

**TOWN OF WINCHESTER
SELECT BOARD MEETING
Monday, June 15, 2020
Record**

OPENING

Chair Michael Bettencourt called the meeting to order at 6:35 PM via Zoom remote participation due to the State of Emergency COVID-19. Present were Select Board members Vice Chair Susan Verdicchio, Jacqueline A. Welch, Amy Shapiro and Mariano Goluboff. Also present was Town Manager Lisa Wong. (Note - due to the remote participation all Select Board votes are roll call votes.)

*Motion: That the Select Board adjourn to Executive Session for the purpose of discussing matters related to MGL Ch. 30 §21(a) 6 - To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have detrimental effect on the negotiating position of the governmental body; MGL Chapter 30 §21(a) 2 - To discuss strategy with respect to collective bargaining with non-union personnel.

Verdicchio - Shapiro

Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt

VOTED

*Motion: That the Select Board adjourn from Executive Session to Public Session, not to return to Executive Session.

Verdicchio - Shapiro

Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt

VOTED

NOTIFICATION OF MEETINGS AND HEARINGS

1. Monday, June 29, 2020 - Regular Session

ACCEPTANCE OF DONATIONS

TOWN MANAGER REPORT AND COMMENTS

1. General Topics/Project Updates:

The Town Hall, DPW and Public Safety offices are doing well operating by appointment only for the public; the Library is doing curbside pickup and the Recreation Department is developing outdoor programs. The Town offices are still in the stay at home order and are not in any rush to open. Ms. Wong asked if the Board has any thoughts on reopening the Town buildings and the Board supports whatever Ms. Wong and Jennifer Murphy, Health Director, recommends for the reopening process.

COMPTROLLER'S REPORT

HEARINGS

BUSINESS

1. **MBTA Response Letter** - Ms. Wong reviewed the MBTA response letter to the Town's response to the MBTA's Parking and Cost Sharing Items letter. One of the items on the list that the Town feels should be done is pigeon protection under the bridge. We have had many years of pigeon issues at the bridge and this is a reasonable conversation to continue with the MBTA.

**Monday, June 15, 2020
Select Board Meeting**

The new bridge will be 4 feet higher than it is presently and installing the netting would be best done during the construction. The MBTA offered the opportunity to upgrade the canopy construction to hold solar panels and leave electrical conduits on the canopy for the Town to use. This would allow the Town to add solar panels to the canopies in the future.

2. **Waterfield RFP** - Frances Goyes Flor, Mass Housing, gave an overview of the Waterfield RFP. The process they went through, and what they want from the developers such as the requirements and evaluation criteria that are needed. The RFP will be launched June 22 and closes August 31st. The interviewing and selection will be in September with presentation at the Town Meeting in November.

Brian Szekely, Town Planner, informed the Select Board that RFP's are usually evaluated by staff with members of committees including the Design Review Committee, Planning Board, Master Plan Committee and individuals who know that they have to follow a criteria. The Select Board will be the evaluating/scoring body and cull down to the top three to bring to the public.

3. **Bond and Bond Anticipation Note Approval** - Town Treasurer, Shelia Tracy, explained the Bond and Vice Chair Verdicchio read the vote into the record.

I, the Clerk of the Select Board of the Town of Winchester, Massachusetts (the "Town"), certify that at a meeting of the board held June 15, 2020, 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 \$15,170,000 General Obligation Municipal Purpose Loan of 2020 Bonds of the Town dated June 25, 2020 (the "Bonds") to Janney Montgomery Scott LLC at the price of \$17,499,658.66 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on January 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>
2021	\$ 750,000	5.00%	2032	\$ 210,000	3.00%
2022	1,780,000	5.00	2033	210,000	3.00
2023	1,785,000	5.00	2034	210,000	3.00
2024	1,720,000	5.00	2035	210,000	3.00
2025	1,630,000	5.00	2036	210,000	2.00
2026	1,355,000	5.00	2037	210,000	2.05
2027	1,035,000	5.00	2038	210,000	2.10
2028	925,000	5.00	2039	210,000	2.20
2029	860,000	5.00	2040	205,000	2.25
2030	220,000	5.00	2045	1,010,000	2.45
2031	215,000	3.00			

Further Voted: that the Bonds maturing on January 1, 2045 (a "Term Bond") shall be subject to mandatory redemption or mature as follows:

Term Bond due January 1, 2045

<u>Year</u>	<u>Amount</u>
2041	\$205,000
2042	205,000
2043	205,000
2044	205,000
2045*	190,000

**Monday, June 15, 2020
Select Board Meeting**

*Final Maturity

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 June 3, 2020 and a final Official Statement dated June 10, 2020 (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: to authorize the execution and delivery of a Refunding Escrow Agreement (the "Agreement") to be dated June 25, 2020, between the Town and U.S. Bank National Association, as Refunding Escrow Agent, relating to the refunding of the Refunded Bonds, each as defined in the Agreement.

Further Voted: to authorize the deposit of \$26,935.52 of unexpended Refunded Bonds proceeds into the Refunding Escrow Fund, as defined in the Agreement, to pay debt service on the related Refunded Bonds.

Further Voted: to approve the sale of a \$4,640,000 General Obligation Bond Anticipation Note of the Town dated June 26, 2020 at an interest rate of 0.90% and payable June 25, 2021 (the "Note") to Century Bank and Trust Company at par and accrued interest, if any, plus a premium of \$8,816.

Further Voted: that in connection with the marketing and sale of the Note, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated June 3, 2020, and a final Official Statement dated June 10, 2020, 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 Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver continuing and significant events disclosure undertakings in compliance with SEC Rule 15c2-12 in such forms as may be approved by bond counsel to the Town, which undertakings shall be incorporated by reference in the Bonds and Note, as applicable, for the benefit of the holders of the Bonds and Note from time to time.

Further Voted: that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures in such form 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 the Note and to comply with relevant securities laws.

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.

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 (or method of accessing), 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 at which 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; and that no deliberations or decision in connection with the sale of the Bonds and the Note were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended and in accordance with the Governor's emergency order dated March 12, 2020 authorizing remote meetings during the Covid-19 related state of emergency, if applicable.

4. **Renew Comptroller's Contract** - Chair Bettencourt continued the discussion to the meeting on Monday, June 29th
5. **Thompson Street Closure Assessment** - The Board felt that they only have a small sampling and need more than just one weekend to make an assessment. Ms. Wong is talking with several businesses that reached out to her after this past weekend. The initial business feedback is that the closure of Thompson Street may not have directly impacted them but it did bring more people to the center.

Jim Covino, Black Horse Tavern owner, asked the Board's permission to install more seating when Thompson Street is closed. He wants to add 10 high-top tables with 2 seats each on the weekend times. He also asked to add another picnic table in front of 39-41 Thompson Street as he owns that property.

*Motion That the Select Board allow Black Horse Tavern to add the additional sidewalk table in front of 39-41 Thompson Street.
Verdicchio - Shapiro
Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

*Motion That the Select Board allow Black Horse Tavern to extend its premises to add 10 high-top tables with chairs on Thompson Street when Thompson Street is closed.
Verdicchio - Shapiro
Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

6. **Downtown Parking Recommendations** - The Chamber had made the following suggestions for the Board to review and Ms. Wong gave the staff's responses:
- That we eliminate all commuter parking in the Aberjona lot when the station closes, **we will wait until we get more information from the MBTA**;
 - Convert Laraway Road lot to one hour parking until construction, **our current pay station machines may not be able to be changed**;
 - Convert the 13 2-hour spaces at the south end of Shore Rd to 1 hour, **the spots are used by doctors' offices so no changes**;
 - Convert the spaces on Vine, Park and Elmwood to 3 hour/business employee permit parking, **not adding any regulation changes as this is a residential neighborhood**

7. **Committees & Commissions** - The Select Board tabled the new appointments to a future meeting and reappointed Ann Storer to the Conservation Commission.

*Motion That the Select Board reappoint Ann Storer to the Conservation Commission for a term to expire March 31, 2023.
Verdicchio - Shapiro
Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

8. **Non-Agenda Item** - Ms. Wong reminded the Board that the Social Justice Network will be holding a reflection ceremony at the Town Common on Friday, June 19th at 12:00. They will be raising the Black Lives Matter and Pride flags. The Pride flag will be flown for the month of June but there is no end date for the Black Lives Matter flag. The Board is in agreement with supporting the flag raising but Chair Bettencourt and Ms. Shapiro feels that they should not do a

