executive Assistant
Peter Frazier, Hilltop Securities Managing Director
Brian Jarvis, Compass Project Management

Finance Committee Members: Mark Trudell (Chair), Jeffrey Fisher, Allyson Hamilton, Susan Lawson, Douglas Shea, Dennis Crowley (Remote), Kathleen Greulich (Remote), and Steven Hendricks (Remote)

School Committee Members: William J. Buckley, Jr. (Chair), Nancy Gallivan, and Mark Breen

School Building Committee Members: Superintendent of Schools Bridget Gough and Katia Santiago-Taylor

Appointments

Call to Order and Pledge of Allegiance

Chair Gallivan called the meeting to order at 6pm followed by the Pledge of Allegiance.

Hilltop Securities, Discussion, and Vote on Middle School Project Borrowing Options

Town Administrator James Johnson announced that because borrowing rates are at historic lows, the main question was whether to borrow \$50 million now or borrow \$20 million now and the rest later. Peter Frazier of Hilltop Securities informed the Select Board of the risks involved in borrowing large sums of money and advised that 85% of the sum should be spent within three years. Vice Chair Barrett stated that in either scenario, spending 85% of the borrowed money within three years should not be difficult. Clerk Maffei asked about the drawbacks of holding on to unspent borrowed money for multiple years. Board member O'Neill expressed concerns about the possibility of borrowing rates going down and being locked into an agreement at the higher rate. Mr. Frazier stated that rates may continue to decrease in the short-term, but in the long-term they will almost certainly increase. Mark Trudell, Chair of the Finance Committee recommended going ahead with the \$50 million now. Chair Gallivan clarified that in the unlikely event that the middle school project is cancelled, the already borrowed money can be allocated to another project. Nancy Gallivan asked what other towns in similar situations have done, and Mr. Frazier stated that many have borrowed larger sums to take advantage of the lower rates. Brian Jarvis of Compass Project explained the project's estimated timeline to the Select Board. Vice Chair Barrett asked if there are any items that may delay the project, and Mr. Jarvis stated that problems with the electrical equipment would pose the greatest risk of delay. Board member O'Neill stated that this was a good discussion that involved a number of very qualified people -- Select Board, Finance Committee, Hilltop, School Building Committee and School Committee. As a group we have discussed several risks including the direction of interest rates (up, down, staying the same) in the near term and over the longer term, and project risk -- what happens if the project does not get completed? We acknowledge these risks and have properly debated the various scenarios. After all of this discussion, it is reasonable to believe that interest rates will go up over time and that it is in the town's interest to borrow a higher amount to avoid higher interest expense in

the future. On motion of Chair Gallivan, seconded by Board member O'Neill, voted to direct the Town Administrator, the Treasurer / Collector, and the Finance Director to move forward with a \$50 million borrowing plus anything else you want to add for other things that we agreed to at Town Meeting to borrow in the January/February 2022 timeframe. On roll call vote of the Board, Motion Passed (5-0-0).

On motion of Chair Gallivan, seconded by Board member Mackenzie, voted to approve the MSBA Middle School Project Funding Agreement and authorize the Town Administrator to sign on the Board's behalf. Motion Passed (5-0-0).

Recess - Relocate to Main Meeting Room and Reconvene Meeting

On motion of Board member Mackenzie, seconded by Chair Gallivan, voted to recess and reconvene the Select Board meeting in the Main Meeting Room of Town Hall at 7:05pm. Motion Passed (5-0-0).

Clerk Maffei introduced Troop 44 Life Scout Ian Jacob to the Board and explained how Ian is looking to get more involved within the Town and government. Ian introduced himself to the Board and provided some background on the merit badge he is currently working towards. The Board thanked Ian for being here tonight.

Public Hearing for Tax Classification for Determination of Residential Factor for tax rate for fiscal year 2022

On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to open the Tax Classification Public Hearing. Motion Passed (5-0-0). Board of Assessors Chair John Fisher was present. John provided an overview of the process taking place tonight and highlighted certain pages of the comprehensive report provided to the Board that referenced the Shift, Levy Limit, New Growth and Scenarios for FY2022. The Board thanks the Board of Assessors for the informative packet as always, Chair Gallivan noted that the Board of Assessors did not however take a vote at their last meeting to provide a recommendation to the Select Board. Chair Gallivan commented on a letter received from the Economic Development Commission asking the Select Board to maintain the current shift.

Public comment was provided by Richard Zaccaro, speaking as a Walpole resident and taxpayer. Mr. Zaccaro advocated to the Select Board for a shift of 1.35. Public Comment was also provided by John Fisher as a resident. Mr. Fisher endorsed keeping the shift the same as it is presently especially looking to the future and the impact of the override for the middle school project. Public comment was also provided by resident Linda Coletti in relation to the impact on seniors in the community.

A lengthy discussion occurred amongst the Select Board members; weighing up all the information provided to them. On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to close Public Hearing. Motion Passed (5-0-0).

On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to adopt a shift of 1.275 with a residential factor of .9593 for fiscal year 2022. Motion Passed (5-0-0).

On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to authorize the Town Administrator to submit the results of this hearing on behalf of the Select Board to the Massachusetts Division of Local Services Gateway System. Motion Passed (5-0-0).

Carl Balduf, Town Engineer seeking Vote from the Board for Taking and Acceptance Documents for Emerald Way and Olmsted Lane

Carl Balduf was present and outlined to the Board that this was the final step in making these roads public.

On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to accept the rights and easements related to Emerald Way (Portion) and Olmstead Lane and sign the acceptance documents. Motion Passed (5-0-0). On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to take the public rights in Emerald Way (Portion) and sign the Order of taking documents. Motion Passed (5-0-0). On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to take the public rights in Olmsted Lane and sign the Order of taking documents. Motion Passed (5-0-0).

Open Forum – No one present.

New Business

2022 Licenses for review and vote of the Board. The Board's official signatures have been digitally scanned – licenses are as follows and listed in the attached document

On motion of Board member Mackenzie, seconded by Chair Gallivan, voted to renew the 2022 Parking Lot; Hotel/Motel/Lodging House; Common Victualler Only; Class I, II, III Motor Vehicle and Automatic Amusement Device Licenses as listed in the document attached and have the Board's official signatures digitally scanned. Motion Passed (5-0-0).

LED Streetlight Conversion

Jim Johnson provided a brief history on this item; a project part of the green communities program. Assistant Town Administrator Patrick Shield acknowledged the great work by Energy Manager David Ruggiero and spoke about the tight timeframes involved in this project.

On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to approve the Purchase & Sale and license agreement with Eversource to acquire the streetlights, and authorize the Town Administrator to sign the Purchase & Sale and license agreement. Motion Passed (5-0-0). On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to award IFB/Contract No. 2022-06, LED Streetlight Conversion Project (Labor) to Coviello Electric in the amount of \$73,972. Motion Passed (5-0-0). On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to award Bid/Contract No. 2022-07, LED Streetlight Conversion Project (Materials) to Graybar Electric Co. in the amount of \$322,349.14. Motion Passed (5-0-0).

Vote request of James Kelliher, Knights of Columbus for a One Day All Alcoholic Beverage License on December 10th 2021, from 4pm-11pm at 137 Stone Street

On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to approve request of James Kelliher, Knights of Columbus for a One Day All Alcoholic Beverage License on December 10, 2021 from 4-11pm at 137 Stone Street. Motion Passed (5-0-0).

CONSENT AGENDA

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

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| 1. Galanis Revocable Trust to Library Gift Account | \$15 |
| 2. Ruth Sundberg to Veterans Services Hometown Hero Program | \$50 |
| 3. Cliff Snuffer Jr. to Veteran Services Hometown Hero Program | \$100 |

Motion Passed (5-0-0).

Town Administrator's Update

FY 23 Budget

Department heads are in the process of working on their FY 23 Budget, I expect everything to be in the system sometime from early to mid-December. I'm hoping to have a draft sometime in late December/early January.

Open Space and Recreation Plan

I received word earlier this week that the Open Space and Recreation Plan has been approved. Currently working with Landis to get it up online so residents can view that, conservation is aware of it and starting to work on identifying some of the projects in that plan.

Middle School Project

The Project Scope & Budget Agreement with the MSBA is fully executed. The Town has received the Project Funding Agreement (PFA) from the MSBA and will be returning that shortly. Upon execution of the PFA, the Town can enter the updated budget in the MSBA's system and begin submitting Design Phase costs for reimbursement. Tappé is mobilizing their design team and sub consultants and starting the design work. Next meeting of the building committee is Tuesday December 14 at 6pm. Finance Committee has changed from appointee from Susan Lawson to Ally Hamilton.

Thanksgiving

Town offices will be closed on Thursday and Friday this week in honor of Thanksgiving and happy thanksgiving.

On motion of Board member Mackenzie, seconded by Board member O'Neil, voted to adjourn the meeting and the meeting was adjourned accordingly at 8:05pm. Motion Passed (5-0-0).

License Renewals 2022

Parking Lot Licenses:

KCBT, LLC	2265 Providence Hwy
Bad Dog Realty Trust	2245 Providence Hwy
VNAP Inc	2250 Providence Hwy
Hercules Realty	54 Water Street (Rear)
Millbrook Homes	2255 Providence Hwy
V Realty Partners LLC	2375 Providence Hwy
Atina Eastern Pearl	2275 Providence Hwy

Hotel/Motel, Lodging House:

Fairfield Inn & Suite	630 Providence Hwy	Hotel License
Home 2 Suites	2375 Providence Hwy	Hotel License
John Sanzi Lodging House	902 Main Street	Lodging House
Old Colony House	793 Main Street	Lodging House
Walpole Motel	2200 Providence Hwy	Motel License

Common Victualer Only:

Barnes & Noble	82 Providence Hwy
Big-Y World Class Market	1111 Providence Hwy
C Scotts	1600 Providence Hwy
Country Kitchen Donuts	745 Main Street
Cumberland Farms #3455	1324 Main Street
Dunkin Donuts - off RT1	506 High Plain Street
Dunkin Donuts	21 Providence Hwy
Dunkin Donuts - South Walpole	1425 Main Street
Dunkin Donuts - Rocky's Plaza	703 Main Street
Dunkin Donuts-Wal-Mart	550 Providence Hwy
Dunkin Donuts	995 Old Post Road
East Walpole Market & Deli	196 Washington Street
Family Pizzeria	637 Main Street
First Sandwich Shop	975 Main Street
Five Guys	104 Providence Hwy
GG Pizza Company	90 Providence Highway
Grande Pizza	1185 Washington Street
Healthy Mindset Nutrition	947 Main Street
Jersey Mikes Subs	965 Old Post Road

Leo's Pizzeria	1363 Main Street
McDonald's - Walpole	595 Main Street
Panda Express	106 Providence Hwy
Panera Bread	130 Providence Hwy
Rico's Pizza & Subs	1351 Main Street
Starbucks Coffee	985 Providence Hwy
Sticks & Stones	514 High Plain Street
Supreme Pizza & Subs	883 Main Street
Taco Bell #4961	124 Providence Hwy
The Good Food Store	413 High Plain Street

Class I, II, III Dealer/Seller:

Allegiance Fire and Rescue	2181 Providence Hwy	Class I
Minuteman Trucks	2181 Providence Hwy	Class I
1A Auto Sales	1449 Main Street	Class II
Walpole Auto Sales	1391 Main Street	Class II
Allied Recycling	1901 Main Street	Class II
Auto Brokerage	1171 Main Street #2	Class II
Donald R. Urquhart Sales	2080 Main Street	Class II
Goldie's Auto Wholesale	1801 Main Street	Class II
Imotobank	4-8 Industrial Road	Class II
North Walpole Auto	215 Main Street	Class II
Robert's Garage	1171 Main Street #1	Class II
Bid Cars Boston	623 Providence Hwy	Class II
Suburban Auto Technicians	4 Norfolk Street	Class II
Boston Trailer Mfg. Co.	1 Production Road	Class II
Walpole Auto Sales	1701 Main Street	Class II
Walpole Collision Center	908 Main Street	Class II
CARMART	575 Providence Hwy	Class II
Automotive Buyer's Advantage Inc	1171 Main Street #3	Class II
Allied Recycling	1901 Main Street	Class III
Goldie's Auto Wholesale	1801 Main Street	Class III
Main Street Auto Body & Parts, Inc	609 Main Street	Class III
Walpole Auto Sales	1701 Main Street	Class III

Automatic Amusement Device

Dream Machine	90 Providence Hwy
National Entertainment Network (Walmart)	550 Providence Hwy