

Stoneham Board of Selectmen – Minutes of Meeting of August 11, 2015

Chairman Thomas Boussy called the meeting to order at 7:10 p.m. Also present were Selectwoman Caroline Colarusso, Selectman John F. DePinto, Selectwoman Ann Marie O’Neill, Selectman Frank Vallarelli, Town Administrator David Ragucci and Town Counsel William H. Solomon.

The following minutes include the actions taken at the meeting and a brief summary of the discussions had by the Board of Selectmen. If you would like to hear detailed discussion please see the time listed next to each agenda item and go to Stoneham TV On Demand available from the homepage www.stoneham-ma.gov

Pledge of Allegiance

Common Outdoor Skating Rink Discussion/Boussy

Chairman Boussy stated due to unforeseen circumstances needs to be tabled until August 18, 2015 meeting because the presenters cannot be here tonight.

Selectmen DePinto made a motion to move to item #6, seconded by Selectwoman O’Neill.

Set Date of Annual October Town Meeting & Set Dates for Opening and Closing of Warrant (Time 1:32-5:52 on Stoneham TV on Demand)

Selectman DePinto made a motion to Set Date of Annual October Town Meeting for Thursday, October 22, 2015 and Set Dates for Opening & Closing of Warrant for Thursday September 3, 2015 and the warrant will close on Thursday, September 17, 2015 at 4:00 p.m., seconded by Selectman Vallarelli and was **unanimously voted (5-0)**.

Selectman Vallarelli mad a motion to move to item #7, seconded by Selectman DePinto.

Approve Colonial Trading Junk, Secondhand Dealers License Renewal/125 Main Street (Time 6:17-11:55 on Stoneham TV on Demand)

Selectman DePinto made a motion to approve Secondhand Dealers License Renewal, Colonial Trading, 125 Main Street contingent upon certificate of good standing being submitted by September 30, 2015, seconded by Selectman Vallarelli. The certificate of good standing needs to be submitted by September 30th or the license will be revoked as of October 1st. A roll call vote was taken.

Voting in Favor:

Selectwoman Colarusso
Selectman DePinto
Selectwoman O’Neill
Selectman Vallarelli
Chairman Boussy

Motion was unanimously voted (5-0).

Selectman DePinto made a motion to move to item #4, seconded by Selectwoman O’Neill.

56-58 Summerhill Street Discussion/Houghton (Time 13:29-27:50 on Stoneham TV on Demand)

Attorney Charles Houghton was present to represent Barry and Martha Hamm owners of 56-58 Summerhill Street. Attorney Houghton explained the history of the property. Attorney Houghton states they are looking for the town to discontinue use of 231 square feet of Summerhill Street. Chairman Boussy opens to public comment. Resident from Summerhill Street states the neighborhood supports the homeowners request and believes this will improve the neighborhood. Chairman Boussy closes public comments. Selectman Vallarelli made a motion to abandon 231 square feet of Summerhill Street, seconded by Selectman DePinto. A roll call vote was taken.

Voting in Favor:

Selectwoman Colarusso
Selectman DePinto
Selectwoman O’Neill
Selectman Vallarelli
Chairman Boussy

Motion was unanimously voted (5-0).

Site Plan Hearing/17 Manison Street/Houghton (Time 28:30-47:53, 74:40-80:36, 83:50- 87:07 on Stoneham TV on Demand)

Selectman DePinto read the Notice of Hearing. Attorney Charles Houghton was present to represent 283 Salem Street, LLC to amend the site plan approval of 7/21/92 to add the use of fence assembly and storage in the basement of an existing commercial building, on the property located at 17 Manison Street, Stoneham, MA on the land owned by Dale Halchak, Trustee of the Manison Almeda Realty Trust and Dale B. Halchak, Trustee of the EHIGOOD Realty Trust, 90 Maple Street, Stoneham, MA 02180. Selectmen DePinto read Department Recommendations from July 23, 2015. Attorney Charles Houghton agrees with all DPW Engineering, Police Department, Board of Health, Fire Department and Inspectional Services. Attorney Houghton states that the existing rear garage door will be relocated to the easterly side of the building and the existing door will be removed. Attorney Houghton requested that the following language be added to the site plan approval: Guard rail to extend from the northeast corner of the property along the lot line with the Town of Stoneham in a westerly direction to the building. Guardrail, including structure and design, to be approved by the Town Engineer and the Board of Selectmen prior to the issuance of any building permit for work pursuant to this Site Plan approval and prior to any guardrail installation, and be sufficient to protect the bikeway from vehicles up to the size of an F450 truck. Said guardrail shall have a bottom rail in contact with the ground. Attorney Houghton agrees to this plan and would like the Board to vote on the site plan tonight since there are 5 members present and at the next meeting he will have the amended plan with the guardrail included for review/final approval. Selectwoman O’Neill confirms that someone looked at this plan and deemed it safe. Attorney Houghton answered yes. Chairman Boussy opened the hearing to the public. Jim Sullivan 6 Sunset spoke. Dolly Wilson the secretary to the Bikeway/Greenway Committee spoke. Chairman Boussy closed the public hearing. Selectwoman Colarusso made a motion to table this item while language is drafted by Bill, seconded by Selectwoman O’Neill. Selectman DePinto made a motion to approve site plan subject to the approval of the plan and to include the language above, seconded by Selectwoman O’Neill. A roll call vote was taken.

Voting in Favor:

- Selectwoman Colarusso
- Selectman DePinto
- Selectwoman O'Neill
- Selectman Vallarelli
- Chairman Boussy

Motion was unanimously voted (5-0).

Approve request for one unit Address Change at 489 Main Street/Houghton (Time 48:19-49:27 on Stoneham TV on Demand)

Attorney Charles Houghton was present to represent the owner of 489 Main Street Michael O'Sullivan, Trustee, Buckingham Realty Trust. Attorney Houghton is requesting to change the address for the apartment on the Benton Street side on the first floor to One Benton Street as there will be an entrance to the building on that side of the building. Selectman DePinto made a motion to approve the address change, seconded by Selectwoman O'Neill and **unanimously voted (5-0).**

Liquor Licensing Authority

Selectman DePinto moved to go into Liquor Licensing Authority and return as the Board of Selectman, seconded by Selectwoman O'Neill.

Voting in Favor:

- Selectwoman Colarusso
- Selectman DePinto
- Selectwoman O'Neill
- Selectman Vallarelli
- Chairman Boussy

Motion was unanimously voted (5-0).

Meeting recessed at 8:00 p.m. to go into Liquor Licensing Authority.

Meeting reconvened at 8:19 p.m.

Island Beautification Discussion/O'Neill (Time 60:03-61:00 on Stoneham TV on Demand)

Selectwoman O'Neill states that she does not have anything to discuss on this item. Selectwoman O'Neill put this on the agenda when they were meeting in July. Selectwoman O'Neill states the contract was signed in June and there was really no movement until mid-July. Selectwoman O'Neill she wanted to push it then but since then it has been done and hopefully next year we will have some more specific dates as to when we want things done. Chairman Boussy states the first month's maintenance has been done. He states that he is not sure if all the up lights on the Main Street islands are exposed.

Selectman DePinto made a motion to continue in order.

Sign Arbor Day Proclamation (Time 61:10-62:11 on Stoneham TV on Demand)

Selectman DePinto read the Arbor Day Proclamation and made a motion to approve, seconded by Selectwoman O'Neill and **unanimously voted (5-0).**

Appointment to Disability Committee (Time 62:15-63:00 on Stoneham TV on Demand)

Selectman DePinto made a motion to appoint Kathleen Balestrier, 25 Summer Street on the Disability Committee until April 30, 2016, seconded by Selectwoman Colarusso **and unanimously voted (5-0).** Chairman Boussy thanks her for volunteering and if anyone else is looking to volunteer the open seats are listed on the website.

Refinancing of Mass Water Resource Bonds (Time 63:12-68:50 on Stoneham TV on Demand)

Town Administrator Ragucci stated that the Treasurer Diane Murphy is not available this evening and he will present this to the Board this evening submitted the following explanation for this agenda item: As we are all aware the Kraft food plant in Woburn will close on December 31, 2015. Kraft Foods is the largest water customer for the Town of Stoneham consuming approximately 34% of our total water use. This will cause a temporary revenue-expense imbalance putting pressure on Stoneham's water rates. We had reached out to the MWRA to see if they could help us with this issue. We were hoping to delay payments for a year on our outstanding interest free loans we currently have with the MWRA. Legally we need to pay some amount of money on an outstanding loan each year so the MWRA was able to restructure our loans to help us out with Fiscal Year 2016, the year of our biggest impact. Currently our debt with the MWRA is \$1,651,782. With this restructuring it will be paid off by the end of Fiscal Year 2026 without any additional cost to the town. Here is a breakdown for each year showing how the restructuring will work

	Regular Refunding	Restructured Refunding	Difference
FY2016	\$287,961.71	\$ 65,379.50	\$222,582.21
FY2017	\$287,961.21	\$567,530.00	{ \$279,568.79}
FY2018	\$265,082.21	\$277,792.00	(\$ 12,709.79)
FY2019	\$174,312.54	\$250,193.00	{ \$ 75,880.46}
FY2020	\$139,382.79	\$212,386.00	(\$ 73,003.21)
FY2021	\$139,382.79	\$132,986.00	\$ 6,396.79

FY2022	\$139,382.79	\$ 68,986.00	\$ 70,396.79	August 11, 2015 (3)
FY2023	\$139,382.79	\$ 50,984.00	\$ 88,398.79	
FY2024	\$ 51,882.91	\$ 20,346.00	\$ 31,536.91	
FY2025	\$ 8,499.91	\$ 10,000.00	\$ 8,399.91	
FY2026	\$ 8,499.91	\$ 5,099.00	\$ 13,400.91	

A vote will need to be taken at the Board of Selectmen's meeting for August 11th since a payment is due by August 5th. Allonge to Bond papers will need to be signed at the meeting also. Selectwoman O'Neill made a motion to waive the reading of the vote, seconded by Selectman Vallarelli and **unanimously voted (5-0)**.

I, the Clerk of the Board of Selectmen of the Town of Stoneham, Massachusetts (the "Town"), certify that at a meeting of the board held August 11, 2015, 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 Treasurer is authorized to issue refunding bonds, at one time or from time to time, pursuant to Chapter 44, Section 21A of the General Laws, or pursuant to any other enabling authority, to refund all of the outstanding amounts of the Town's (i) \$1,360,800 General Obligation Water Bond dated May 17, 2007, (ii) \$228,800 General Obligation Water Bond cited May 26, 2011, (iii) \$1,000,000 General Obligation Water Bond dated August 18, 2011, (iv) \$233,200 General Obligation Water Bond dated November 29, 2012, (v) \$375,560 General Obligation Water Bond dated May 16, 2013, and (vi) \$203,500 General Obligation Water Bond dated December 11, 2014 (collectively, the "Refunded Bonds"), each of which was issued to the Massachusetts Water Resources Authority. The refunding bonds to be issued pursuant to this vote shall be in the form of an allonge to be affixed to each of the Refunded Bonds, pursuant to which the repayment schedule for each of the Refunded Bonds shall be extended and reduced as set forth in each such allonge. The form of each respective allonge is attached hereto as Exhibit A.

Voted: That in accordance with Chapter 44, Section 21A of the General Laws, the issuance of the refunding bonds approved by this vote shall result in a positive present value debt service savings over the amount of debt service originally payable by the Town with respect to each of the Refunded Bonds

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to execute each of the allonges necessary to effectuate the purposes of this vote, each of which shall be in substantially the form set forth as Exhibit A, and further, each of such officers is 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, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk of the Town of Stoneham (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 in 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, that no deliberations or decision in connection with the sale of the Bonds were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

Dated: August 11, 2015

Clerk of the Board of Selectmen

Selectmen DePinto made a motion to accept the new schedule on the bonds and then draft a letter to change next year, seconded by Selectman Vallarelli and **unanimously voted (5-0)**.

Town Accountant Replacement Discussion/DePinto (Time 68:51-74:30 on Stoneham TV on Demand)

Selectman DePinto would like to know when this position will be advertised. Selectwoman O'Neill has been in contact with Ginny regarding this job description. Mr. Ragucci states that he is looking to advertise in January. Selectwoman O'Neill suggests advertising in

school and graduate programs. The Board agreed that Selectwoman O'Neill will work with Ginny on a job description for the Town Accountant position.

Approve Minutes (Time 80:40-82:03 on Stoneham TV on Demand)

Selectman DePinto made a motion to approve executive session minutes of 7/9/15 and not to release, seconded by Selectwoman O'Neill and **voted (4-1-0)**. Chairman Boussy abstained. Selectwoman O'Neill made motion to approve minutes of 6/23/15, seconded by Selectman Vallarelli and **voted (4-1-0)**. Chairman Boussy abstained. Selectman Vallarelli made motion to approve minutes of 7/9/15, seconded by Selectwoman O'Neill and **voted (4-1-0)**. Chairman Boussy abstained.

Approve Block Party/Rowe Street (Time 82:19-82:31 on Stoneham TV on Demand)

Selectman DePinto made a motion to approve the block party request on Rowe Street, Saturday, August 15, 2015 from 2pm-10pm, seconded by Selectwoman Colarusso and **unanimously voted (5-0)**.

Approve Change of Time/Boys and Girls Club (Time 82:32-83:30 on Stoneham TV on Demand)

The request was withdrawn. No vote taken.

Deed From the MBTA to the Town of Stoneham For The Portion of the RR ROW from Maple Street to Route 93 – Proposed For Execution By MBTA and Town (Time 87:10-88:52 on Stoneham TV on Demand)

Attorney Solomon explains the work that was put into this and it puts in a better position than the lease and he feels it is ready to be signed. Selectman DePinto moved that the Board sign, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**.

Release Agreement by and between MBTA and Town of Stoneham Waiving and Releasing Two (2) Conditions of 1984 Deed For The Major Portion of RR Row (Time 88:58-90:30 on Stoneham TV on Demand)

Attorney Solomon gave a brief explanation of the release agreement. Selectman DePinto moved that the Board sign, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**.

Discuss Policy on Use of Town Assets/Vehicles for Non Town Purposes (Time 90:32-96:56 on Stoneham TV on Demand)

Chairman Boussy states there is no general policy/guidelines for this topic. Chairman Boussy would like a written policy. Selectman DePinto suggested the Town Administrator see what other towns have for written policies. The Board request the Town Administrator have this for the September 8, 2015 meeting.

Town Administrator (Time 96:57-112:26 on Stoneham TV on Demand)

Town Administrator gave the following updates: the showers in the Arena have been installed, painting at the Oaks is underway and the Library RFP's have gone out and they have received one back in the amount of \$22,000.00. Town Administrator states he will have an answer next Tuesday. Mr. Ragucci states the Pop-up Events, Farmers Market and all the events have been extremely successful and would like to thank Erin Wortman for doing a great job. Mr. Ragucci stated the corn hole tournament has been rescheduled to Monday August 17, 2015. Mr. Ragucci would like to thank the businesses that contributed Honey Dew, Hago Harrington's Golf, Book Oasis, Rang Indian Bistro, Amore Pizza and Kushala Coffee House. Mr. Ragucci states there will be more events planned for the fall. Mr. Ragucci stated that the Police, Fire and Town Hall phones are fully operating and have been successful and was a drastic improvement. He stated by this time next week it will include all buildings. Town Administrator Ragucci states that the sidewalks are a growing problem and he is looking to find ways to address all these issues. Mr. Ragucci met with Rachel Warren and Joan Lemire regarding the American Community website and connecting that to the Town website to notify people of the community events. Mr. Ragucci is requesting an executive session on the 18th for him to update the Board on the PEC Negotiations. Selectwoman O'Neill asks Mr. Ragucci how much was budgeted for sidewalks this year and what areas are scheduled to be done. Mr. Ragucci will update Selectwoman O'Neill tomorrow with a scheduled start date.

Miscellaneous (Time 112:43-136:32 on Stoneham TV on Demand)

Chairman Boussy would like to thank the people who worked the Farmers Market and they have worked extremely hard to make this work. He states he is amazed at what they got done in the first year. He would like to say congratulations. Chairman Boussy states that at the end of each market the vendors donate a basket to the food pantry. He would like everyone to check it out Thursday from 2:30pm-6:30pm. Selectwoman O'Neill states that her and Selectwoman Colarusso has attended and MBTA forum a couple of months ago where they spoke for a bus stop in front of the Stone Zoo and in favor of enhancing services through Stoneham. In speaking with the MBTA Selectwoman O'Neill stated the MBTA has agreed to look into putting a bus stop at the Zoo. She was told today that they cannot put a stop right in front of the Zoo because it is unsafe but that they can put a stop in front of the DCR maintenance yard. Selectwoman O'Neill states the only thing they are lacking is an ADA pad. She states they need to work with the DCR in getting this installed. Town Administrator Ragucci states he will start making calls tomorrow. Selectwoman O'Neill states she sent an extensive list of our needs to the MBTA. Selectwoman Colarusso explains what the MBTA looks at prior to expansion and stated they provided that data to the MBTA. Selectwoman Colarusso states that they can be placed on a list for the ADA pad and when they get to us they get to us. She states that is why they had the conversation on who will be financing it because that determines where on the list we will be. Selectwoman Colarusso would like to give a special thanks to thank Dave she has been giving him a lot to do every day and he is following through, the Chief of Police for addressing the safety issues, thanks to the Firefighters for the doing a great job at the fire last week no one was hurt or injured, thank you to the DPW who has been really responsive to residents and she is getting a lot of good feedback and last thank you to Erin for making sure the surveys are on every counter and in every department. Selectwoman Colarusso states a lot of the feedback has been positive. Selectwoman Colarusso would like to see a phone courtesy/consistency policy down the road. Dolly Wilson 181 Central Street states that the down town plan has a transportation subcommittee and they have been working on a survey of T usage and what people are looking for which will allow them to give hard data to the MBTA. Selectwoman O'Neill states she has been in contact with Rachel and they have exchanged information and are working together. Chairman Boussy states that this Friday August 14, 2015 at 3:00 pm there will be an Eversource meeting in the Banquet Room. Selectwoman O'Neill asks for a quick update on MWRA mitigation. Selectwoman O'Neill states that could be our sidewalk solution potentially. Mr. Ragucci states they can all make suggestions to him and he can compile them up for the ask list and then we can ask for them all. Selectwoman O'Neill states we should insist they replace sidewalks along the route they will be digging. Selectwoman O'Neill states she wants us to be treated fairly. Selectwoman Colarusso states that the electrical contractor is repairing street lights that have been out since 2008-2010. There should be a priority list and she is glad this is being addressed. Selectwoman Colarusso state the recycling gentleman is doing a great job gathering lists. Attorney Solomon asks the Board if it was everyone's free act when signing the deed and the release. Everyone states yes.

Selectman DePinto made the motion to adjourn at 9:26 p.m., seconded by Selectwoman O'Neill and unanimously voted (5-0).

Respectfully submitted,

Erin Sinclair