

**Select Board Meeting
September 5, 2023 – 7:00 PM
Sanford Hall
155 Village Street**

Present Glenn Trindade, Chair; Frank Rossi, Vice-Chair; Todd Alessandri, Clerk; Dennis Crowley, Member; Maryjane White, Member.

Staff Present: Michael Boynton, Town Manager; Allison Potter, Assistant Town Manager; Joanne Russo, Treasurer/Collector; Peter Pelletier, Department of Public Works (DPW) Director; Sandra Johnston, Communications Director.

Others Present: Cultural Council: Stuthi Balaji; Investment Advisory Committee: Chris Lagan; Tri-County Regional Vocational Technical High School Medway Representative: Tracy Stewart.

At 7:00 PM, Mr. Trindade called the meeting to order, led the Pledge of Allegiance, and reminded all to remember the number 19 signifying the number of Medway residents who lost their lives in service to this country.

Public Comments

Steve Caldwell of Stable Way stated he has two children ages ten and four on the swim team noting the residents joining him also have children on the swim team. He stated that we may have an opportunity to build a pool here in Medway noting our neighboring towns have lost their pools, which may allow us to rent this out to make this a cash positive venture. He noted they spoke to approximately fifty residents who are interested in moving this forward and would like to see how much this would cost noting the families would be willing to put the legwork in. Richard Lamonica, a 3-year resident of Clover Lane, noted he and his children participate in the swim program, his oldest son is a sophomore at Medway High School and swims for the high school noting the coach has to decide to hold practice at either 5am or 10pm, as those are the only available times. He noted the Tri-Valley league has twelve schools and only Dedham and Westwood have pools. This would help support surrounding towns as well as the Hockomock league, which is dependent on Milford's pool. He also officiates high school swimming noting there is a three-week period in January where he is extremely busy as he is the closest official to Milford's pool. He noted the potential revenue from both the Tri-Valley and Hockomock leagues, as well as the USA swim teams. He noted Keefe Tech closed last year causing five high school teams to lose their pool and Ashland must now travel to Weston to Regis College. He noted they have a contact with the company who built the Wellesley pool. James St. Pierre of Fairway Lane stated his family has lived in Medway since 2019 and his son and daughter swim with the Parks & Recreation team noting the far locations they must travel to. He said the pools are often not standard sized and therefore cannot host official meets. He noted those pools that are still open are at the end of their lifespan. Ms. White stated for the past ten to fifteen years, Medway residents have been stating they want this. She noted that if they want to investigate this, she is supportive. Mr. Alessandri agreed with Ms. White's statements noting the need to look at the size of the location needed relative to feasibility. Mr. St. Pierre stated this could possibly be part of a Park and Recreation Center. Mr. Rossi reported he did tour the facility in Wellesley noting that is a public-private partnership and has a large footprint due to parking requirements. Mr. Crowley stated that he would be hesitant to say if the Town could make money on it, as well as noting most residents are looking for an outdoor pool. He stated that he would support a group to move forward looking into the feasibility and he would be willing to work with the

group. Mr. Caldwell stated there are outdoor pools that you can put a bubble over to allow for use in the cold weather. Mr. Trindade explained the past experience of looking into a hockey rink for Medway using Wellesley as a model. He stated that he was also willing to assist this group noting this will take years and that this would be a huge asset to the Medway community. Mr. Rossi suggested the group reach out to the Parks Commission as they will need its support as well. Mr. Trindade noted that they may also need to investigate potentially partnering with another town on this. Mr. Boynton stated he could also meet with them to discuss the municipal building process. Mr. Crowley asked Mr. Lamonica what the annual fee was for the Medway-Holliston swim team. Mr. Lamonica state \$250 per year.

Mr. Boynton reported that he had a call today with Congressman McGovern and the postal service noting that we appreciated the support from the Congressman. The postal service was provided action items they needed to pursue. He noted that the postal service was using a third party to facilitate this. Mr. Crowley reported that he spoke to Congressman McGovern as well and learned that the Congressman had already heard about the situation, was looking for Mr. Boynton's cell phone to expedite communication, and contacted him that same day.

Approval of Minutes: August 14, 2023

The Board reviewed the draft minutes of August 14, 2023.

Mr. Alessandri moved that the Board approve the minutes of August 14, 2023. Ms. White seconded.

Discussion: Mr. Crowley requested on page 7, that line 329 be changed to add after \$850,000 "remaining in the contingency" and on page 9, line 407 that "Meehan" be changed to the "postal service" and on line 408 that "the Meehan group has" be added after and. **VOTE: 5-0-0.**

Authorization to Expend Grant Funds: Mass Cultural Council Grant - \$2,500

The Board reviewed the (1) notice of grant award form, (2) grant application, and (3) e-mail notification of grant award.

Ms. Balaji stated she is representing the Cultural Council and that the Mass Cultural Council is providing this grant to support having the Diwali Festival again this year noting they were able to draw over two hundred attendees at last year's event. Mr. Trindade suggested that they reach out to the Parks Commission. She stated they are hoping to host this year inside at the High School, as it will be in early November, and would utilize both the auditorium and cafeteria. She noted they are also considering the Middle School but due to capacity are hoping for the High School.

Mr. Rossi moved that the Board authorize the expenditure of the Mass Cultural Council grant as presented. Mr. Alessandri seconded. Discussion: Mr. Crowley cautioned going back and forth between the cafeteria and auditorium may be an issue. Ms. Balaji stated they are organizing the event so that the timing of activities is at one location or the other so do not overlap. **No discussion. VOTE: 5-0-0.**

Discussion: Investment Advisory Committee (IAC)

There were no materials for the Board to review.

Mr. Trindade explained the IAC was started to use meals tax funds to support Other Post Employment Benefits (OPEB). Mr. Lagan stated they look at OPEB and stabilization funds, noting they selected Rockland Trust to manage these funds. Mr. Rossi stated that stabilization funds were earning a low interest rate but this has changed. The Rockland Trust Capitalization Fund is currently at over \$8 million, most is invested in treasury notes, initially the interest rates were over 4%, and this is set up to roll with the maturities. September through November, \$4.25 million is coming due and is available for use if

needed. If not, this will roll out to the end of the treasury note ladder and, with rates higher now, we will make even more interest income. The next set of treasuries are due to mature in March, September, and November, which is \$4.1 million. He reported that it is \$8.35 million in face value generating almost \$200,000 in interest income. He stated most of the treasuries were purchased at a discount rate, so we also get the par value. He noted the rating agencies look at this money so this helps us with our borrowing rate. He stated that Rockland Trust is charging us a minimal amount to manage these funds and they are doing a really good job adding to the total. Mr. Crowley asked if the \$8.35 is capital. Mr. Rossi stated it is capital stabilization. Mr. Crowley asked when the \$3 million will come out for the McGovern school roof. Ms. Russo stated in September. Mr. Crowley asked if there was any penalty. Mr. Rossi stated no and we will reach out to Rockland Trust to not roll over the one coming due. Mr. Rossi stated on September 30th \$1.8 million will mature and on October 5th \$1.95 million will mature for a total of \$3.7 million liquid so we will reach out to Rockland Trust to not roll those over. Ms. Russo reported that they reach out to her one week prior for instructions on how to proceed. Mr. Rossi stated the maturity schedule was setup to ensure that we can cover any needs that arise. Mr. Trindade stated that the Select Board has a strategy of paying attention to our bond rating noting we are at the highest rating at AAA. Our other strategy is to use our free cash to put into stabilization funds to pay for projects like this school roof. He also stated we are very cautious with our debt noting principal and interest payments cannot be over ten percent of our overall budget. Mr. Rossi noted the interest rates have not been this high over the past ten to fifteen years. Mr. Crowley noted we have built up our capital over the past years noting that we will be going from \$8 to \$5 million so will need to focus on building that back up. Mr. Lagan stated OPEB is a different story as this is long-term investing over a thirty-year period. We have \$3.1 million in OPEB which is invested in risky investments noting it is prudent to take more risk for three reasons: (1) the long-term investment pool is decades out, (2) there is a large gap between our unfunded liability and what is currently funded, and (3) we are not adding to it in a significant way with only \$300,000 each year. He noted that \$300,000 is good enough to maintain our AAA bond rating but not good enough to close the gap. Mr. Rossi reported most recently, our unfunded liability went up as our discount rate went down and he would like to have a discussion with the actuarial regarding its setting of the discount rate. Mr. Boynton stated that the actuarial did this anticipating interest rates would go down, but they actually went up. He is not concerned about the unfunded liability as when the Norfolk County Retirement pension is fully funded that money can then be directed to OPEB which will reduce the unfunded liability. He added we are not seeing folks aging out through the pension system like in the past. Mr. Lagan noted if the discount rate is at 5.7% and goes up to 6.7% then our liability goes from \$33.3 to \$29.4 million. Mr. Boynton discussed the percentage Norfolk County Retirement utilizes which is higher than what the actuaries utilize but any decrease in that would require more funding from the towns. Mr. Rossi stated with the long-term thirty-year nature of OPEB, even with negative performance in 2022, we have averaged an eleven percent return since the inception back in early 2019.

Discussion: Financing for New Tri-County Regional Technical High School (TCRTHS) Building

There were no materials for the Board to review.

Mr. Crowley thanked Mr. Trindade for allowing this to be on the agenda and shared a spreadsheet with the Board and Town Manager. He reported that he sat down with the Superintendent and Owner's Project Manager (OPM) noting the numbers are very confusing. He reported that the total contingency is \$46,270,520 of which the design contingency is \$11,751,510 noting he is satisfied with the amount of contingency in the project. The total project cost is \$285 million, the Massachusetts School Building Authority (MSBA) reimbursement is at 28.2% of the overall project but only 55% of project costs are eligible for MSBA reimbursement. Out of the \$285 million total, MSBA funding is \$80,751,738, and the costs to cities and towns is \$205,240,954. He noted that the financing costs are not included, and they

plan to borrow this on a flat thirty-year note. Medway will need to pay approximately \$1.1 million per year at our current enrollment level. Mr. Crowley noted the ballot question is coming out next month and he is not sure what the actual cost will be on the ballot. Mr. Alessandri asked if contingency number is too much. Mr. Crowley stated it is a high number and that is why he feels comfortable noting they don't want to come with a number that they can't fund and have to come back to the cities/towns for further funding. Mr. Boynton stated that MSBA approved this last Wednesday. Ms. White asked if the total number of \$285 million will be on the ballot. Mr. Boynton stated his intelligent guess is that the ballot initiative is to include the number for the authorization for the borrowing but may need to have total amount of \$285 million. Mr. Crowley noted that \$131 million was not eligible for MSBA funding and shared the cost per square foot for this technical school versus a typical school. Mr. Trindade said he does not believe that the TCRTHS cost per square foot is that much higher than a regular school. Mr. Crowley stated that he was initially not for this but would rather take care of the problem now than at the much higher cost down the road. Mr. Trindade stated that he has same issue with the need for a new Fire and Police station and, if we say no, the legislature can take action to increase state funding. There was further discussion about approving or not approving this project and the ability to fund other Town projects, i.e., Fire Station, Police Station, and Town Hall. Mr. Rossi noted that this is a simple majority vote and asked if the ballot question will have the amount of the Town's share. Mr. Boynton stated that number will not be included. Mr. Boynton stated all Town Managers are concerned as there is no other funding mechanism to address this cost. Mr. Trindade asked if you can have a sign noting the impact on Medway at the time this ballot question is being voted on. Ms. White stated as long as you are three hundred feet away from the voting area. Mr. Crowley stated not one other Town has gone to the level of asking questions besides Medway. It was noted that the OPM will be making \$7 million on this project. Ms. Stewart stated the ballot question is on October 24th. She reported on the pending bills in the legislature noting the revenue reserve act account bill has still not moved. She reported the state is not allowing them to increase capacity noting a discriminatory act has been filed with the state relative to the admissions process. She noted that Bellingham is part of the Blackstone Valley Technical High School and they can only attend TCVTHS if Blackstone Valley does not have that specific program.

There was discussion about the Middle School sidewalk noting the contractor was impacted by the weather and other work scheduled prior to Medway. Mr. Boynton commended Nolan Lynch and Pete Pelletier on coordinating and scheduling this as well as Chief Kingsbury and the Police Department in getting the kids to and from school without any issues.

Discussion: Lead Line Survey Action Plan Update

There were no materials for the Board to review.

Mr. Pelletier stated they are working on gathering the inventory, noting some records do not have that information so they will have to complete testing. He noted that we have some galvanized piping where the connection to the main could have lead. Once we have the inventory, the plan will be developed. Mr. Alessandri asked for an estimated timeline. Mr. Boynton stated this is extensive work as they are looking at mains, connections outside and inside homes, etc.

Discussion: Grant Submission for Medway Block Environmental Clean-Up Update

There were no materials for the Board to review.

Mr. Pelletier stated he and Ms. Carlisle are working on this and reached out to the University of Connecticut which is helping to complete the application. That conversation started last week, and we are waiting on the Environmental Protection Agency (EPA) to release the grant process. He noted there is a lot of public engagement that needs to be completed. Mr. Boynton stated last fall we had outreach

from the Department of Environmental Protection (DEP) and the new Brownfields coordinator for the DEP and had us thinking all we had to do was to fill out the paperwork. However, the EPA has far greater requirements. He reported there is one more piece of equipment to be sold at Medway Block and, once that sale is completed, we will know more about the contamination under the building, as that equipment is located where the contamination is located. He said that once Medway Block vacates, the plan is to move Animal Control there. He said the Cultural Council and Economic Development Committee have expressed interest in potentially utilizing that area, but until we have the completed feasibility study, we cannot determine what or how it can be utilized. Mr. Crowley asked where are we with the study. Mr. Boynton stated the meeting is set up for next week and they were told not to rush this and to get it right. Mr. Crowley asked if there could be any change or additional contamination related to the piece of equipment. Mr. Boynton stated that Tetra Tech has been in there and, if moving it causes any issues, that cost would be on Medway Block. Mr. Crowley asked for the cost for the yearly analysis. Mr. Boynton stated \$30,000 per year. Mr. Pelletier reported that we received some funding from the EPA for when we demo the building.

Mr. Crowley asked if the Water Treatment Plant is still scheduled for a June opening. Mr. Pelletier confirmed.

Discussion/Vote: Disposition of 13 Populatic Street

There were no materials for the Board to review.

Mr. Pelletier stated currently three staff are working out of the house at 13 Populatic St and once the treatment plant is completed in June, the house will no longer be needed but we will still need the land behind it. The goal was to separate the house from the land, but this is registered through the land court. Mr. Boynton stated we want to maintain the back land as that abuts the well head and allows us to carve out additional access via Populatic Street. Guerriere and Halnon did the initial specification. As a result of this being registered through land court, the costs will be \$17,000 instead of the anticipated \$2,500-\$3,000. He stated we need to move forward with this process noting he wants to use the technical services budget line from the water enterprise fund to pay for this work. Mr. Alessandri asked how much land is involved. Mr. Pelletier stated 13 Populatic is 22,000 square feet zoned AR2, and 13R in the back is a few acres. Mr. Alessandri asked if the Select Board needs to authorize this to go to land court. Mr. Boynton stated he will ask Town Counsel

Mr. Alessandri moved that the Board authorize the Town Manager and DPW Director to proceed with survey and legal work for 13 Populatic Street as discussed, and to further authorize the filing of any needed court and legal documentation and proceedings to effect the lot layout, also as discussed. Mr. Rossi seconded. No discussion. VOTE: 5-0-0.

Approval: Intermunicipal Agreement (IMA) Millis and Medfield for Sealer of Weights and Measures Services

The Board reviewed the IMA.

Mr. Boynton stated, as reported previously, we had changes in the Sealer of Weights and Measures. We shared a person between Millis, Medfield, and Medway and received notice from state that we were delinquent in this area. Erika Roberson is going through training and all the Towns' Counsels have looked at and approved this agreement.

Mr. Crowley moved that the Board approve and execute the IMA with Millis and Medfield as presented. Mr. Alessandri seconded. Discussion: Mr. Alessandri asked if there could be an issue with capacity. Mr. Boynton stated there will be a shifting of work in the office, but Building is one

department that we will need to look at relative to staff time and will have to address in the next budget cycle. This change is not due to staffing time. **No discussion. VOTE: 5-0-0.**

Approval: Mutual Aid Agreement with Millis and Milford for Animal Control Officer Services

The Board reviewed the Mutual Aid Agreement.

Mr. Boynton stated Milford requested Medway provide backup and this provides Medway with backup as well.

Mr. Crowley moved that the Board authorize the Chair to execute the Mutual Aid Agreement as presented. Mr. Alessandri seconded. No discussion. VOTE: 5-0-0.

Action Items from Previous Meeting

The Board reviewed the action items dated July 10, 2023.

Begin Planning Use of 123 Holliston Street: It was noted that this will be addressed at the September 18th Select Board meeting.

\$2.75M Federal Earmark for Water Treatment Plant: The Board agreed to remove this action item.

Grant Submission for Medway Block Environmental Clean-up Update: The Board agreed to remove this action item.

Status of Lead Line Survey Action Plan: The Board agreed to remove this action item.

Town Manager's Report

There were no items for the Board to review.

Hanlon Turf & Track Project – SB Meeting October 10th – Invites to School Committee, Finance

Committee, and Parks Commission: Mr. Boynton stated Mr. Pelletier has been involved in working with the consultants and will have this as an agenda item on the October 10th Select Board Meeting as an update on the project and options for infill and carpet replacement.

Fire Department Swearing in Event – Tentatively September 13, 10AM at Station 1: Mr. Boynton stated that we need to catch up on new hires noting Alyssa Perella started today, and we will swear in other new hires at this time.

Mr. Boynton gave a tip of the cap to Lieutenant Matt Reardon who retired from the Medway Police Department last month. He reported that Emily Clark was offered a full-time officer position and was a full-time dispatcher. He reported he is working with the Chief on departmental structural changes due to new state training requirements and plans to add a second school resource officer in FY25.

Town Manager Out of Office: Mr. Boynton stated he will be out of the office as follows:

- Thursday, September 14 – MMMA Meeting – Wrentham
- September 30 – October 4th – ICMA Conference, Austin, TX – Chief Kingsbury Acting Town Manager

293 Mr. Boynton reported that we are working on trying to schedule the Tri-Board meeting and will decide if
294 we will move forward with this and the date, if so, at the September 11th Town and School Leadership
295 Meeting.

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297 NEXT Select Board Meeting – September 18, 2023 – Regular Meeting
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299 **Select Board's Reports**

300 *There were no items for the Board to review.*
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302 Mr. Alessandri congratulated Matt Reardon. He stated he will need to call into the next three Select
303 Board meetings as he will be in Italy, which is six hours ahead of us.
304

305 Mr. Crowley asked how Mr. Pelletier made out going into Boston with the Superintendent. Mr. Boynton
306 stated that they had a zoom meeting and have a meeting in two weeks with the Mass Department of
307 Transportation in Worcester relative to their bridge program. Mr. Alessandri asked if a temporary repair
308 of the culvert at the high school entrance is needed. Mr. Pelletier stated no. Mr. Boynton stated that
309 they will also be including milling and overlay of the entrance as part of this project. Mr. Trindade
310 stated the need to address the road going to Lamson field. It was noted that most of the offenders
311 utilizing this are school employees. Mr. Crowley asked if there was any new update on the Medway
312 Plaza. Mr. Boynton stated it is a legal process and the Planning and Economic Development Board is
313 actively working through this. Mr. Crowley stated that he has received lots of complaints from
314 residents. Mr. Crowley reported that the Medway High School football team's first game is Friday night
315 versus Medfield at 6pm.
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318 **At 8:43PM, Mr. Rossi moved to adjourn. Mr. Alessandri seconded. No discussion. VOTE: 5-0-0.**
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320

321 Respectfully submitted,
322 Liz Langley
323 Executive Assistant
324 Town Manager's Office