



*Select Board Regular Session Minutes  
Swampscott Senior Center  
200R Essex Street  
October 18, 2023 6:00 PM*

*David Grishman, Chair  
Catherine Phelan, Vice Chair  
Mary Ellen Fletcher  
Peter A. Spellios  
Douglas Thompson*

**Received by Town Clerk  
November 21, 2023 2:58pm**

*Sean R. Fitzgerald  
Town Administrator  
Tel: (781) 596-8850  
Email: [sfitzgerald@swampscottma.gov](mailto:sfitzgerald@swampscottma.gov)*

**SELECT BOARD MEMBERS PRESENT:** DAVID GRISHMAN, MARY ELLEN FLETCHER, KATIE PHELAN, PETER SPELLIOS, DOUG THOMPSON

**MEMBERS ABSENT:** NONE

**OTHER TOWN OFFICIALS PRESENT:** SEAN FITZGERALD, TOWN ADMINISTRATOR, AMY SARRO, FINANCE & ADMINISTRATION DIRECTOR, PATRICK LUDDY, TOWN TREASURER/COLLECTOR, MARZIE GALAZKA, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT

**OTHER:** ANGELA IPPOLITO, PLANNING BOARD

**MEETING CALLED TO ORDER AT 6:12 PM**

**MR. GRISHMAN:** READ THE SELECT BOARD'S LETTER CONDEMNING THE HAMAS ATTACK ON ISRAEL, FOLLOWED BY A MOMENT OF SILENCE.

**A. TOWN ADMINISTRATOR'S REPORT:**

- i. A JOINT STATEMENT CONDEMNING THE ATTACK ON ISRAEL WAS DISCUSSED.
- ii. BOND ANTICIPATION NOTES ARE UP FOR RENEWAL. THE WINNING BIDDER IS FIDELITY CAPITAL MARKETS. THESE WERE SOLD AT THE NEW S&P AAA RATING.
- iii. THE CAPITAL PLAN IS BEING FINALIZED AND WILL BE DISCUSSED TODAY AND IN A FUTURE MEETING.
- iv. THE LIBRARY HAS A NUMBER OF FUN PROGRAMS FOR OCTOBER. THE NEW TEEN ROOM, DEDICATED TO SANDY MOLTZ IS A HUGE HIT.
- v. KLEINFELDER CONTINUES UPDATING STAKEHOLDERS ON THEIR WORK FOR CLEANING UP KING'S BEACH. A LETTER IS BEING SENT TO DEP FROM TA FITZGERALD AND LYNN MAYOR NICHOLSON TO DEP ASKING FOR A MEETING.
- vi. THE POLICE DEPT. IS ON ITS WAY TO HIRING CANDIDATES. CANDIDATES SHOULD BE PRESENTED TO THE TOWN ADMINISTRATOR NO LATER THAN NOVEMBER 10<sup>TH</sup>.
- vii. HUMAN RESOURCES IS BUSY CONDUCTING INTERVIEWS AND ISSUING CONDITIONAL OFFER LETTERS TO CANDIDATES, INCLUDING TWO NEW FIREFIGHTERS WHO ARE ALSO EMTs.
- viii. THE ANNUAL CAR SHOW WAS A SUCCESS WITH OVER 245 CLASSIC CARS ON TOWN HALL LAWN AND LINSKOTT PARK. A SUCCESSFUL INDIGENOUS PEOPLES' DAY WAS HELD DURING LAST WEEK'S FARMERS MARKET.
- ix. THE HEALTH DEPT. ALSO CONTINUES TO BE BUSY, HAVING RECENTLY HELD A HIGH-DOSE FLU CLINIC, A REGULAR DOSE FLU CLINIC AS WELL AS THE ANNUAL TIRE COLLECTION EVENT. CVS IN VINNIN SQUARE IS ADDING AN URGENT CARE CLINIC.
- x. REACH ARTS WOULD LIKE TO CONTINUE LEASING SPACE IN THEIR BURRIL STREET LOCATION. I WILL BE MEETING WITH TOWN STAFF TO DISCUSS THE BEST USE OF THIS BUILDING.
- xi. THE SCHEMATICS FOR THE ROADWAY IMPROVEMENTS FOR THE NEW ELEMENTARY SCHOOL IS 90% COMPLETE. WE WILL BE COMING BEFORE THE BOARD FOR APPROVAL AS SOON AS IT IS COMPLETED.
- xii. THE MBTA 3A ZONING RECOGNIZES AREAS IN TOWN ALREADY ZONED FOR MULTI-FAMILY HOMES.
- xiii. LASTLY, I CONTINUE TO WORK WITH STAFF ON PINE STREET, THE HADLEY SCHOOL RFP AND THE HAWTHORNE REDEVELOPMENT STRATEGIES.

MS. FLETCHER ASKED FOR THE STATUS OF A PLANNER. TA FITZGERALD WILL HAVE A RECOMMENDATION IN A WEEK TO FILL THAT POSITION.

**B. PUBLIC COMMENTS:**

**LIZ SMITH, PRECINCT 3:** DISCUSSED KING'S BEACH EPA AND DEP DECREES TO CLEAN UP KING'S BEACH, SHE FEELS THE TOWN IS MOVING TOO SLOWLY.

**ANDREA AMOUR, 7 SHERIDAN RD.:** FEELS ARPA FUNDING SHOULD BE USED TO CLEAN UP KING'S BEACH, READ AN EMAIL SENT TO THE SELECT BOARD EARLIER TODAY.

**CHRIS, 102 ESSEX ST.:** ECHOED MS. SMITH AND MS. MOORE'S SENTIMENTS. CLEANING UP KING'S BEACH COULD BE THE CURRENT ADMINISTRATION'S LEGACY.

**EVAN SMITH, LYNN:** WOULD LIKE TO SEE SWAMPSCOTT AND LYNN WORK TOGETHER TO SOLVE KING'S BEACH.

**C. NEW & OLD BUSINESS:**

1. **PRESENTATION TO SELECT BOARD BY GIRL SCOUT TROOP 60103:** AINSLEY MILLER & SOPHIA ARMSTRONG DISCUSSED A PROPOSAL FOR HAVING THE TOWN BAN PLASTIC UTENSILS IN FAVOR OF COMPOSTABLE UTENSILS, CHANGING TRASH BINS ON KING'S BEACH TO COMPOSTABLE BINS AS WELL AS DAILY TRASH PICKUP SO TRASH DOESN'T END UP IN THE OCEAN. MR. GRISHMAN COMMENTED THAT THESE ARE THREE EASY FIXES AND THE TOWN IS WORKING ON A PLASTIC BAN. SOLID WASTE IS HOLDING A PUBLIC FORUM ON OCTOBER 25<sup>TH</sup>. TA FITZGERALD CONGRATULATED THEM ON BEING YOUNG CITIZENS WHO ARE TAKING ACTION AND HELPING THE TOWN HAVE A SINGLE-USE BAN. MS. PHELAN ADDED THAT THE BOARD WOULD LIKE TO SEE THEM AT TOWN MEETING TO GIVE THEIR STATEMENTS.

2. **DISCUSSION AND VOTE FOR APPROVAL OF SALE OF NOTES:** BOND ANTICIPATION NOTES (BAN) ARE COMING DUE AT THE END OF OCTOBER AND HAVE BEEN PUT OUT FOR SALE SEEKING SHORT TERM MATURITIES AGAIN BECAUSE THERE ARE OTHER SERIES A NOTES MATURING IN MARCH. THEY WILL ROLL THEM TOGETHER AND ACHIEVE SOME SAVINGS: \$1,650,000, TAX EXEMPT, MATURING IN MARCH 2024, 4.42% BY FIDELITY CAPITAL; SERIES B, \$7,225,000, TAXABLE, MATURE IN MARCH 2024, ALSO FIDELITY, AT 6.122%. MR. LUDDY NEEDS A VOTE TONIGHT AND THREE SIGNATURES TO FINISH THE SALE. S&P AWARDED THE TOWN A AAA RATING, WHICH IS THE BEST LONG-TERM RATING THE TOWN CAN ACHIEVE.

UPON **MOTION**, DULY MADE BY KATIE PHELAN, SECONDED BY DOUG THOMPSON: MOVE THAT THE WRITTEN VOTES PRESENTED TO THIS MEETING IN CONNECTION WITH THE TOWN'S SALE OF ITS NOTES BE ADOPTED AS WRITTEN AND INCORPORATED INTO THE MINUTES OF THIS MEETING IN FULL. ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

3. **REVIEW AND DISCUSSION REGARDING POSSIBLE UPDATES TO THE TOWN CHARTER:** TABLED UNTIL A MEETING CAN BE SCHEDULED TO DISCUSS THE PROPOSED CHANGES AND INVITE COMMITTEE CHAIRS TO JOIN IN. MR. SPELLIOS ASKED THAT IT BE PUSHED OUT UNTIL INFORMATION CAN BE ABSORBED. MS. PHELAN WOULD LIKE TO SEE THE CURRENT CHARTER REDLINED WITH THE PROPOSED CHANGES.
4. **DISCUSSION REGARDING CAPITAL IMPROVEMENT PROJECTS UPDATES:** THE PROCESS HAS BEEN ACCELERATED THIS YEAR, INCLUDING CREATING A NEW STREAMLINED PROPOSAL FORM. MR. LUDDY HAS BEEN ATTENDING MONTHLY MEETINGS WITH CIC SINCE JULY AS WELL AS MEETING WITH MS. SARRO, TA FITZGERALD AND DEPARTMENT HEADS. THERE ARE 41 PROPOSALS AND THEY'RE HOPING TO HAVE CIC RECOMMENDATIONS BY THE END OF JANUARY SO FINANCE COMMITTEE AND THE SELECT BOARD HAVE TIME TO REVIEW PROJECTS BEFORE THE TA'S BUDGET HAS TO BE FINALIZED. MS. PHELAN ASKED THAT INFORMATION ON FUNDED PROJECTS AS WELL AS STATUS BE SHARED. STAFF WAS ALSO DIRECTED TO SHARE THEIR PROJECTS WITH THE BOARDS & COMMITTEES THAT THEY LIAISE WITH.
5. **UPDATE ON ARPA PROPOSALS:** THE TOWN WAS AWARDED \$4.5M AND HAS \$2.18M REMAINING FOR ALLOCATION. THERE ARE RESTRICTIONS ON HOW FUNDS CAN BE SPENT (OFFSET THE TAX RATE, PAY DOWN PENSIONS OR OTHER DEBT OBLIGATIONS OR PUT IT INTO RESERVE). DPW, HEALTH, LIBRARY AND THE SENIOR CENTER HAVE SUBMITTED PROPOSALS. TA FITZGERALD STATED THESE ARE PROPOSALS FOR CONSIDERATION AND HE WOULD LIKE TO GET THE BOARD'S CONSENSUS ON HOW TO ALLOCATE THE FUNDS. SOME PROPOSALS CAN BE COMPLETED USING OTHER STATE AND FEDERAL

GRANTS (THESE HAVE BEEN EXCLUDED FROM THE LIST PRESENTED TONIGHT) AND THERE ARE OTHER PROJECTS THAT SHOULD BE INCLUDED AS WELL, INCLUDING AFFORDABLE OR IMMIGRANT HOUSING.

MR. THOMPSON FEELS THE BOARD SHOULDN'T DISCOUNT THE ARPA SURVEY WHICH ASKED FOR INFRASTRUCTURE IMPROVEMENTS AND MENTAL HEALTH ASSISTANCE AS WELL AS CLIMATE ACTION INVESTMENTS, INCLUDING SOLAR FOR THE NEW SCHOOL, ELECTRIC VEHICLES, TREE PLANTINGS AND ELECTRIFYING TOWN PROPERTIES.

MS. FLETCHER FEELS THE MAJORITY OF THE PROJECTS CAN BE GRANT FUNDED OR FUNDED FROM OTHER SOURCES. SHE FEELS THE REMAINING \$2.18M SHOULD BE USED FOR THE INFRASTRUCTURE THAT LEADS TO KING'S BEACH.

MR. SPELLIOS STATED THAT THERE ARE NO SHORTAGE OF PROJECTS, THERE ARE HUNDREDS OF MILLIONS OF DOLLARS OF COMPETING INTERESTS. THIS DOESN'T INCLUDE MONEY FOR RESILIENCY. THERE IS \$2.5M COMMITTED TO INFRASTRUCTURE. HE FEELS TA FITZGERALD AND TOWN STAFF IS LOOKING FOR DIRECTION WHETHER THEY SHOULD BE SPENDING ON CAPITAL PROJECTS. HE APPRECIATES AND AGREES WITH THE COMMUNICATIONS RECEIVED TODAY REGARDING STACEY'S BROOK & KING'S BEACH. THERE IS A PLAN TO SPEND \$2.5M EVERY OTHER YEAR, HE WOULD LIKE TO HEAR MORE ABOUT IDDE. WHAT CAN WE FOCUS ON AND SOLVE. MS. SARRO: THE TOWN IS WAITING FOR APPROVAL FROM DEP TO USE THE \$2.5M. MR. CRESTA, DPW DIRECTOR, IS READY TO MOVE FORWARD THIS FALL WITH IDDE CONNECTIONS.

MR. GRISHMAN STATED THAT THE TOWN HAS \$2.5M AND ANOTHER \$2.5M GRANTED FROM THE CITY OF LYNN. KLEINFELDER SENT A PROJECT LIST THAT WOULD USE THE \$2.5M. HE WOULD LIKE TO WORK COLLABORATIVELY WITH THE CITY OF LYNN, STATE AND OTHER STAKEHOLDERS TO GET KING'S BEACH CLEANED UP AND AUTHORIZE THE TOWN ADMINISTRATOR TO WORK AS EXPEDITIOUSLY AS POSSIBLE TO GET THE \$2.5M IN PLAY, HAVE TOWN STAFF MAKE RECOMMENDATIONS FOR THE REMAINING \$2.18. TA FITZGERALD HOPES THERE IS A GENERATIONAL PROJECT THAT WOULDN'T BE ACHIEVABLE WITHOUT ARPA FUNDS.

MR. THOMPSON: THE \$2.5M ISN'T ALL FOR SOURCE ELIMINATION, \$400K IS FOR OUTFALL DESIGN AND ALTERNATIVES REPORT. HE WOULD LIKE TO SEE IT ALL GO TO SOURCE ELIMINATION AND GIVE THE TOWN ADMINISTRATOR AND STAFF A GENERAL DIRECTION FOR USING THE \$2.18M, INCLUDING SOURCE ELIMINATION AT FISHERMAN'S BEACH, CLIMATE ACTION FUND, HISTORIC PRESERVATION AND STAFF PROJECTS.

MS. PHELAN WOULD LIKE TO SEE A SPECIFIC SLIDE SHOWING ALL OF THE PROJECTS. SHE ECHOES MR. SPELLIOS'S FRUSTRATION. SHE WOULD LIKE TO SEE FULL ACCOUNTING AS WELL AS AN INFRASTRUCTURE COMMITTEE.

THERE WAS A DISCUSSION ABOUT HAVING A COMMITTEE AND HAVING CONSULTANT FUNDS AVAILABLE. MS. FLETCHER WOULD LIKE TO FORM A COMMITTEE OF INFORMED PEOPLE TO GIVE AN OPINION ON THE USE OF THE \$2.5M AS WELL AS THE \$2.1M. MR. GRISHMAN AGREES WITH HAVING AN INFRASTRUCTURE COMMITTEE FORMED AS SOON AS POSSIBLE. TA FITZGERALD BELIEVES KING'S BEACH NEEDS THE FULL MEASURE OF LOCAL, STATE AND FEDERAL OFFICIALS TO GET THE BEACH CLEAN. HE DOESN'T BELIEVE SPENDING MORE MONEY WILL SOLVE THE PROBLEM. THE EPA NEEDS TO OWN THAT THEY AREN'T WORKING WITH THE TOWN. HE WANTS THIS BOARD AND CITIZENS TO FIX THE PROBLEM.

**CINDY CAVALLARO, PRECINCT 3:** CONCERNED ABOUT THE NEED FOR MORE INFORMATION. SHE WOULD LIKE TO SEE THE STATE TAKE OVER SOME BEACHES. MR. GRISHMAN STATED THAT THE TOWN ADMINISTRATOR HAS ASKED DCR TO TAKE OVER KING'S BEACH BUT THE SEAWALLS HAVE TO BE PUT IN A STATUS OF GOOD REPAIR FIRST. THERE WAS A DISCUSSION ABOUT THE SEAWALLS AND THE PLAN TO REPAIR THEM. MS. CAVALLARO ALSO ASKED WHY MISSION ON THE BAY IS ALLOWED TO BE OPEN. TA FITZGERALD REPLIED THAT THEY REPAIRED THEIR WALL TEMPORARILY AND HAVE BEEN GIVEN APPROVAL BY THE BUILDING COMMISSIONER. THEY'RE WORKING ON A DESIGN TO PERMANENTLY REPAIR THE WALL.

- 6. MBTA 3A ZONING UPDATE:** MS. IPPOLITO DISCUSSED THE MBTA 3A ZONING. THE SELECT BOARD HAS TO APPROVE THE ZONING MAPS. THE TOWN IS ALREADY IN COMPLIANCE. MR. GRISHMAN ASKED HOW THE ELM PLACE DEVELOPMENT WILL AFFECT THIS. MS. IPPOLITO: WE'VE ALREADY MET THE REQUIREMENTS. ANYTHING ELSE OVER THE REQUIREMENTS IS ALLOWED BY RIGHT. MS. PHELAN: APPLAUDED MS. IPPOLITO AND MS. GALAZKA, THAT THE TOWN IS WELL ABOVE COMPLIANCE, DISTRICTS ARE OVER THE REQUIREMENT, AND PUTTING FORTH STEPS TO INVITE MORE AFFORDABLE

HOUSING IN TOWN. **MS. IPPOLITO:** WE CAN USE A INCLUSIONARY ZONING BY LAW TO BUILD MORE AFFORDABLE HOUSING UNITS. **MS. GALAZKA:** THIS ALLOWS FOR THE CREATION OF MORE HOUSING NEAR TRANSIT.

**D. APPROVAL OF THE CONSENT AGENDA:** THERE WERE NO ITEMS FOR THE CONSENT AGENDA.

**E. SELECT BOARD TIME:**

- i. MS. FLETCHER:** THE PUBLIC COMMENT FOR SWAC'S BY-LAW IS OCTOBER 25TH AT THE HIGH SCHOOL.
- ii. MR. GRISHMAN:** THANKED MS. PHELAN FOR BRINGING THE LOW-COST/NO-COST EVENTS TO LIGHT.
- iii. MS. PHELAN:** THE NO-COST/LOW-COST EVENTS OFFERED BY THE RECREATION DEPT. ARE GREAT. OFFERING LOW-COST HALLOWEEN COSTUMES HAS HELPED PEOPLE WHO CAN'T AFFORD TO SPEND A LOT OF MONEY ON COSTUMES AND KEEPS THEM OUT OF THE WASTE STREAM. THERE'S MORE MEANING THAN JUST COSTUMES. THEY'RE PUSHING EQUITY AND INCLUSION.
- iv. MR. SPELLIOS:** NOTHING TO ADD.
- v. MR. THOMPSON:** NOTHING TO ADD.

UPON **MOTION**, DULY MADE BY KATIE PHELAN, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED** TO ADJOURN AT 8:49 P.M.: ALL IN FAVOR: YES. ANY OPPOSED: NO. MOTION CARRIES.

TRUE ATTEST,

*Dianne Marchese*

DIANNE MARCHESE, ADMINISTRATIVE ASSISTANT TO THE TOWN ADMINISTRATOR & SELECT BOARD

MINUTES APPROVED BY THE SELECT BOARD ON NOVEMBER 20, 2023

ATTACHMENTS:

NOTE SALE MEMO

CAPITAL IMPROVEMENTS REQUESTS LIST

ARPA PRESENTATION

MBTA 3A ZONING PRESENTATION



# Town of Swampscott

## Office of the Town Treasurer

### MEMORANDUM

TO: SELECT BOARD  
FROM: PATRICK LUDDY, TREASURER  
SUBJECT: NOTE ISSUE  
DATE: THURSDAY OCTOBER 13<sup>TH</sup>, 2023

#### Important Dates

October 18<sup>th</sup> – Select Board Vote

October 25<sup>th</sup> – Settlement

October 26<sup>th</sup> – Repayment of Maturing  
Notes

I am writing to seek the Board's authorization to accept the sale of two Bond Anticipation Notes (BANs). The winning bidder for both notes is Fidelity Capital Markets. The first BAN is in the amount of \$1,650,000, tax-exempt, and will mature in March 2024. The Net Interest Cost for this note is appx. 4.420%. The second BAN is in the amount of \$7,225,000, taxable, and will mature in October 2024. The Net Interest Cost for this note is appx. 5.624%.

### BACKGROUND

Three bids were received on each BAN. The highest bid on the \$1.650M note had a net interest cost of 4.711%. The highest bid on the \$7.225M note had a net interest cost of 6.122%. Proceeds of the notes will be used to finance land acquisitions approved by special town meeting in June 2022. These notes refinance BANs that were issued last October for the land acquisitions, which are coming due on October 26<sup>th</sup>.

### FORM OF VOTE

Seven votes of the Select Board are required to complete the sale of the notes. Successful execution of the sale by the October 25<sup>th</sup> settlement date requires a vote of the board on October 18<sup>th</sup>.

The board may opt to take up the seven votes in one simplified motion as follows:

***"I move that the written votes presented to this meeting in connection with the Town's sale of its Notes be adopted as written and incorporated into the minutes of this meeting in full".***

The full text of the votes has been provided to you with this memo.

### DOCUMENTATION REQUIREMENTS

All closing documentation must be signed by at least a majority of the Board. Closing documents must be signed on October 18<sup>th</sup> to successfully execute the sale by the settlement date.

Electronic signatures are not acceptable. A hard copy will be available for signature at the October 18<sup>th</sup> Board meeting.

The full text of the documentation will be made available to you.



# MUNICIPAL NOTE SALE INFORMATION

## Sale Information

Day: Wednesday  
Date: October 11, 2023  
Time: 11:00 AM

Issuer: Town of Swampscott, MA  
Amount: \$1,650,000.00  
Dated: 10/25/2023  
Due: 3/7/2024  
Contact Name: David M. Eisenthal  
Title: Vice President  
Email or I-Deal: pluddy@swampscottma.gov

Type:  
BAN

Bank Qualified:  
Yes

New/Renewal:  
Renewal

Tax Status:  
**TAX-EXEMPT**

Paying Agent:  
U.S. Bank Trust Company, National  
Association

Disclosure:  
Yes 10/4/2023

Project Description:  
Land Acquisition

Certification:  
None

Award Basis:  
Lowest NIC

Legal Opinion:  
Yes  
Locke Lord LLP

Right to Prepay:  
No

Interest Basis:  
30/360  
No. Of Days: 132

CUSIP:  
Optional

Rating:  
Note: Pending  
Current Bond: AA+

Bid Basis:  
Par/Premium X  
Minimum Premium: \$6,187.50

Bid Limits:  
All or none X Split \_\_\_\_  
Minimum Amount:

Bid Specifics:  
Registered or DTC Book-Entry

## Additional Info:

This one of two series of bond anticipation notes offered by the Town: the "Series A Notes." The Town will accept only all or non bids for the Series A Notes.

## RESULTS

BIDDER	AMOUNT	RATE	DATE/TIME	PREMIUM	NIC	AWARD	REOFFER
Fidelity Capital Markets*	ALL	5.500%	10/11/2023 10:53 AM	\$6,534.00	4.420000	\$1,650,000.00	3.850%
BNY Mellon Capital Markets, LLC*	ALL	5.750%	10/11/2023 10:52 AM	\$7,091.20	4.577900		4.100%
Piper Sandler & Co.*	ALL	5.750%	10/11/2023 10:37 AM	\$6,286.50	4.710909		3.900%

\*=Underwriter

UniBank Fiscal Advisory Services, Inc. (UFASI) is a subsidiary of UniBank for Savings (UniBank) and any bid submitted by UniBank is in keeping with its own investment goals and is not submitted by or on behalf of UFASI.

For further information, please refer to the Preliminary Official Statement and Notice of Sale dated 10/4/2023



# MUNICIPAL NOTE SALE INFORMATION

## Sale Information

Day: Wednesday  
Date: October 11, 2023  
Time: 11:00 AM

Issuer: Town of Swampscott, MA  
Amount: \$7,225,000.00  
Dated: 10/25/2023  
Due: 10/24/2024  
Contact Name: David M. Eisenthal  
Title: Vice President  
Email or I-Deal: pluddy@swampscottma.gov

Type:  
BAN

Bank Qualified:  
No

New/Renewal:  
Renewal

Tax Status:  
**TAXABLE**

Paying Agent:  
U.S. Bank Trust Company, National  
Association

Disclosure:  
Yes 10/4/2023

Project Description:  
Land Acquisition

Certification:  
None

Award Basis:  
Lowest NIC

Legal Opinion:  
Yes  
Locke Lord LLP

Right to Prepay:  
No

Interest Basis:  
30/360  
No. Of Days: 359

CUSIP:  
Optional

Rating:  
Note: Pending  
Current Bond: AA+

Bid Basis:  
Par/Premium X  
Minimum Premium: \$27,093.75

Bid Limits:  
All or none      Split X  
Minimum Amount: \$1,000,000.00

Additional Info:  
This is one of two series of bond anticipation notes being offered by the Town: the "Series B Notes." These Notes are taxable.

Bid Specifics:  
Registered or DTC Book-Entry

## RESULTS

BIDDER	AMOUNT	RATE	DATE/TIME	PREMIUM	NIC	AWARD	REOFFER
Fidelity Capital Markets*	ALL	6.000%	10/11/2023 10:54 AM	\$27,093.75	5.623955	\$7,225,000.00	5.350%
Piper Sandler & Co.*	ALL	6.500%	10/11/2023 10:59 AM	\$36,775.25	5.989582		5.790%
Oppenheimer & Co.*	ALL	6.500%	10/11/2023 10:14 AM	\$27,238.25	6.121950		5.850%

\*=Underwriter

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For further information, please refer to the Preliminary Official Statement and Notice of Sale dated 10/4/2023

Interest on the Notes is NOT excluded from gross income for Federal income tax purposes.

## VOTE OF THE SELECT BOARD

I, the Clerk of the Select Board of the Town of Swampscott, Massachusetts, certify that at a meeting of the board held October 18, 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: to approve the sale of a \$1,650,000 5.50 percent General Obligation Bond Anticipation Note, Series A (the “Series A Note”) of the Town dated October 25, 2023 and payable March 7, 2024, to Fidelity Capital Markets, a division of National Financial Services LLC at par and accrued interest, if any, plus a premium of \$6,534.00.

Further Voted: to approve the sale of a \$7,225,000 6.00 percent General Obligation Bond Anticipation Note, Series B, (Interest Subject to Federal and Massachusetts Income Taxation) (the “Series B Note,” and together with the Series A Note, the “Notes”) of the Town dated October 25, 2023 and payable October 24, 2024, to Fidelity Capital Markets, a division of National Financial Services LLC at par and accrued interest, if any, plus a premium of \$27,093.75.

Further Voted: that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated October 4, 2023, and a final Official Statement dated October 11, 2023, 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 a significant events disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Notes for the benefit of the holders of the Notes from time to time.

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

Further Voted: that any certificates or documents relating to the Notes (collectively, the “Documents”), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a “.pdf” file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.



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, 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 Notes were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

Dated: October 18, 2023

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Clerk of the Select Board

134850866v.1

## New CIP Requests by Department

October 2023

### Building/Community Development

- Reconfiguration of Office Space, FY2025, \$120,000

### Community Development

- Pickleball Courts, FY2025, \$104,000
- Design of Swampscott Town Pier at Fisherman's Beach, FY2025, \$266,000
- Trail Design and Construction at Archer St Open Space, FY2025, \$150,000
- **Demolition of Hawthorne by the Sea, FY2026, \$2,000,000**
- Redevelopment of Hawthorne by the Sea Property, FY2030, \$20,000,000

### Facilities

- 89 Burrill St Exterior Improvements and Electrical Upgrades, FY2027, \$200,000
- 89 Burrill St Accessibility and Fire Protection, FY2027, \$600,000
- Cemetery Building Exterior Improvements, FY2025, \$50,000
- Fire Station Renovation, FY2027, \$1,500,000
- Fish House Exterior Improvements, FY2027, \$150,000
- Forest Ave MS Lower Lot Paving, FY2025, \$200,000
- High School Guidance Office Renovation, FY2028, \$70,000
- **High School PA System, FY2025, \$140,000 (\*STM potential)**
- High School Security Upgrades, FY2026, \$500,000
- High School Sprinkler Repairs, FY2025, \$100,000
- High School Roof Replacement/Restoration, FY2029, \$3,000,000
- Little League Building, FY2029, \$1,000,000
- Pump House Roof and Solar PV System, FY2027, \$350,000
- Town Hall Exterior Restoration Phase II, FY2026, \$500,000
- Town Hall Interior Upgrades, FY2027, tbd
- Town Hall Basement Renovation, FY2025-26, \$50,000 Design + \$300,000 Construction
- **Water Main for Sprinkler System @ SFD, FY2025, \$75,000 (\*STM potential)**

### Information Technology

- Server and Network Devices Upgrades, FY2025, \$97,800

### Library

- Library Addition/Expansion, FY2030, \$7,000,000
- Interior Upgrades – Painting, Ceiling Tiles and Patron Spaces, FY2027, \$140,000
- Mobile Library (EV), FY2024, \$70,000

### Police

- Control Room and Technology Upgrade, FY2025, \$27,680
- Cruiser & Cruiser Laptop Replacement, FY2025-2029, \$130K Yr1; Alternate \$70/140K thereafter

- Speed Board Installation & Replacement, FY2025, \$31,000

#### Public Works

- Seawall Repairs (Eisman's Beach), FY2025, \$300,000
- Shade Trees, FY2025 & FY2028, \$50,000 each yr

#### Recreation

- Mobile LED Trailer, FY2025, \$111,900
- Neighborhood Block Party Supplies, FY2025, \$20,000

#### Senior Center/Recreation

- Community Life Center Feasibility Study, FY2025, \$100,000

#### Sewer

- Sewer Main Rehabilitation, FY2025, FY27, FY29, \$2,500,000/yr

#### Town Clerk

- Election Equipment, FY2025, \$55,000

#### Water Dept

- Water Main Replacement, FY2025-2029, \$500,000/yr
- Cemetery Surplus Fill, FY2026, \$500,000
- Paint Water Tower, FY2026, \$750,000



# TOWN OF SWAMPSCOTT

## AMERICAN RESCUE PLAN

### CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS

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SELECT BOARD

10.18.2023

Amy Sarro  
Director of Finance & Admin

# OVERVIEW OF AVAILABLE ELIGIBLE AWARD

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**\$4,572,677**  
**TOTAL AWARD**



**\$2,181,555**  
**Available to Allocate**

# PURPOSE

TO ENSURE GOVERNMENTS HAVE THE RESOURCES NEEDED TO:

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Fight the pandemic and support families and businesses struggling with its public health and economic impacts

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Maintain vital public services, even amid declines in revenue

---

Build a strong, resilient, and equitable recovery by making investments that support long-term growth and opportunity





# RESTRICTIONS



Offset a Reduction in Net Tax Revenue



Deposits into Pension Funds



Debt Service or Replenishing of Financial Reserves



Settlements or Judgements

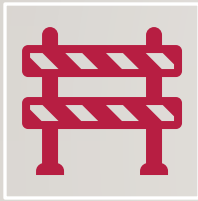


Any uses that undermine COVID-19 mitigation practices

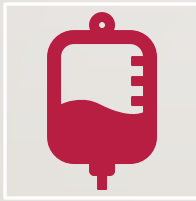


# DEPARTMENT PROPOSALS

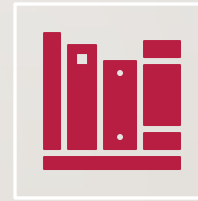
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Public Works



Health



Library



Senior Center



# PUBLIC WORKS

## MS4 PERMIT YEARS 6

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- Time to Complete: 12-18 months
- Proposed Cost: \$181,896
- Overview: The Town of Swampscott, MA is subject to the requirements of the EPA's National Pollutant Discharge Elimination System (NPDES) Phase II Small Municipal Separate Storm Sewer System (MS4) General Permit (hereafter referred to as the "MS4 Permit"). The current permit term went into effect on July 1, 2018. For this permit year (Permit Year 6 with all activities due by June 30, 2024), the Town is required to continue its efforts from previous years pertaining to Illicit Discharge Detection and Elimination (IDDE) and Best Management Practices (BMP) planning and implementation. Kleinfelder proposes to provide the Town with Permit Compliance support in FY'24 as described in detail below.

# PUBLIC WORKS

## KING'S BEACH WATER QUALITY ENGINEERING

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- Time to Complete: 3 years+
- Proposed Cost: >\$2 million
- Overview: As presented in the Asset Management Plan by Kleinfield at the previous Select Board meeting

# PUBLIC HEALTH

## HEALTH PREVENTION, PROMOTION, AND EDUCATIONAL PROGRAMS

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- Time to Complete: 2 years
- Proposed Cost: \$140,000
- Overview: Free for community/residents and town employees- Ideas for topics/programs include, but are not limited to: Healthy living, eating, exercise, etc.; Mindfulness, stress reduction, meditation, etc.; Building resilience and readiness; Emergency Preparedness; Individual and family preparedness; MRC volunteers; CPR and 1<sup>st</sup> Aid; Public information/Communication campaign to dispel misinformation; Community members are taped to discuss their experiences during the pandemic (for documentation/historical purposes)

# PUBLIC HEALTH

## MENTAL HEALTH SUPPORT GROUP/ GROUP THERAPY

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- Time to Complete: 2 years
- Proposed Cost: \$80,000
- Overview: To address mental health challenges faced by pandemic (ex. trauma, loss, grief, burnout, etc.)

Group therapy sessions: 1x week for 12 weeks Led by professional therapist with experience in trauma, grief, loss, burnout, etc.

For Swampscott residents 18+, Offer program 4 times: spring 2024, summer/fall 2024, spring 2025, summer/fall 2025,

- Evaluations will be conducted after each session
- \$100 per person/week x 12 visits/session
- Groups of up to 10 people for each session
- $\$100 \text{ per person/week} \times 10 \text{ people} \times 12 \text{ visits/session} = \$12,000 \text{ per session}$
- $\$12,000 \text{ per session} \times 4 \text{ sessions (with 10 people per session)} = \$48,000$
- Other Costs: Program and administrative costs (ex. promotional materials, time, supplies, etc.) per year =  $\$16,000/\text{year} \times 2 \text{ years} = \$32,000$





# PUBLIC HEALTH

## CLIMATE CHANGE

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- Time to Complete: 2 years
- Proposed Cost: \$60,000
- Overview: Grants for residents to help make their homes greener (ex. install solar panels, rooftop gardens, additional discounts to purchase rain barrels, etc.); Expanding composting in town; Develop and then implement other climate change programs, initiatives, etc.

# LIBRARY

## MOBILE LIBRARY

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- Category: Effective Service Delivery – Community Outreach and Engagement Activities
- Time to Complete: 18-24 months
- Proposed Cost: \$75,000
- Overview: As the library has opened back up, many members of the community are still hesitant to visit the library in-person, but still attend outdoor events, and were using our window-side pick-up service. To combine these two services (outdoor activities and curbside service) the library is proposing to use ARPA funds to help with the purchase of a small, mobile bookmobile. This EV vehicle would allow the library to reach into the under served communities, bring materials and activities to community events, and even extend our home-bound delivery service to those in the most need. Additionally, this vehicle would allow us to visit offsite locations for story times, school visits, fundraisers, etc. With the Town of Swampscott already moving toward an EV future, this vehicle would be a great addition to help further this mission and expand library services at the same time.

# SENIOR CENTER

## LIFT AND LUNCH PROGRAM

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- Category: Addressing Senior Isolation
- Time to Complete: 1 year
- Proposed Cost: \$35,000
- Overview: Costs would be for a van driver and kitchen cook each for 3 hours per day, 5 days per week. By providing a quality lunch at a reasonable price and transportation to and from the senior center throughout the week, we will be reaching many isolated seniors and therefore addressing both the nutritional needs as well as socialization. With more accessible transportation and a meal will lead to people engaging in the wide variety of programming available at the Senior Center. Furthermore, we feel that when these barriers are addressed, the senior center lunch program will become sustainable when we are able to cook for 50 people daily.



## NEXT STEPS

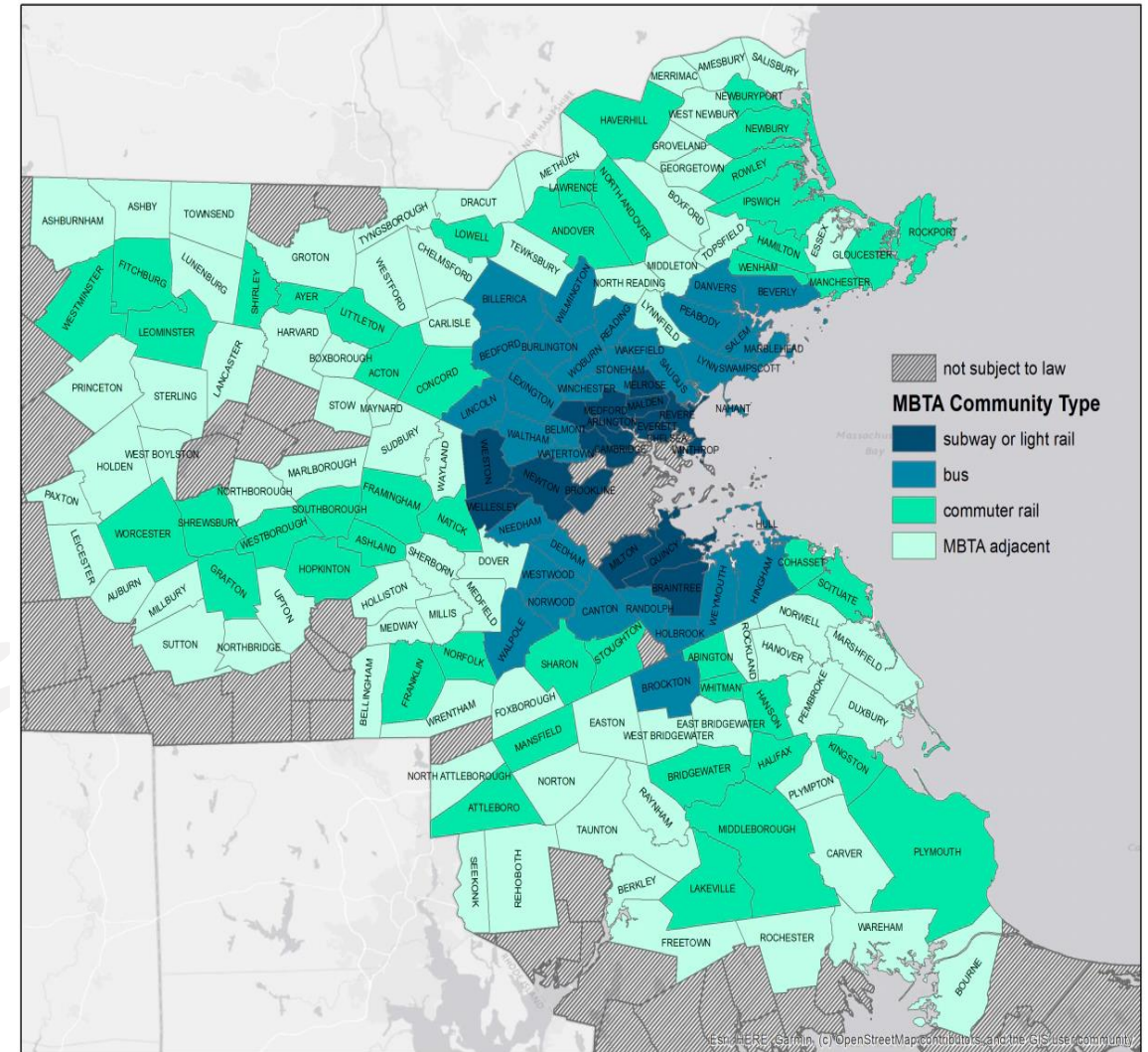
As requested, Departments can provide more information to the Board

Board votes to allocate remainder of funds



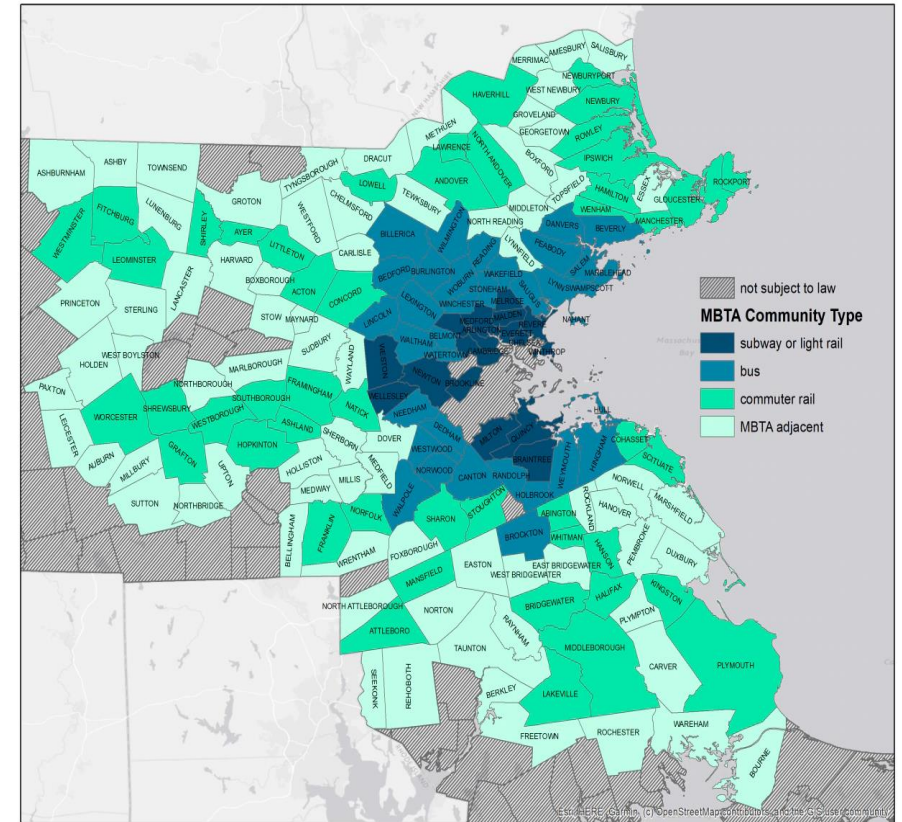
# Update on Section 3A of the Zoning Act

## Select Board Meeting 10/18/23



# Enabling Legislation

- Enacted as part of the economic development bill in 01/2021
- Legislation enacted to address housing crisis
- Requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute.
- The law does not require municipalities to build anything – only zone for the possibility to build housing.
- The law does not mandate any affordability requirements, but does allow them if they do not unduly impede construction of new housing.



# Requirements of the new MBTA zoning law

“MBTA communities” should have a zoning district, or by-law that provides at least 1 district of “reasonable size” that allows for construction of multi-family housing by-right.

This district must meet the following requirements:

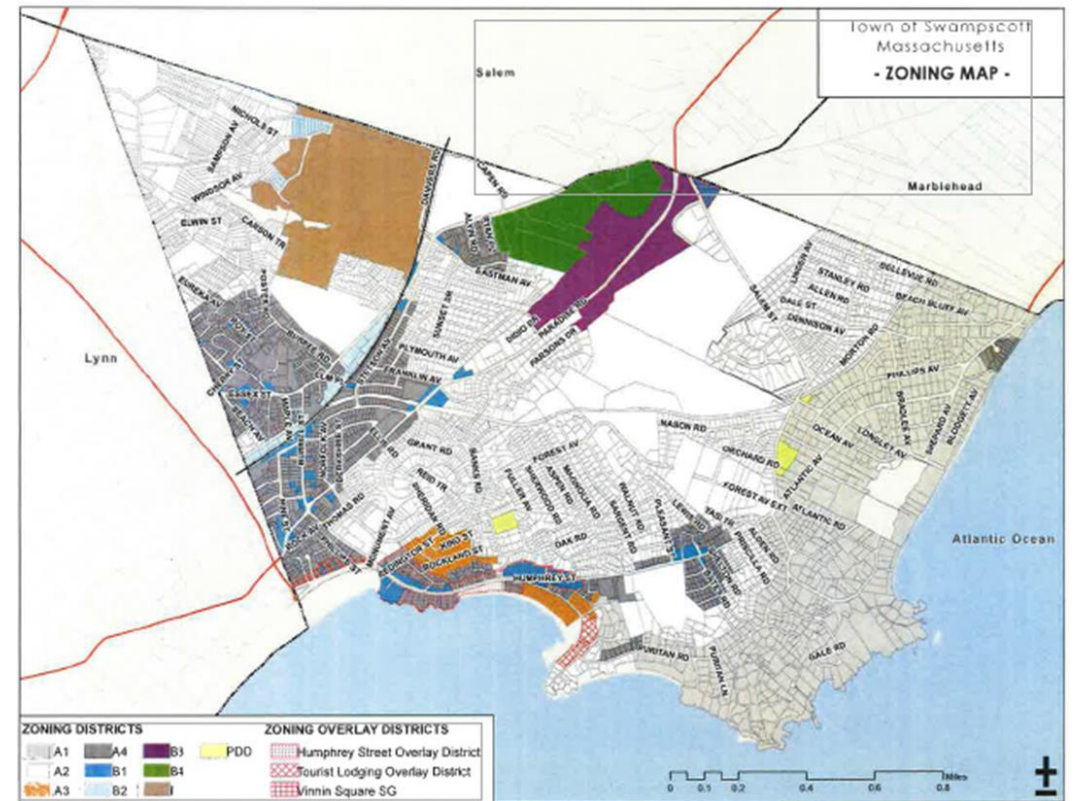
- Minimum gross density of 15 units per acre.
- Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
- No age restrictions.
- Suitable for families with children.





# Requirements continued

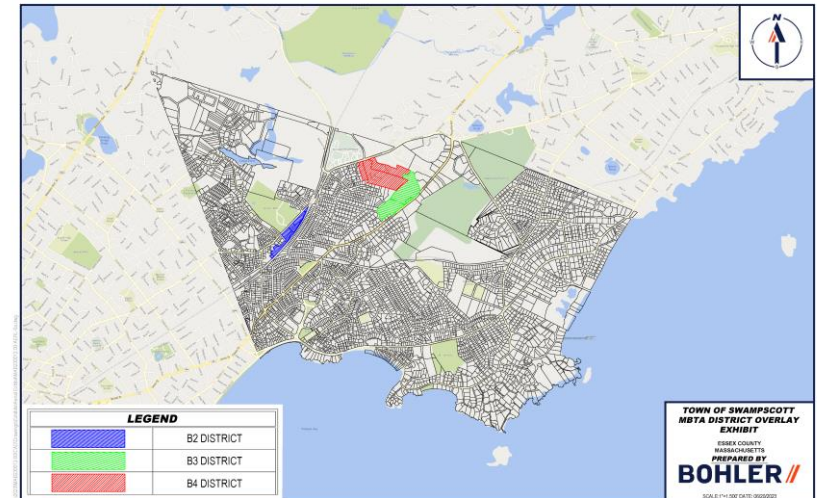
- Could be a new base zoning district or an overlay district
- Location: reasonable access to a transit station and consistent with Commonwealth's sustainable development principles (area of concentrated development)



# Swampscott Requirements For Compliance

To comply with 3A the following criteria must be met:

- \* Zoning districts must allow a minimum of 954 units of multi-family housing (15 units per acre)
- \* Zoning district must be a total of 20 acres of land area
- \* Twenty (20) percent of the 20 acres required to be located within 0.5 mile radius of commuter rail station.



# Compliance

Working in collaboration with the Planning Board, town staff and our consultant, the following three (3) overlay districts achieve compliance:

District 1 - located 0.5 mile radius of the commuter rail line along Essex Street

District 2 – located in the north central part of town; Essex/Loring Ave

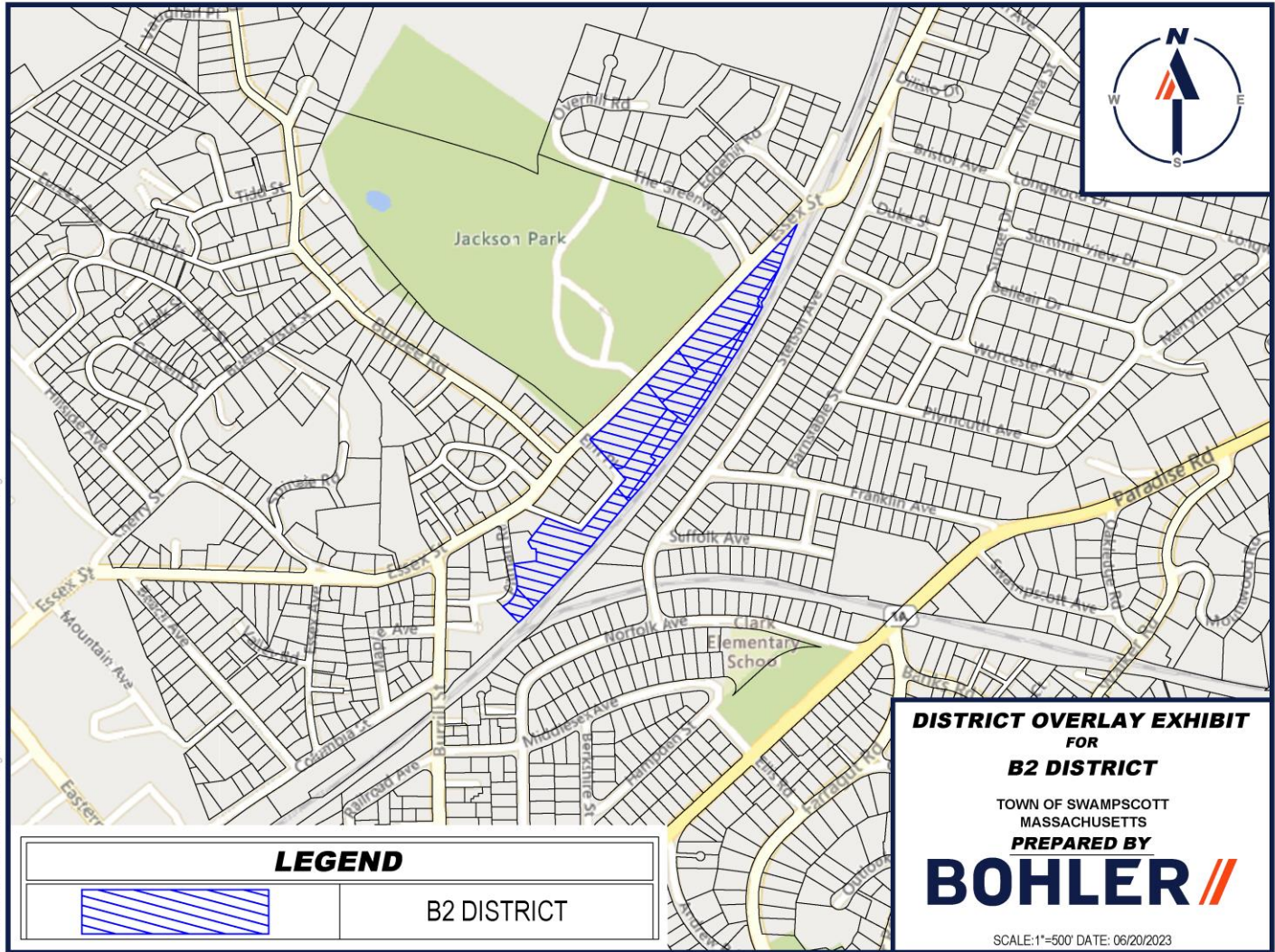
District 3- located along Paradise Road

Utilizing the compliance model issued by the Executive Office of Housing and Livable Communities (EOHLC) the following three (3) overlay districts achieve compliance.

	District 1 ( B2)	District 2 (B3)	District 3 (B4)
District Size (acres)	6.5	17.0	21.1
Final Unit Capacity Per District	139	424	528
Density (units/acre)	21.4	25	25

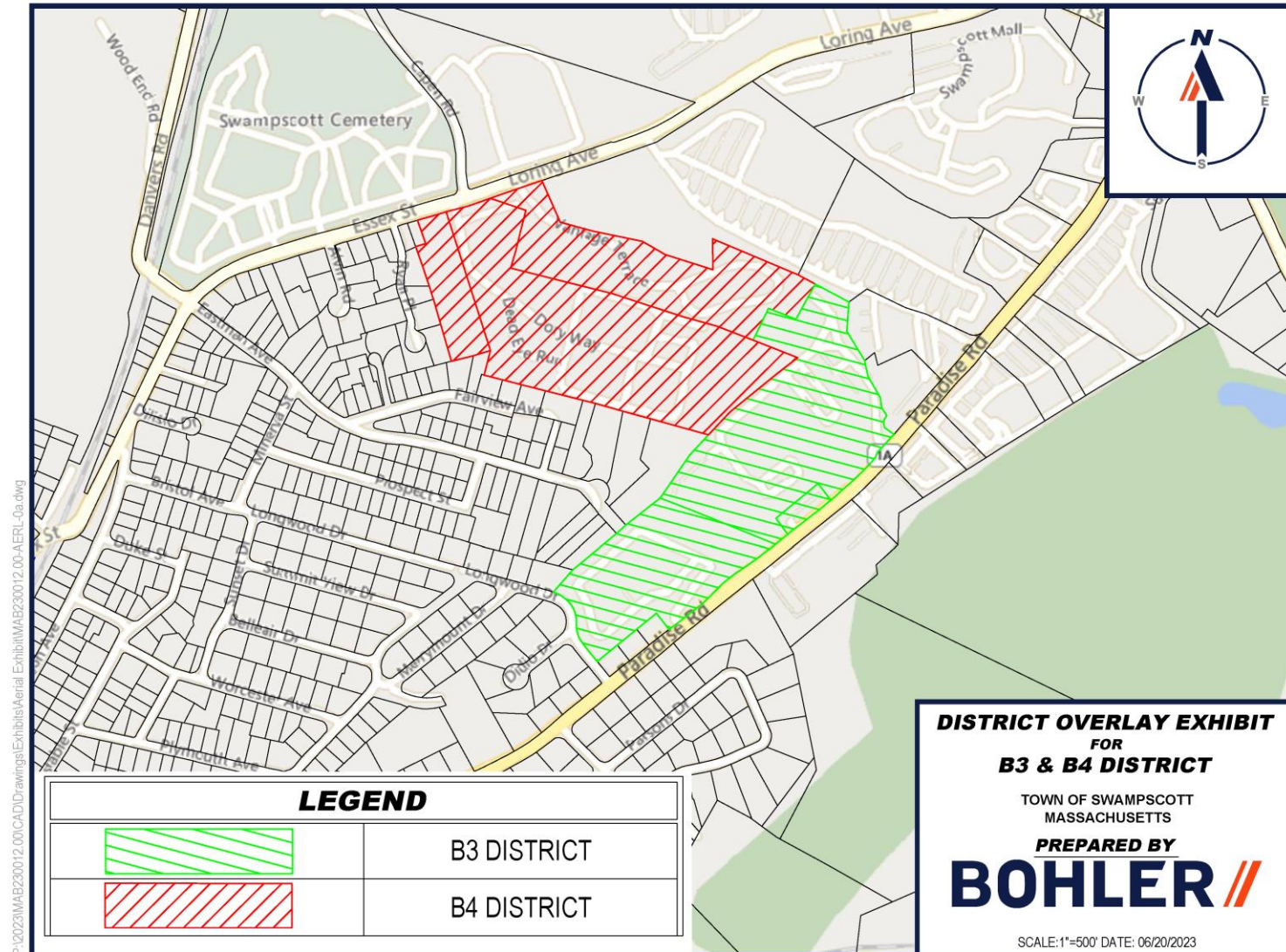


# District 1



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# District 2 and 3





# Compliance Schedule

To date we met compliance with the following:

- \* Provided update to Select Board on Multi Family Legislation
- \* Created an Action Plan to comply with legislation
- \* Received approval from DHCD on Action Plan for compliance with legislation
- \* Planning Board held meetings and discussed the proposed overlay districts

The following tasks/items need to be achieved to reach full compliance:

- \* Select Board to review and comment on proposed overly zoning districts
  - \* Planning Board to draft Multi-Family Overlay District zoning
  - \* Executive Office of Housing and Livable Communities (EOHLC) and town counsel to review proposed zoning and districts
  - \* Town Meeting to adopt zoning that will allow multi family housing as of right in accordance with Section 3A of the Zoning Act (MGL Ch.40 A)
- 
- \* Deadline for adoption of compliant zoning amendment is December 31, 2024.
  - \* Failure to comply makes us ineligible for MassWorks, Local Capital Projects Funds, and Housing Choice Initiatives grant funding



Questions?