

**Select Board Meeting
May 6, 2024, – 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; Stefany Ohannesian, Town Clerk; Stephanie Carlisle, Sustainability Coordinator; Joanne Russo, Treasurer/Collector; Carol Pratt, Finance Director; Barbara Saint André, Community and Economic Development Director; Richard Boucher, Information Services Director; Sandra Johnston, Communications Director.

Others Present: Medway High School Cheer Team; Cultural Council: Jordan Warnick, Chair, Hazel Warnick, Treasurer; Taxation Aid Committee Candidates: Carol Niedbala, Board of Assessors Chair; Morgan Harris, Assistant Town Clerk, Chris Park, Principal Assessor, Faini Shapiro, Board of Assessors Member; Medway Pride Month Flag: Andrea Moores and Cyndi Ellis; Historical Commission: Isabel Nulter and Annemarie Fontecchio, Members; David Cashman, SEB Housing, LLC.

At 7:00 PM, Mr. Trindade called the meeting to order and led the Pledge of Allegiance.

Recognition of Medway High School Cheer Team – State and New England Champions
There were no materials for the Board to review.

The Board recognized the achievements of the Medway High School Cheer Team as they are both State and New England Regional champions. Each member introduced themselves. All present viewed their national performance. Each Select Board member commended the team.

Public Comments: There were none.

Approval of Minutes: April 1, and 16, 2024
The Board reviewed the draft minutes of April 1, and 16, 2024.

Mr. Alessandri moved that the Board approve the minutes of April 1, 2024. Ms. White seconded.
Discussion: Mr. Rossi asked that on page five that “per year for ten years” be added at the end of line 217. **VOTE: 5-0-0.**

Ms. White moved that the Board approve the minutes of April 16, 2024. Mr. Alessandri seconded.
Discussion: Mr. Rossi asked that on page five that “class action litigation” be added after PFAS on line 205. Mr. Crowley asked that on page 2, that lacrosse be added after football on line 61. **VOTE: 4-0-1.**
Mr. Alessandri abstained, as he was not present at that meeting.

Discussion: Medway Annual Pride Flag Raising Event – May 31, 2024
There were no materials for the Board to review.

Mr. Trindade stated that this will be the third year that eight flags will be flown around Choate Park. Ms. Moores explained the mental health study done by the Trevor Project on a yearly basis. One of the more compelling statistics from the 2024 study is that the suicide rate is cut in half for those in very accepting communities. She noted that the middle and high school groups will be included in this event. Ms. Ellis stated they received a grant from the Cultural Council and were able to purchase eight updated flags. There will be an event at the Choate Park pavilion after the flag raising with a band, T.C. Scoops, and some games. It was noted that Out MetroWest has satellite events at the Medway Library. Each Board member shared their support of this effort. Mr. Ellsworth, of 148 Ellis Street, asked if there is any thought of expanding the range of the flag locations. Mr. Trindade explained that they are located at Choate as that is where the event will occur. Mr. Boynton noted that the Board must vote to accept the donation of these private flags.

Mr. Alessandri moved that the Board accept the donation of the private flags and fly them during the month of June as discussed. Ms. White seconded. No discussion. Vote: 5-0-0.

Mr. Trindade exited the meeting at 7:36 to attend the Community Preservation Committee meeting turning the meeting over to Vice-Chair Rossi.

Appointment Considerations:

- a. Board of Registrars – Reappointment of Judith Lane (Democrat)**
- b. Taxation Aid Committee (Elderly & Disabled Tax Fund) (5): Joanne Russo, Carol Niedbala, Morgan Harris, Chris Park, Faina Shapiro**

The Board reviewed the (1) Town Clerk's recommendation for reappointment to Board of Registrars, and (2) memo from Joanne Russo regarding reactivation of Taxation Aid Committee and recommendations for three Citizens-at-Large.

Ms. Ohannesian stated Judy has been a member of the Board a very long time and is always participating at every election.

Mr. Alessandri moved that the Board reappoint Judith Lane to the Board of Registrars for a three-year term. Ms. White seconded. No discussion. VOTE: 4-0-0.

Ms. Russo stated this account has existed since 2014 and a committee has never been established to address the disbursement of these funds. They would like to establish this committee and be able to request funding via more public outreach and be able to offer these funds to those in need. Ms. Russo shared that they plan to mirror what Natick has on its website. Mr. Boynton stated that we will make sure the Outreach Workers at the Senior Center know about this. Ms. White asked how much was in the account at this time. Ms. Russo stated \$1,500. Ms. White asked who decides who gets these funds. Ms. Russo stated the committee noting that they have received feedback from the Senior Center Director, as well as their Outreach Worker. Mr. Crowley recommended they contact the Medway/Millis paper.

Mr. Alessandri moved that the Board appoint Joanne Russo, Carol Niedbala, Morgan Harris, Chris Park, and Faina Shapiro to the Taxation Aid Committee for a three-year term. Ms. White seconded. No discussion. VOTE: 4-0-0.

Authorization to Expend Grant Funds – Massachusetts Cultural Council Grant - \$8,500

The Board reviewed the (1) notice of grant award form and (2) e-mail from the Massachusetts Cultural Council.

Mr. Warnick stated this is a yearly grant from the Massachusetts Cultural Council. Ms. Warnick explained the process of how these funds are approved and disbursed. Mr. Crowley stated there are three budget line items for the Cultural Council: (1) a Town funded line at \$5,000, (2) the state grant line at \$8,500, and (3) the donation account. Mr. Warnick explained the timeline of the grant approval process as the Massachusetts Cultural Council must also approve of these disbursements.

Mr. Alessandri moved that the Board authorize the expenditure of the Massachusetts Cultural Council grant as discussed. Ms. White seconded. No discussion. VOTE: 4-0-0.

Advance of Funds In Lieu of Borrowing: To Purchase Oak Grove Parcel, Formerly Known As 111 Milford Street, Known on the Assessor's Map as Parcel 99-235 - \$30,000

The Board reviewed the (1) memo from Joanne Russo, and (2) advance of funds in lieu of borrowing report.

Ms. Russo explained the purpose of the request for these funds noting the closing will be this Thursday. Ms. Saint André stated it is a small parcel of about 1,100 square feet but has frontage on the street. Mr. Crowley stated the Town has already approved this and this will be bonded later. Ms. Pratt stated the borrowing will be in September for \$1.1 million. Mr. Crowley noted that Ms. Saint André has done a lot of work to identify the lots on a map and commended her and her staff's efforts.

Mr. Alessandri moved that the Board approve and authorize the advance of funds in lieu of borrowing for the purchase of the parcel formerly known as 111 Milford Street as discussed. Ms. White seconded. No discussion. VOTE: 4-0-0.

Discussion: Selection of New Town Website Vendor

The Board reviewed the (1) memo from Richard Boucher and (2) PowerPoint presentation.

Mr. Boynton stated this has been an ongoing issue noting items identified by the Inclusion, Diversity, and Equity Advisory (IDEA) Committee relative to our current website. He noted that we need to keep up with current technology as well as access for those with disabilities. Mr. Boucher explained the process they utilized to assess other vendors. He explained the functionality of Town Web noting it meets the accessibility requirements, the ease of use, the ease of finding what you are looking for, the custom artificial intelligence (AI) functionality, and we can include other languages. They also have great references and customer service. Mr. Rossi asked about the cost of \$26,715. Mr. Boucher stated that this will be funded through grant funding and is a one-time cost for their full suite. He noted there are not a lot of upcharges, and the yearly fee is \$5,950. Mr. Rossi asked about the timeline to go live. Mr. Boucher stated sixty to ninety days with the goal to have this completed by the end of July. Ms. White asked if other towns use this company. Mr. Boucher stated most that do are on the west coast, as the company is based in Las Vegas. Mr. Boucher stated that this would be a three-year contract. Mr. Crowley asked for the information on hits and new users. Ms. Johnston stated that our current website and this website have that information. Mr. Boucher stated there will be a small committee to get this up and running and they can reach out to the residents about what else they would like to see once it is live. Larry Ellsworth, of 148 Ellis Street, asked about the security relative to hackers, etc. Mr. Boucher stated he does not have that information at this meeting.

Mr. Trindade rejoined the meeting at 8:06pm.

Contract Approval: Environ Energy, LLC for Energy Conservation Measures at Four Facilities - \$113,653 (\$77,328 funded by Green Communities Grant and \$36,325 funded by Eversource incentives)

The Board reviewed the (1) memo from Stephanie Carlisle and, (2) contract.

Ms. Carlisle explained the specific items at the four facilities this will address noting there is no cost to the Town. Mr. Crowley asked about other upcoming grants. Mr. Boynton stated that the Environmental Protection Agency (EPA) denied our Brownfields grant request noting we were provided misinformation relative to the requirements. Ms. Carlisle stated that they did provide us with funds to do some site related work.

Mr. Alessandri moved that the Board approve and authorize the Chair to execute the contract with Environ Energy, LLC as presented. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Discussion/Vote: Historical Commission Signs at Medway Police Station and Medway Public Library
The Board reviewed the proposed signs.

Ms. Nulter explained these two additional signs they are presenting and noted they will be using the Community Preservation Act funds already approved. Ms. Fontecchio stated that these have been reviewed by the Design Review Committee and she explained who they worked with on the sign content. The Board commended them on their efforts.

Mr. Alessandri moved that the Board approve the historical signs to be placed at the Medway Police Station and Medway Public Library as discussed. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

Discussion/Vote: Approval of Medway Hathon 2024 Affordable Rent Increase Request
The Board reviewed the (1) Department of Housing and Community Development 2024 Medway Hathon Affordable Rates, (2) South Middlesex Opportunity Council Utility Allowances, and (3) Walpole Utility Allowances.

Mr. Cashman explained that he was here about one year ago with a request to increase rents and the new Department of Housing and Urban Development (HUD) numbers came out for 2024. He noted that the Board did not approve the increase last year when it was slow to fill the affordable housing units. He noted that they have four units left and will offer those units at the 2022 rates but implement the 2024 rents for new and existing tenants at a 7.5% increase. These would be maximums and if there is an issue with the pricing, they can decrease the rent. Mr. Boynton noted that the new MBTA zoning is supposed to help address affordable housing, yet the state approves a 7.5% increase; there is a conflict. Mr. Rossi asked if the HUD income rates have increased. Mr. Cashman stated they have gone up \$10,000 per year. Mr. Crowley stated that he would be inclined to increase the rate but at a 3.75% increase. Mr. Trindade suggested a 2.5% increase. Mr. Cashman reported there are forty-eight affordable units. Ms. White asked why there are still four affordable units available. Ms. Sainte André shared the current 2022 rates for one-, two-, and three-bedroom units. There was further discussion about the possible percentage to increase rent for new and existing affordable unit renters.

Mr. Crowley moved that the Board approve a 3% 2024 increase to Medway Hathon affordable rent price for existing and new renters as discussed. Mr. Alessandri seconded. No discussion. VOTE: 3-2-0. Mr. Trindade and Ms. White voted against.

Vote: May 13, 2024, Annual Town Meeting Warrant, Article 12
The Board reviewed the (1) May 13, 2024, Annual Town Meeting Warrant.

Annual Town Meeting Warrant

ARTICLE 12: (Capital Stabilization Transfer: Memorial School Roof Replacement)

Mr. Boynton noted the bid results that were forwarded to the Board for a total cost of \$3,100,000.

Mr. Trindade moved that the Board approve Article 12. Ms. Alessandri seconded. Discussion: Mr. Rossi noted that we are paying cash for this and not borrowing. **VOTE: 5-0-0.**

Consideration of Public Event Permits:

a. Medway Turkey Trot – November 28, 2024

b. Cystic Fibrosis Cycle for Life – October 5, 2024

The Board reviewed the (1) applications, and (2) departmental approvals.

Mr. Alessandri moved that the Board approve the Medway Turkey Trot subject to the Police Chief's recommendations and proof of appropriate insurance coverage and allow their signs to be posted in the public way as presented. Ms. White seconded. No discussion. VOTE: 5-0-0

Mr. Alessandri moved that the Board approve the Cystic Fibrosis subject to the Police Chief's recommendations and proof of appropriate insurance coverage and allow their signs to be posted in the public way as presented. Ms. White seconded. No discussion. VOTE: 5-0-0

Action Items from Previous Meeting

The Board reviewed the action items dated March 18, 2024.

Report to BOS usage of Electronic Vehicle Charging Stations and Revisit EV Charging Stations post Install of 2 new to determine any need for rate adjustments: The due date was changed to May 2024.

Updated Road and Sidewalk plan: The due date was changed to April 2025.

Town Manager's Report

There were no items for the Board to review.

120 Main Street Brownfields Application Update - Denied: Mr. Boynton noted that this was already discussed.

Meehan Main Street Project Update: Mr. Boynton stated there have been discussions with their project team and they are looking at a redesign option which will need a Town Meeting action. He noted the good partnership with this group.

Facilities Planning – Next Steps?: Mr. Boynton suggested the Board discuss this at their first June meeting and target identification of a working group to discuss Town and school needs.

Trash Discussion at Next Select Board Meeting: Mr. Boynton noted that he will not be at the next meeting, but Ms. Carlisle will be presenting the information along with Mr. Pelletier.

Medway Energy Center (MEC) Battery Energy Storage System (BESS) Host Community Agreement (HCA) Conversations Ongoing: Mr. Boynton thanked Mr. Crowley, Ms. Pratt, and Ms. Saint André noting nothing

has been decided. He stated there are legal issues for the attorneys to discuss and internal communication issues within that group.

Medway Grid: Mr. Boynton stated that he expects them to start with permit filing in the next thirty days.

MCAD Suit: The suit was dismissed due to lack of cause.

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

- May 17-24 – Vacation
- Tuesday, May 28 – Hyannis Assessment Center
- May 29-31 – MMMA Spring Conference - Brewster

Mr. Alessandri asked about a status on the Ambulance accident. Mr. Boynton explained staff are okay and the ambulance is at John's Auto Body and is not totaled.

NEXT Select Board Meeting –May 13, 2024 – Pre STM and ATM

Select Board's Reports

There were no items for the Board to review.

Ms. White stated the Garden Club's annual plant sale is on May 18th at the Recycling Center.

Mr. Alessandri reminded all that Town Meeting is next week and encouraged residents to attend.

Mr. Boynton reminded all that the ribbon cutting for Glen Brook is Thursday and the Southwest Area Planning (SWAP) breakfast is this Friday at Thayer. He then congratulated Emily Clark who will be graduating from the Police Academy this Friday. He noted the loss of Arthur Mill, an icon of the Town, and gave condolences to the family.

Mr. Rossi stated following the school budget meeting, he and Mr. Crowley will report back to the Board.

Mr. Crowley asked for a status on the Friends of Medway School Street issue. Mr. Boynton stated that this issue was addressed. He reminded all that the Select Board requested that Police and Fire develop a bulleted list of why we need to address these buildings. He noted that the VFW future plans were assigned to be addressed by the Facility Committee, which has not been able to meet. He noted that Mr. Harris suggested a facility working group of three residents to address this. Mr. Trindade stated that he will follow up with Mr. Harris and that this will be addressed in the future. Mr. Crowley asked if we have had any response to the letter to the School Committee. Mr. Boynton stated no.

At 9:18PM, Mr. Trindade moved to adjourn. Ms. White seconded. No discussion. VOTE: 4-1-0. Mr. Crowley opposed.

Respectfully submitted,
Liz Langley
Executive Assistant
Town Manager's Office