

The Select Board met on Tuesday February 28, 2023 beginning at 7:00pm in the Main Meeting Room of Town Hall. Board member Gallivan was absent, the following members were present:

James O'Neil, Chair  
Glenn Maffei, Vice Chair  
Allyson Hamilton, Clerk  
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.

#### Eric Busch, Peregrine Group LLC - Presenting Old Town Hall Update

Eric Busch, Peregrine Group LLC was present. Eric provided the Board with some information on his experience in this field and his history of working with the Town previously. Eric summarized the process the Town has gone through with the building up to this point including two RFPs, feasibility study and facility assessment and report. Eric touched on next steps and how the main goals were to preserve and protect the existing building, unburden the Town from paying operating expenses and figure out a way to integrate the building for a community benefit. There needed to be an evaluation of the work that has been done so far and identify a use based on interest (i.e. mixed use, shared work space, etc.). Then, realistic financial models could be established and appeal to potential operators. Eric provided some estimates on the total cost to renovate the existing space which stood between \$7,000,000-\$8,000,000 however he noted that was dependent on the market. He presented financial models based on proposed uses (i.e. mixed use, multi-tenant professional, office). All numbers could vary or be challenged, however they provided good perspective. He noted that in 2019, they also looked into the potential for reusing the building for event or function space. There was a demand for the use, however, it was hard to retain a potential operator as the cost to bring the building up to date were too high. The Board thanked Eric for his presentation and appreciate his market point of view on the property to identify some ideas for the property and for providing a complete perspective of ideas for the building with potential costing and revenues. The Board discussed a number of the model abstracts presented for the property and also the amount of funds the Town has put into the building over the years in maintenance costs. The Board were appreciative of the potentials but understand that any option would come with a significant cost burden.

#### Vote request of Walpole Chamber & Azure Lodge of Walpole to use the Stone Street Municipal Lot on Sunday April 23, 2023 from 9-2pm for a Car & Auto Show

Harry Brousaides was present to discuss the event. Harry provided the Board with an overview of the event and his request to use the municipal lot for a car and auto show. The Board thanked Harry for bringing this idea forward and look forward to the first edition of the event. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Walpole Chamber and Azure Lodge of Walpole to use Stone Street Municipal Lot on Sunday April 23, 2023 from 9-2pm for a car and auto show with a rain date of April 30, 2023. Motion Passed (4-0-0).

#### Fire Chief Bailey – Discussion & Possible Vote on Ambulance Rates

Fire Chief Bailey was present to discuss a 2023 ambulance billing rate change. The Chief outlined to the Board that the last time these rates were last adjusted was in March 2020 and a survey of 20 communities within Norfolk County was conducted; with a proposal to increase the rates. The Board thanked the Chief for conducting the research and bringing this forward. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the new ambulance rates as recommended by Chief Bailey. Motion Passed (4-0-0).

Discussion & Possible Vote on Additional 2% Retiree Cost of Living Adjustment for FY23

Treasurer/Collector Lisa Sinkus was present and explained why this request is in front of the Board. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to increase the COLA an additional 2% for FY23 only. Motion Passed (4-0-0).

Discussion & Possible Vote on MWRA Project Funding Assistance

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted I, the Clerk of the Select Board of the Town of Walpole, Massachusetts, certify that at a meeting of the board held February 28, 2023, 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 the sale of the \$79,012.50 Sewer Bond of the Town dated March 6, 2023, to Massachusetts Water Resources Authority (the “Authority”) is hereby approved and the Town Treasurer or other appropriate Town official is authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on February 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>	<u>Year</u>	<u>Installment</u>
2024	\$7,901.25	2029	\$7,901.25
2025	7,901.25	2030	7,901.25
2026	7,901.25	2031	7,901.25
2027	7,901.25	2032	7,901.25
2028	7,901.25	2033	7,901.25

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 vote.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the bond were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended. Motion Passed (4-0-0).

Open Forum

Bill Hamilton was present and spoke on an option on how to get water from the MWRA.

New Business

Vote to sign the Spring 2023 Town Meeting Warrant

Jim Johnson informed the Board that the warrant is good to go and we will work on getting it posted. Jim asked that the Select Board begin to consider some of the articles in the next few meetings once the Finance Committee has taken a position. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to sign the Spring 2023 Town Meeting Warrant. Motion Passed (4-0-0).

Vote request of Frank Mosher for One Day All Alcoholic Beverage Licenses at 137 Stone Street on March 18, 2023 from 2-6pm and March 24, 2023 from 6:30-9:30pm

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted approve request of Frank Mosher for One Day All Alcoholic Beverage Licenses at 137 Stone Street on March 18, 2023 from 2-6pm and March 24, 2023 from 6:30-9:30pm. Motion Passed (4-0-0).

Vote request of Daniel Sugrue for a One Day All Alcoholic Beverage License at 40 Brook Street on April 29, 2023 from 12-8pm

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Daniel Sugrue for a One Day All Alcoholic Beverage License at 40 Brook Street on April 29, 2023 from 12-8pm. Motion Passed (4-0-0).

### CONSENT AGENDA

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

Various Donors to Night Before the Fourth Gift Account	\$118
Various Donors to Night Before the Fourth Gift Account	\$171
Tony & Barbara Lorusso in memory of Madeline Taylor to COA Gifts	\$250

Motion Passed (4-0-0).

### Minutes

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the Minutes of February 7, 2023 as presented in our packet. Motion Passed (3-0-1) Chair O'Neil abstained.

### Town Administrator's Update

#### Finance Committee/Budget Update

Finance Committee is working their way through and have considered all town & school budgets. To date they have voted on 5 articles and made their way through the budget. Walpole set to receive a considerable increase of state aid.

#### Water and Sewer Budgets

Water & Sewer Budgets are finalized. The Commissioners reviewed the budgets and expressed support last night for what has been drafted. Finance Committee is set to review the budgets on Thursday night.

### Executive Session

Chair O'Neil stated that it is the Board's intention to go into Executive Session for Purpose 3: To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. A discussion of the foregoing in open session could compromise the purpose of the executive session, with the Select Board not returning to open session at the conclusion of the executive session.

On motion of Chair O'Neil, seconded by Clerk Hamilton, voted to enter executive session for the purposes stated by the Chair, with the Board not returning to open session at the conclusion of the executive session. On roll call vote of the Board, Motion Passed (4-0-0).

Returning to open session and no other business being presented for consideration, on motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to adjourn and the meeting was adjourned accordingly at 9:05pm. Motion Passed (4-0-0).