



TOWN OF SWAMPSCOTT
SELECT BOARD REGULAR SESSION MINUTES
OCTOBER 19, 2022 – 6:00 P.M.
SWAMPSCOTT HIGH SCHOOL, 200 ESSEX STREET
ROOM B129

SELECT BOARD MEMBERS PRESENT: NEAL DUFFY, MARY ELLEN FLETCHER, DAVID GRISHMAN, PETER SPELLIOS

MEMBERS ABSENT: KATIE PHELAN

OTHER TOWN OFFICIALS PRESENT: SEAN FITZGERALD, TOWN ADMINISTRATOR; PATRICK LUDDY, TOWN TREASURER/COLLECTOR; GINO CRESTA, DIRECTOR OF DPW/ASST. TOWN ADMINISTRATOR; ALEENA ALSARABY, DPW ENGINEER; MARZIE GALAZKA, DIRECTOR, COMMUNITY & ECONOMIC DEVELOPMENT; PETE KANE, TOWN HRD/ATA; MICHAEL MCCLUNG, TOWN MODERATOR; DANIELLE STRAUSS, DIRECTOR, RECREATION DEPT.

A. PUBLIC COMMENTS NONE

B. NEW AND OLD BUSINESS (*POSSIBLE ACTION/VOTES OF THE BOARD*)

- 1. GIRL SCOUTS CITATIONS:** 1) **TROOP 72182** – WERE AWARDED THE SENIOR BRONZE AWARD FOR THEIR PROJECT TO HELPING CONNECT SENIORS WITH THE YOUNGER GENERATION. THEY MET AT THE SR. CENTER AND THE LIBRARY FOR AFTERNOONS OF GAMES AS A WAY TO THANK THEM FOR LETTING THEM USE THEIR MEETING ROOM FOR TROOP MEETINGS. THEY ALSO THANKED SONJA NATHAN FOR ALL OF HER HELP. 2) **TROOP 69015** WERE AWARDED THE SILVER AWARD FOR THEIR MUSKRAT POND PROJECT WHICH CONSISTED OF PICKING UP TRASH, CREATING NEW SIGNAGE AND CLEANING TRAILS WITH THE HELP OF THE DPW, CONSERVATION COMMISSION AND CONSERVANCY. TO EARN THIS AWARD, THE TROOP HAD TO PUT IN 40-50 HOURS OF WORK. THEY THANKED GINO AND THE DPW FOR THEIR HELP. 3) **TROOP 63146 MAURA CRONIN** EARNED THE GOLD AWARD (WHICH IS THE EQUIVALENT OF THE BOY SCOUTS' EAGLE AWARD) BY STARTING AN OUTREACH PROGRAM WHILE A FRESHMAN IN HS CALLED SMART. THIS PROJECT FOCUSED ON RAISING SELF-AWARENESS TO STUDENTS. MS. CRONIN, IN PARTNERSHIP WITH SWAMPSCOTT LIBRARY, FOCUSED ON TEACHING STUDENTS TO RECOGNIZE HOW SOCIAL MEDIA CAN NEGATIVELY IMPACT THEM & GIVE THEM THE TOOLS TO COMBAT THIS, INCLUDING ON CREATING HEALTH RELATIONSHIPS, PRACTICING SELF-LOVE AND NURTURING SELF-CONFIDENCE. TO EARN A GOLD STAR, GIRLS MUST PUT IN 80-100 HOURS ON THEIR PROJECT. BOARD MEMBERS COMMENTED ON THE NEED FOR POSITIVITY, HOW SOCIAL MEDIA ISN'T REAL LIFE & HOW IMPRESSIVE IT IS THAT SHE RECEIVED A GOLD AWARD.
- 2. TOWN ADMINISTRATOR'S FY22 REVIEW:** TA FITZGERALD DOES HIS OWN EVALUATION WHILE MEMBERS OF THE BOARD DO THEIR EVALUATIONS OF HIM. THESE ARE SUBMITTED TO THE CHAIR, WHO CONDENSED AND AVERAGED BOARD MEMBERS' EVALUATIONS AND PLACES THEM IN THE TA'S PERSONNEL FILE. MR. DUFFY HAD DISCUSSIONS WITH TA FITZGERALD ABOUT BOARD EVALUATIONS, COMMENTS, MEMBERS' EXPECTATIONS, HOW SOME THINGS COULD'VE BEEN BETTER WHILE OTHERS WERE GOOD. MR. GRISHMAN COMMENTED THAT IT HAS BEEN QUITE A YEAR, WHEN WE LOOK BACKWARD & SEE THE ACCOMPLISHMENTS OVER THE LAST 12 MONTHS, HE BELIEVES IT WAS THE BUSIEST, MOST ACCOMPLISHED YEAR IN HISTORY OF TOWN: \$100M NEW SCHOOL, LAND ACQUISITIONS, LEAVING CIVIL SERVICE & DIVERSIFYING PUBLIC SAFETY; TAXES WERE INCREASING EXPONENTIALLY WHEN TA FITZGERALD CAME ON BOARD BUT HE HAS WORKED TO LEVEL THEM OFF. THIS WILL BE ONE OF YOUR LEGACIES. INCREDIBLE, BUSY YEAR, DONE IN MIDST OF EMERGING FROM A PANDEMIC, DIVISIVE YEAR IN TOWN, PROTESTS, GETTING BACK TO HOW LIFE USED TO BE, APPRECIATE YOUR SUPPORT & ADVOCACY FOR GIVING PEOPLE THE ABILITY TO GET INVOLVED. LET'S MAKE FY23 A BETTER YEAR. MS. FLETCHER COMMENTED THAT HER EVALUATION WAS BASED ON 8 WEEKS AND SHE IS LOOKING FORWARD TO TACKLING OPPORTUNITIES FOR NEXT YEAR; MR. SPELLIOS COMMENTED THAT TA FITZGERALD IS THE 3RD TOWN ADMINISTRATOR IN 21 YEARS; 22 YEARS AGO USED FAXES TO GET EVERYTHING DONE. YOU & YOUR STAFF HAVE BEEN HELPFUL TEACHING ME. YOU HAVE A QUALITY TO STEP INTO TOPICS THAT YOU DEEM IMPORTANT ENOUGH TO RAISE EVEN IF POLITICALLY FRAUGHT – BRING DISSENT, CONSTERNATION, HYPERBOLE, HURTFUL DEBATE & DIALOGUE. DAVID'S RIGHT – WE HAVE AN HONEST RELATIONSHIP, YOU KNOW WHERE I THINK IMPROVEMENTS ARE NEEDED, APPRECIATE YOU LISTEN & ACKNOWLEDGE. YOU POINTED OUT THAT OUR COSTS WERE DISPROPORTIONATE COMPARED TO OTHER COMMUNITIES, COSTS DISPROPORTIONATE COMPARED TO SERVICES, RAISED CONVERSATIONS AS TO WHERE WE ARE SPENDING. YOU'RE WILLING TO STAND IN THAT SPACE, IN WHAT IS AN INHERENTLY POLITICAL JOB AND TELL US WHAT WE NEED TO DO. SOMETIMES YOU GET BEATEN UP BY

US & IN PUBLIC. APPRECIATE THAT YOU WILL WORK ON AREAS WE THINK YOU NEED TO IMPROVE ON. I HOPE THIS DOESN'T WEAKEN YOUR RESOLVE TO TELL US WHAT WE'RE DOING WRONG & HOW WE CAN DO BETTER. MR. DUFFY ADDED THAT IN ADDITION TO THE SUMMARY ASSESSMENT – TA FITZGERALD HAS PERSONALLY BEEN HELPFUL TO ME ON WHERE WE'VE BEEN ON STAYING THE COURSE, NOT SWINGING TOO FAR IN ONE DIRECTION OR ANOTHER, I APPRECIATE YOUR GUIDANCE & COUNSELING. HOPE WE PROVIDE SUPPORT IN SAME WAY, IF THERE ARE OTHER WAYS THAT WE CAN PROVIDE YOU SUPPORT, MAKE IT KNOWN. TA FITZGERALD STATED THAT IT IS HUMBLING TO BE GIVEN SUCH AN IMPORTANT RESPONSIBILITY. DAYS DON'T END, COMPLEXITIES GETTING HARDER & HARDER CIVICALLY. NOT A DAY DOESN'T GO BY THAT I DON'T THINK I CAN DO BETTER, DIFFICULT TO GRAPPLE W CHALLENGES WE FACE INCLUDING COMMUNITY MEMBERS IN NEED AND EVOLVING MENTAL HEALTH ISSUES. I AM GRATEFUL FOR THE DEDICATED TEAM OF TOWN EMPLOYEES WE HAVE AND THE COMMITMENT THEY SHOW EVERY DAY WHICH REQUIRES ME TO THINK WHERE I CAN BE BETTER. THE SUPPORT OF THE BOARD & YOUR CONSTRUCTIVE FEEDBACK HELP ME TO BE BETTER. I ALSO WANT PEOPLE TO KNOW THAT I DON'T FAIL TO RECOGNIZE THOSE MOMENTS WHERE I COULD'VE BEEN BETTER. TAKE COMFORT IN THAT WE CAN THINK BACK & LOOK AT BACK AT OUR SUCCESS, CHANGE IN HOW WE BUILD COMMUNITY AND I WILL CONTINUE TO MEET WITH BOARD MEMBERS & REVIEW MY EVALUATION.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY MARYELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED** THAT: THE SELECT BOARD APPROVE PAYING OUT 90% OF TA FITZGERALD'S FY22 DISCRETIONARY BONUS: ALL IN FAVOR: YES. ANY OPPOSED: NO. MOTION PASSES.

- 3. DISCUSSION AND VOTE TO APPROVE SALE OF NOTES:** THE TOWN SOLD \$8,875,000 IN GENERAL OBLIGATION BOND ANTICIPATION NOTES SEEKING FUNDING FOR LAND ACQUISITIONS APPROVED IN THE SPECIAL TOWN MEETING IN JUNE. THESE ARE ONE YEAR NOTES, MATURING IN OCTOBER 26, 2023. MR. LUDDY MET WITH S&P AND THE TOWN'S CREDIT RATINGS REAFFIRMED: AA+ LONG TERM RATING AND S-P 1+ SHORT TERM RATING. S&P DISCUSSED LIABILITIES – LARGE PENSION & OPEB OBLIGATIONS AS THEY HAVE IN THE PAST. MR. LUDDY IS WORKING ON THESE LIABILITIES. THERE WERE TWO SHORT-TERM ONE-YEAR NOTES SOLD TO FIDELITY: SERIES A \$1,875,000 TAX-EXEMPT NOTE & SERIES B \$7,000,000 TAXABLE NOTE WITH A COMBINED AVERAGE RATE OF 4.48%. SERIES B IS TAXABLE BECAUSE IT SPECIFICALLY PERTAINS TO THE HAWTHORN WHICH WILL CONTINUE OPERATIONS FOR ONE YEAR. MR. LUDDY FEELS THE TOWN IS IN ITS BEST POSITION POSSIBLE FROM A RATINGS PERSPECTIVE. THERE WAS A DISCUSSION ABOUT GETTING PERMANENT FINANCING IN 2023, WHEN THE HAWTHORNE HAS CLOSED WITH THE HOPE THAT THE RATE WILL BE FAVORABLE AS A TAX-EXEMPT NOTE. IF THE HAWTHORNE IS STILL OPEN, THE TOWN WILL HAVE TO SEEK ANOTHER BOND ANTICIPATION NOTE WHICH MAY NOT BE AS MARKETABLE IF IT'S LESS THAN A ONE-YEAR MATURITY. PRINCIPAL PAYMENTS START IN THREE YEARS.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY DAVID GRISHMAN, IT WAS UNANIMOUSLY **VOTED**: 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: ALL IN FAVOR: YES. ANY OPPOSED: NO. MOTION PASSES.

- 4. KING'S BEACH DESIGN OPTIONS:** MR. DAVID PETERSON, KLEINFELDER, HAS BEEN WORKING FOR 10+ YEARS ON THE TOWN'S BEACH WATER QUALITY ISSUES. KING'S BEACH IS OUT OF SERVICE 22% OF BEACH DAYS AND IS AT THE BOTTOM OF THE BOSTON-AREA BEACH WATER QUALITY CHART FROM 2016-2021. THE STEERING COMMITTEE, WHICH CONSISTS OF THE TOWN OF SWAMPSCOTT, CITY OF LYNN, LYNN WATER & SEWER COMMISSION, KLEINFELDER, SAVE THE HARBOR SAVE THE BAY AND MASSDEP HAS SETTLED ON FIVE OPTIONS: SOURCE ELIMINATION, WHICH IS CURRENTLY HAPPENING AND INCLUDES FINDING & FIXING SOURCES OF BACTERIA ENTERING STORM DRAINS; DIVERT & TREAT (PUMP STORMWATER TO LW&S PLANT); END OF PIPE TREATMENTS (DISINFECT WITH CHLORINE OR UV LIGHT); DILUTION (EXTEND OUTFALL INTO NAHANT BAY) AND DIVERT (RELOCATE OUTFALL ALONG COASTLINE). ALL OPTIONS WERE RANKED BASED ON A NUMBER OF FACTORS WITH THREE BEING MOST OPTIMAL: CHEMICAL DISINFECTION, UV DISINFECTION, EXTENSION OF OUTFALL. KLEINFELD RECOMMENDS A PHASED APPROACH OF UV DISINFECTION, CONTINUING ELIMINATING BACTERIA AT THE SOURCE AND CONSIDERATION OF THE OUTFALL EXTENSION INTO THE BAY. CHEMICAL DISINFECTION & UV DISINFECTION WILL COST APPROXIMATELY \$25M - \$27M AND CAN BE COMPLETED IN 3+ YEARS; OUTFALL EXTENSION WILL COST APPROXIMATELY \$55.8M AND TAKE APPROXIMATELY 8.8 YEARS FOR COMPLETION. THERE WAS A DISCUSSION ABOUT COST, COST-SHARING

WITH LYNN, SEEKING STATE AND FEDERAL GRANTS AND PERMIT REQUIREMENTS. UV DISINFECTION REQUIRES NO PERMITTING AND WILL ONLY BE DONE DURING THE SUMMER. MR. CRESTA, DPW DIRECTOR/ASST. TOWN ADMINISTRATOR, FAVORS UV DISINFECTION. TA FITZGERALD IS ASKING THE BOARD'S SUPPORT TO TAKE THE NEXT STEPS SO THE PROBLEM DOESN'T LINGER. MR. SPELLIOS COMMENTED THAT APPROVAL OF ONE OF THE ABOVE OPTIONS DOESN'T DRIVE POLICY. TA FITZGERALD REPLIED THAT THE STEERING COMMITTEE IS LESS CONCERNED WITH WHO IS GOING TO PAY THAN IT IS CLEANING THE WATER. SEN. CRIGHTON IS AWARE THAT THE BOARD IS MEETING AND IS WAITING FOR A DECISION. MS. FLETCHER ASKED THAT THE SOURCE ELIMINATION OPTION BE FURTHER INVESTIGATED.

- 5. LEAD TESTING GRANT:** THE TOWN IS MANDATED TO DO LEAD COPPER SAMPLING ANNUALLY, SAMPLING 20 HOMES FOR LEAD & COPPER LEVELS IN DRINKING WATER THAT ARE ABOVE ACCEPTED LEVELS. MR. CRESTA IS HERE BECAUSE THE DEP IS AWARDING GRANTS TO DO THIS SAMPLING, ON A FIRST COME/FIRST SERVED BASIS. WE NOW HAVE TO TEST TWENTY HOMES BUILT IN 1984-1986 (THERE ARE 30) BECAUSE LEAD WAS USED TO SOLDER PIPES TOGETHER. IF THERE IS LEAD IN THE WATER, THAT WILL HAVE TO BE REPLACED BY THE HOMEOWNER. TO DATE, THE TOWN HAS NEVER HAD A LEAD VIOLATION BUT IF WE FIND LEVELS ABOVE THE ACCEPTED LEVEL, WE WILL TEST ALL HOMES. RESIDENTS CAN GET FREE HOME TESTING KITS AT HOME DEPOT AND DO THEIR OWN WATER QUALITY TESTING.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED** THAT: THE BOARD ENDORSES THE PROPOSED LEAD WATER SERVICE ACTION PLAN GRANT PROPOSAL AND AUTHORIZES THE TOWN ADMINISTRATOR TO WORK WITH D.P.W. DIRECTOR GINO CRESTA TO FILE AN APPLICATION ON BEHALF OF THE SELECT BOARD AND TO SIGN ANY APPROPRIATE DOCUMENTS ON BEHALF OF THE TOWN: ALL IN FAVOR: YES. ANY OPPOSED: NO. MOTION PASSES.

- 6. SUPREME COURT –** SUPREME COURT IS A SMALL NEIGHBORHOOD WHICH HAS WORKED WITH THE TOWN TO HAVE THE ROADWAY BROUGHT UP TO A STATUS OF GOOD REPAIR IN ORDER TO BE ACCEPTED AS A PUBLIC WAY. TA FITZGERALD RECOMMENDS THAT THE SELECT BOARD REFER THIS TO THE PLANNING BOARD FOR THEIR REVIEW. ONCE THE PLANNING BOARD AGREES TO ACCEPT IT AS A PUBLIC WAY, WE WILL PUT IT ON THE TOWN MEETING WARRANT FOR THEM TO VOTE TO ACCEPT IT AS A PUBLIC WAY. ONCE IT HAS BEEN ACCEPTED, THE TOWN WILL OWN IT AND HAVE TO MAINTAIN IT. PER MGL CHAP 82 §§21 TO 24, THE PLANNING BOARD HAS 45 DAYS TO ISSUE A RECOMMENDATION AND THE TOWN MUST ACQUIRE A FEE OR EASEMENT IN THE ROAD WITHIN 120 DAYS OF TOWN MEETING. MS. KELLY KRUGER, SUPREME COURT RESIDENT, THANKED DPW FOR HELPING, ADDING THAT NEIGHBORS HAVE TAKEN CARE OF EVERYTHING THEY'VE BEEN ASKED AND THAT THE STREET HAS BEEN TREATED AS A PUBLIC WAY SINCE IT WAS BUILT.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY DAVID GRAHAM, IT WAS UNANIMOUSLY **VOTED** TO: MOVE THAT THE SELECT BOARD VOTE ITS INTENTION TO LAY OUT SUPREME COURT AS A PUBLIC WAY, ALL AS SHOWN ON A PLAN ENTITLED "PLAN 14207-B AND 14207-H," DATED APRIL 12, 1989, PREPARED BY CARTER & TOWERS ENGINEERING CORP., SURVEYORS, AND TO FORWARD THIS VOTE AND THE PLAN TO THE PLANNING BOARD FOR ITS COMMENTS AND RECOMMENDATIONS PURSUANT TO G.L. C. 41, §§81G AND 81I.: ALL IN FAVOR: YES. ANY OPPOSED: NO. MOTION PASSES.

- 7. LAND ACQUISITION UPDATES – HAWTHORNE & ARCHER ST. –**THE TOWN WAS AUTHORIZED TO ACQUIRE THREE LAND PARCELS AT TOWN MEETING IN JUNE – TWO ON ARCHER ST. (HAAS PROPERTY & 0 ARCHER) AND THE HAWTHORNE RESTAURANT. THE HAAS PROPERTY IS EXPECTED TO CLOSE AT THE END OF THE YEAR AND A CONSERVATION RESTRICTION WILL BE ON THE DEED; TA FITZGERALD HAS BEEN NEGOTIATING WITH THE OWNER OF 0 ARCHER STREET, TRYING TO COME TO A MUTUAL AGREEMENT ON A PRICE. THE BOARD IS GOING TO DELAY ANY ACTION AND CONTINUE NEGOTIATIONS BUT IS READY TO MOVE TO TAKE THE PROPERTY IF NEEDED; THE HAWTHORNE IS EXPECTED TO CLOSE AT THE END OF THE YEAR. TOWN STAFF, INCLUDING MARZIE GALAZKA, THE TOWN ADMINISTRATOR, HRD/ASST. TA PETE KANE, NEAL DUFFY AND PETER SPELLIOS ARE WORKING TO HIRE A DESIGN FIRM TO HELP WITH THE BEST USE OF THE PROPERTY AND WILL HAVE MORE DETAILS SOON.

C. VOTES OF THE BOARD

CONSENT AGENDA ITEMS:

1. VOTE TO APPROVE THE MINUTES OF THE REGULAR MEETING OF 10/6/22. ONE REVISION – MR. SPELLIOS WAS ABSENT DURING THIS MEETING.
2. NATIONAL GRID PETITIONS – 13 CUTTING ROAD – MR. SPELLIOS ASKED WHO PAYS WHEN NATIONAL GRID TEARS UP A ROAD? HE WOULD LIKE MR. CRESTA TO REVISIT USING FLOW FILL, SO BACKFILL PATCH DOESN'T SINK AS MUCH. SOME COMMUNITIES REQUIRE IT. TRENCHES ARE A PERPETUAL PROBLEM EVERYWHERE.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED** TO: APPROVE THE CONSENT AGENDA WITH THE REVISION TO MINUTES: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION PASSES.**

D. TOWN ADMINISTRATOR'S REPORT

- **MACHON SCHOOL** – CELEBRATED THEIR ONE-YEAR ANNIVERSARY LAST WEEK. TOWN OFFICIALS AND PROPERTY RESIDENTS WERE ON HAND TO CELEBRATE. **B'NAI B'RITH** AND THE TOWN RECEIVED THE **2022 VANGUARD AWARD** FOR MAJOR REHABILITATION OF A HISTORIC STRUCTURE INTO AFFORDABLE RENTAL HOUSING FROM THE NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION FOR THIS CRITICAL PROJECT IN OUR COMMUNITY. THIS IS SOMETHING THE WHOLE TOWN CAN CELEBRATE.
- **S&P RATING** – THE TOWN'S S&P RATINGS HAVE BEEN REAFFIRMED AS **AA+** AND **SP-1+**. THIS WILL HELP OUR **G.O. BOND ANTICIPATION NOTE SALE**.
- **HAWTHORNE REDEVELOPMENT** – I AM IN THE PROCESS, ALONG WITH OTHER TOWN EMPLOYEES AND OFFICIALS, OF VETTING FIRMS TO ASSIST THE TOWN IN CREATING A PUBLICLY-SOURCED PLAN FOR THIS PROPERTY. **WE SHOULD HAVE A RECOMMENDATION SHORTLY.**
- **INDIGENOUS PEOPLES' RECOGNITION MONTH** – **INDIGENOUS PEOPLES' MONTH** KICKED OFF ON **OCTOBER 16TH** WITH A DEMONSTRATION OF SETTING UP A **NATIVE AMERICAN SHELTER** DURING THE **FARMER'S MARKET**. THE **HISTORICAL SOCIETY** IS BRINGING LOCAL AUTHOR **MARY ELLEN LEPIONKA** TO THE LIBRARY ON **OCTOBER 20TH** TO TALK ABOUT HER RESEARCH OF INDIGENOUS PEOPLE IN THE AREA FROM THE LAST ICE AGE TO APPROXIMATELY **1700**. THE **HISTORICAL COMMISSION** IS BRINGING AUTHOR **EMERSON BAKER** TO THE LIBRARY ON **NOVEMBER 12TH** TO TALK ABOUT HIS BOOK **THE NANEPASHEMET'S PEOPLE: NATIVE INHABITANTS OF SWAMPSCOTT & ESSEX COUNTY**.
- **LIBRARY** – **WE ARE WORKING TO FILL THREE VACANCIES AT THE LIBRARY AND HOPE TO HAVE THEM FILLED SHORTLY.** **JONATHAN HAS ALSO CREATED AN ESCAPE ROOM & WILL HAVE A HAUNTED HOUSE AT THE END OF THE MONTH.**
- **BUILDING DEPT.** – **AI PULLED A PERMIT TO UPGRADE THEIR EQUIPMENT. THE FEE FOR THIS PERMIT IS \$334K. ELM PLACE IS ALSO IN THE PROCESS OF PULLING THEIR PERMIT, WHICH WILL COST THEM APPROXIMATELY \$512K. THE TOWN ANTICIPATED ELM PLACE REVENUE BUT NOT AGGREGATE'S WHEN BUDGETING FOR FY23. MR. GRISHMAN ASKED IF THE TOWN CAN MAKE A SUBSTANTIAL INVESTMENT IN AFFORDABLE HOUSING.**
- **HEALTH DEPT.** – **THE HEALTH DEPARTMENT HAS BEEN HARD AT WORK MAKING SURE FOLKS RECEIVE THEIR FLU & COVID BOOSTER SHOTS. WE ARE GOING TO STAFF THE SENIOR CENTER WITH A NURSE AT THE BEGINNING OF 2023 AND ARE CURRENTLY DEVELOPING A PLAN WHERE THE PUBLIC HEALTH NURSE CAN BE THERE A FEW HOURS A WEEK.**
- **TOWN CLERK** – **BRITTNEY & JAROD ARE BUSY GETTING MAIL-IN BALLOTS MAILED. EARLY VOTING HAS STARTED AND WILL RUN THROUGH NOVEMBER 4TH. JAROD IS ALSO HARD AT WORK PREPARING MISSED ANNUAL REPORTS FROM 2012- CURRENT. HE ANTICIPATES HAVING THEM ALL FINISHED BY THE END OF THE YEAR.**
- **RECREATION** – **THE ANNUAL CAR SHOW WAS A SUCCESS WITH 220 CARS ON DISPLAY AND CLOSE TO 1,000 PEOPLE ATTENDING. THERE WILL BE TRICK OR TREAT AT TOWN HALL ON HALLOWEEN FOR PRE-SCHOOLERS FROM 10-2. DANIELLE & JACKIE ARE ALSO WORKING ON A "FESTIVAL OF WREATHS" DISPLAY AT TOWN HALL.**
- **DPW** – **VINNIN SQUARE HAS HAD LIMITED ACTIVITY BUT SOME WORK HAS BEEN COMPLETED. KING'S BEACH SEAWALL REPAIRS ARE STILL ONGOING. PHASE IV SHOULD BE COMPLETED IN THE SPRING.**

- **HUMAN RESOURCES** – HR IS HARD AT WORK FILLING VARIOUS VACANCIES AT THE LIBRARY & DPW. PETE KANE IS ALSO BUSY PUTTING TOGETHER THE FRAMEWORK FOR A NEW COMMUNITY CARES DEPARTMENT WHICH WILL SERVE AS AN INTEGRAL, PROACTIVE DEPARTMENT FOR OUTREACH AND ASSISTANCE TO VULNERABLE AND AT-RISK RESIDENTS. MORE INFORMATION WILL BE PROVIDED SHORTLY.
- **VETERANS** – VSO MIKE SWEENEY HAS BEEN BUSY ASSISTING SWAMPSCOTT’S VETERANS ALONG WITH REPRESENTATIVES FROM THE DAV & VFW. THERE WILL BE A CELEBRATION OF LIFE FOR CAPT. JENNIFER HARRIS ON NOV. 6TH AT 11:00 A.M. THEY WILL ALSO BE SERVING HEROES MEALS FOR THANKSGIVING AS WELL AS HOSTING A BREAKFAST AT THE SENIOR CENTER ON VETERAN’S DAY, FOLLOWED BY A CEREMONY ON MONUMENT AVE.
- **SENIOR CENTER** – LAST WEEK, SENIORS FROM SWAMPSCOTT, BROOKSBY VILLAGE & THE MACHON WENT APPLE PICKING AND SELECT BOARD MEMBER GRISHMAN HAD LUNCH AT THE SENIOR CENTER. SEAGLASS VILLAGE CO-HOSTED A CYBER SAFETY PRESENTATION AS WELL AS A PRESENTATION ON MEDICARE (SHINE). BOTH PRESENTATIONS ATTRACTED NEW MEMBERS TO BOTH ORGANIZATIONS. OUR NEWLY RE-VAMPED SWAMPSCOTT FOR ALL AGES COMMITTEE HAD ITS FIRST MEETING.
- **STATE REPRESENTATIVE ELECT JENNY ARMINI** - I DISCUSSED A NUMBER OF KEY PRIORITIES FROM THE TOWN’S MASTER PLAN AS WELL AS CURRENT PROJECTS. I WILL BE SETTING UP A TIME FOR THE BOARD TO MEET WITH JENNY AND SENATOR CRIGHTON IN THE NEAR FUTURE TO DISCUSS THE TOWN’S LEGISLATIVE PRIORITIES.

E. SELECT BOARD TIME

- **MR. DUFFY:** NO UPDATES
- **MS. FLETCHER:** NO UPDATES
- **MR. GRISHMAN:** 1) SPUR IS COLLECTING CANDY, 11/1, AT 6 ANDERSON ST, MARBLEHEAD, FOR THOSE LOOKING TO GET RID OF HALLOWEEN CANDY; 2) THE FIRE DEPT. IS FILLING BOOT TOMORROW AND NEXT WEEK AT THE MALL ACCESS ROAD. PLEASE SUPPORT THEM; 3) EARLY VOTING STARTS SAT 10/22, 9-3, CONTINUES NEXT WEEK THROUGH FRIDAY, NOVEMBER 4TH. VISIT THE TOWN’S WEBSITE FOR MORE INFORMATION; SOLID WASTE ADVISORY COMMITTEE WILL BE AT THE FARMER’S MARKET NEXT TWO SUNDAYS FOR ANYONE WHO HAS QUESTIONS.
- **MS. PHELAN:** ABSENT
- **MR. SPELLIOS:** NO UPDATES

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY PETER SPELLIOS, IT WAS UNANIMOUSLY **VOTED** TO: ADJOURN AT 9:14 P.M.: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION PASSES.**

TRUE ATTEST,

DIANNE MARCHESE, EXECUTIVE ASSISTANT TO THE SELECT BOARD AND TOWN ADMINISTRATOR

APPROVED BY THE SELECT BOARD NOVEMBER 2, 2022

ATTACHMENTS:

- GIRL SCOUT CITATIONS
- TOWN ADMINISTRATOR’S FY22 REVIEW
- S&P RATING
- LAND ACQUISITION FINANCING UPDATE PRESENTATION
- KING’S BEACH DESIGN OPTIONS PRESENTATION
- LEAD TESTING GRANT
- SUPREME COURT ACCEPTANCE PRESENTATION
- NATIONAL GRID PETITIONS MEMO
- TOWN ADMINISTRATOR’S REPORT



*I don't know what your destiny will be, but
 one thing I know: The only ones among
 you who will be truly happy are those who
 have sought and found how to serve. -
 Albert Schweitzer*

Official Citation of Appreciation

In Recognition of your Girl Scout Senior Bronze Award from Troop 72182
 for your hard work and dedication working on the Scouts & Seniors Project

Presented to:

Irina Andrinopoulos

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the great Seal of the
 Town of Swampscott, Massachusetts, this 19th day of October 2022.

Swampscott Select Board

[Signature]
 Neal Duffy, Chair

[Signature]
 David Grishman, Vice Chair

[Signature]
 Mary Ellen Fletcher

[Signature]
 Catherine Phelan

[Signature]
 Peter Spellos

[Signature]
 Sean Fitzgerald
 Town Administrator





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In Recognition of your Girl Scout Senior Bronze Award from Troop 72182 for your hard work and dedication working on the Scouts & Seniors Project

Presented to:

Lucy Bentry

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Swampscott Select Board

[Signature]

Neal Duffly, Chair

[Signature]

David Krishman, Vice Chair

[Signature]

Mary Ellen Fletcher

[Signature]

Catherine Phelan

[Signature]

Peter Spellos

[Signature]

Sean Fitzgerald

Town Administrator





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Presented to:

Alexandra Hurley

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 Town of Swamps Scott, Massachusetts, this 19th day of October 2022.

Swamps Scott Select Board

[Signature]
 Neal Duffy, Chair

[Signature]
 David Krishman, Vice Chair

[Signature]
 Mary Ellen Fletcher

[Signature]
 Catherine Phelan

[Signature]
 Peter Spellos

[Signature]
 Sean Fitzgerald
 Town Administrator





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Presented to:

Jesselle Landen

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Swampscott Select Board

[Signature]
Neal Buffy, Chair

[Signature]
David Krishnan, Vice Chair

[Signature]
Mary Ellen Fletcher

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Presented to:

Dea O'Donoghue

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the great Seal of the Town of Swampscott, Massachusetts, this 19th day of October 2022.

Swampscott Select Board

[Signature]
Neal Buffy, Chair

[Signature]
Catherine Phelan

[Signature]
David Krishman, Vice Chair

[Signature]
Peter Spellos

[Signature]
Mary Ellen Fletcher

[Signature]
Sean Fitzgerald
Town Administrator





*I don't know what your destiny will be, but
 one thing I know: The only ones among
 you who will be truly happy are those who
 have sought and found how to serve. -
 Albert Schweitzer*

Official Citation of Appreciation

In Recognition of your Girl Scout Senior Bronze Award from Troop 72182
 for your hard work and dedication working on the Scouts & Seniors Project

Presented to:

Reagan Pelletier

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the great Seal of the
 Town of Swampscott, Massachusetts, this 19th day of October 2022.

Swampscott Select Board

[Signature]

Neal Duffy, Chair

[Signature]

Catherine Phelan

[Signature]

David Krishman, Vice Chair

[Signature]

Peter Spellos

[Signature]

Mary Ellen Fletcher

[Signature]

Sean Fitzgerald

Town Administrator





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Albert Schweitzer*



Official Citation of Appreciation

In Recognition of your Girl Scout Senior Bronze Award from Troop 72182
for your hard work and dedication working on the Scouts & Seniors Project

Presented to:

Jolina Rhea

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the great Seal of the
Town of Swampscott, Massachusetts, this 19th day of October 2022.

Swampscott Select Board

[Signature]
Neal Duffy, Chair

[Signature]
David Krishnan, Vice Chair

[Signature]
Mary Ellen Fletcher

[Signature]
Catherine Phelan

[Signature]
Peter Spellos

[Signature]
Sean Fitzgerald
Town Administrator





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have sought and found how to serve. -
Albert Schweitzer*



Official Citation of Appreciation

In Recognition of your Girl Scout Silber Award from Troop 69015
for your hard work and dedication working on the Muskrat Pond Project
Presented to:

Lucy Ekline

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the great Seal of the
Town of Swampscoot, Massachusetts, this 19th day of October 2022.

Swampscoot Select Board

[Signature]

Neal Duffy, Chair

[Signature]

Catherine Phelan

[Signature]

David Krishnan, Vice Chair

[Signature]

Mary Ellen Fletcher

[Signature]

Peter Spellos

Sean Fitzgerald

Town Administrator





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 one thing I know: The only ones among
 you who will be truly happy are those who
 have sought and found how to serve. -
 Albert Schweitzer*



Official Citation of Appreciation

In Recognition of your Girl Scout Silber Award from Troop 69015
 for your hard work and dedication working on the Muskrat Pond Project

Presented to:

Evelyn Miller

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the great Seal of the
 Town of Swampscott, Massachusetts, this 19th day of October 2022.

Swampscott Select Board

[Signature]

Neal Duffy, Chair

[Signature]

Catherine Phelan

[Signature]

David Grishman, Vice Chair

[Signature]

Ellen Fletcher

[Signature]

Peter Spellos

Sean Fitzgerald

Town Administrator





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have sought and found how to serve. -
Albert Schweitzer*



Official Citation of Appreciation

In Recognition of your Girl Scout Silber Award from Troop 69015
for your hard work and dedication working on the Muskrat Pond Project
Presented to:

Scout Myers-Smith

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the great Seal of the
Town of Swampscott, Massachusetts, this 19th day of October 2022.

Swampscott Select Board

[Signature]

Neal Duffy, Chair

[Signature]

David Grishman, Vice Chair

[Signature]

Mary Ellen Fletcher

[Signature]

Catherine Phelan

[Signature]

Peter Spellos

[Signature]

Sean Fitzgerald

Town Administrator





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Official Citation of Appreciation

In Recognition of your Girl Scout Gold Award from Troop 63146 for your hard work and dedication working on the SMART Project

Presented to:

Maura Cronin

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the great Seal of the Town of Swampscott, Massachusetts, this 19th day of October 2022.

Swampscott Select Board

[Signature]
Deal Duffy, Chair

[Signature]
David Grishman, Vice Chair

[Signature]
Mary Ellen Fletcher

[Signature]
Catherine Phelan

[Signature]
Peter Spellos

[Signature]
Sean Fitzgerald
Town Administrator



MEMORANDUM

To: Sean Fitzgerald, Town Administrator

From: Neal Duffy, Chair, Swampscott Select Board

Date: October 19, 2022

Re: Annual Consolidated Evaluation Summary – Period FY2022

The Swampscott Select Board has undertaken its annual review of Town Administrator Sean Fitzgerald. The review is for the Fiscal Year 2022 and as in past years it included a self-evaluation from the Town Administrator, individual assessments from each member of the Select Board, and informal discussions with at least one employee and one resident volunteer to hear feedback on their experiences. This evaluation summary completes the annual review process.

Fiscal Year 2022 included some remarkable and transformational achievements in Swampscott despite continued challenges and obstacles presented by a global pandemic. Most notable were the approval of a townwide elementary school, and authorizations to acquire the Hawthorne Restaurant property and two other undeveloped land parcels - the most significant land and open space acquisitions in Swampscott in the last 50 years. Such achievements required an immense amount of work throughout the year, including but certainly not limited to four Town Meetings (two of which were remote). There is broad agreement from the Select Board that none of these would have been possible if not for the Town's strong financial position. A position we've arrived at largely through the leadership, know-how, and discipline implemented by the Town Administrator since his hire. Additionally, as it relates to the Hawthorne property, the work and determination of the Town Administrator alone to develop and foster a relationship with the other parties involved proved pivotal in making that transaction a reality. This is one example of the Town Administrator's willingness and determination to do everything within his power to get big things done for our town.

As the pandemic waned last year it was exciting to see the resurgence and addition of many activities, events, and programs. An intentional effort was made to expand and improve the traditional holiday and town programming to enhance Swampscott's inclusivity and celebrate our diversity. Juneteenth and Pride Day celebrations as well as townwide porch fests, yard sales, concerts and family friendly beer festivals are all now part of the annual town calendar for residents and visitors to enjoy. The Town Administrator appropriately and characteristically has given credit to the efforts of the hundreds of staff and volunteers who do the hard work to make these things happen. Sean continues to lead in ensuring such events occur, are successful, and consistently communicates the vital role they play in building a stronger sense of community. He can be seen not only attending such events, usually with family members in tow, but actively speaking and participating at them. It is clearly a labor of love, and the energy and enthusiasm he brings is a true indication that he cares about and feels he is a part of our community.

Fiscal year 2022 was not without challenges. As was experienced in many other municipalities, and in both the public and private sector widely, we saw an inordinate amount of staff turnover in a condensed timeframe. These vacancies put added pressure, responsibilities, and stress on the Town Administrator and the remaining staff during a year where the Town was taking on some extraordinary efforts. Much was accomplished this year despite these challenges, and many of the positions that were vacated have

now been filled. Toward the end of the fiscal year some policies and programs were put in place by the Town Administrator to improve morale and retention, such as a four-day work week and providing beach stickers for Town staff. It is encouraging to see that we are in a more stable position and moving in a better direction but there is a sense that more needs to be done, and with the addition of a Human Resources Manager/Assistant Town Administrator we look forward to hearing about specific efforts and goals to do so over the coming year.

This was also the first year where our public safety departments hired outside of the Massachusetts Civil Service system. We have immediately seen an increase in diversity in both agencies, including the hiring of female and BIPOC firefighters, police officers, and our new Police Chief. Sean has led on this issue from the very beginning, and we look forward to continued progress. During this time, the Town Administrator also managed to reach collective bargaining agreements with four out of the five bargaining unions. Such negotiations are naturally taxing and time consuming and can be stressful and frustrating for all involved. We appreciate the Town Administrator's and the unions' diligence in working towards these agreements which provide security and stability for our treasured union employees and cost certainty for Swampscott over the next few years. This is no small accomplishment. We also acknowledge the strain this progress and these changes have naturally put on the Town Administrator's relationship with our professional unions, and we look forward to and insist on continued concerted efforts towards reconciliation and common understanding.

During this review, communication and responsiveness were areas that all Select Board members, and the Town Administrator himself, identified as ones needing improvement. The Select Board requests that Sean continues to make a determined effort to improve his communication and listening skills, organization, and time management. Improvement most likely will require an intentional plan and increased delegation to other members of Town staff. We appreciate Sean's openness to self-reflection and awareness in recognizing that there is room for growth, and we look forward to supporting efforts towards this shared goal.

While there are and always will be areas in need of improvement, the Select Board is satisfied with the Town Administrator's performance and growth over Fiscal Year 2022 and impressed and grateful for the amazing accomplishments and progress that have been achieved in our Town. We all look forward to working with Sean to continue to help Swampscott reach its greatest potential.

--END--

RatingsDirect®

Summary:

Swampscott, Massachusetts; General Obligation; Note

Primary Credit Analyst:

Jennifer K Garza (Mann), Dallas + 1 (214) 871 1422; jennifer.garza@spglobal.com

Secondary Contact:

Timothy W Barrett, Washington D.C. + 1 (202) 942 8711; timothy.barrett@spglobal.com

Table Of Contents

Credit Highlights

Outlook

Related Research

Summary:

Swampscott, Massachusetts; General Obligation; Note

Credit Profile

US\$7.0 mil GO BANs ser 2022B dtd 10/27/2022 due 10/26/2023		
<i>Short Term Rating</i>	SP-1+	New
US\$1.875 mil GO BANs Tax-Exempt ser 2022A due 10/26/2023		
<i>Short Term Rating</i>	SP-1+	New

Credit Highlights

- S&P Global Ratings assigned its 'SP-1+' short-term rating to the Town of Swampscott, Mass.' \$1.875 million series 2022A and \$7.0 million series 2022B general obligation (GO) bond anticipation notes (BANs).
- At the same time S&P Global affirmed the 'AA+' rating on Swampscott's existing limited-tax GO bonds and the 'SP-1+' on the existing BANs.
- The outlook, where applicable, is stable.

Security

The town's full-faith-and-credit pledge secures the BANs. We do not make a rating distinction between Swampscott's general creditworthiness and the town's unlimited-tax GO debt. Despite limitations imposed by the commonwealth's levy limit law, we account for the limitation on the town's ability to raise revenue and resource flexibility into our analysis of Swampscott's financial and economic conditions.

The series 2022A and 2022B GO BAN proceeds will be used to acquire parcels of land for conservation and other municipal purposes. The 2022A and 2022B BANs mature in October 2023. The short-term rating reflects our view that the town maintains a very strong capacity to pay principal and interest when the notes come due. In our opinion, Swampscott's market risk profile is low given the town's strong legal authority to issue long-term debt to repay the notes and given that Swampscott is a frequent issuer of debt that it provides regular disclosure to market participants.

Credit overview

The rating is supported by Swampscott's conservative budgeting practices, which has allowed the town to maintain its very strong reserve and liquidity position. The town's fiscal 2023 budget shows the intent to maintain reserves at a very strong level and in compliance with Swampscott's fund balance policy. The town may use some of its general stabilization funds to mitigate the tax impact of the debt service from the recent bond issuances to support a school construction project. Swampscott's tax base remains primarily residential, and efforts are underway to promote commercial and retail activity along the harbor over the longer term. The town intends to issue about \$5 million-\$10 million for an elementary school project and \$5 million-\$7 million for its annual capital needs.. However, we believe the size of the long-term liabilities, including future pension and other postemployment benefits (OPEB) costs, is a

constraining factor and could limit budget flexibility.

The rating reflects our view of Swampscott's:

- Mature tax base, with access to the broad and diverse Boston metropolitan statistical area;
- Very strong management, with strong financial policies and practices under our Financial Management Assessment methodology and a strong institutional framework score;
- Structurally balanced net performance, coupled with very strong liquidity and very strong reserves; and
- Low overall net debt at less than 3.0% of market value, but a large pension and OPEB obligation and the lack of a plan to sufficiently address the obligation.

Environmental, social, and governance

We analyzed Swampscott's environmental, social, and governance risks relative to the town's economy, management, financial measures, and debt and liability profile. Swampscott is a coastal community, with waterfront property along the Atlantic Ocean, and therefore has exposure to environmental risks such as sea-level rise. The town has actively begun to address concerns related to rising sea levels from climate change that could directly affect taxable properties. In particular, it pursues grant funds from the Massachusetts Municipal Vulnerability Preparedness Program to address long-range responsibilities in regard to climate-change preparedness. In addition, the town has prepared a comprehensive harbor waterfront master plan to provide recommendations to the Board of Selectmen to mitigate the effects of climate change and revitalize the waterfront area. We consider Swampscott's social and governance risks in line with those of the sector.

(For more information on Swampscott, see our analysis, published Feb. 15, 2022, on RatingsDirect.)

Outlook

The stable outlook reflects our view of the town's stable financial performance, which we believe will allow it to maintain very strong reserves and manage liabilities, including pension and OPEB liabilities.

Downside scenario

If retirement-related costs begin to pressure the budget, or debt service costs rise outside the outlook period, leading to reduced budgetary performance or flexibility, we could lower the rating.

Upside scenario

We could raise the rating if the town materially reduce its pension and OPEB liabilities or improves its net direct debt position while maintaining all other credit factors.

Swampscott, Mass.--Key Credit Metrics				
	Most recent	Historical information		
		2021	2020	2019
Very strong economy				
Projected per capita EBI % of U.S.	159			

Swampscott, Mass.--Key Credit Metrics (cont.)

	Most recent	Historical information			
		2021	2020	2019	2018
Market value per capita (\$)	252,471				
Population (no.)		15,155	14,946	14,777	14,644
County unemployment rate(%)			9.8		
Market value (\$000)	3,773,428	3,408,848	3,230,560	3,015,023	2,846,295
Ten largest taxpayers % of taxable value	6.0	6.0	5.0	5.0	4.0
Strong budgetary performance					
Operating fund result % of expenditures		1.0	2.7	(1.2)	1.5
Total governmental fund result % of expenditures		(1.0)	4.0	0.0	2.7
Very strong budgetary flexibility					
Available reserves % of operating expenditures		21.6	21.3	16.0	15.9
Total available reserves (\$000)		15,042	14,450	10,767	10,389
Very strong liquidity					
Total government cash % of governmental fund expenditures		37	30	19	24
Total government cash % of governmental fund debt service		854	704	406	526
Very strong management					
Financial Management Assessment		Strong			
Very weak debt & long-term liabilities					
Debt service % of governmental fund expenditures		4.3	4.2	4.6	4.6
Net direct debt % of governmental fund revenue		127.2			
Overall net debt % of market value		2.7	1.1	1.1	1.1
Direct debt 10-year amortization (%)		36	62	74	74
Required pension contribution % of governmental fund expenditures		6.8	7.5		
OPEB actual contribution % of governmental fund expenditures		3.4	4.1		
Strong institutional framework					

EBI--Effective buying income. OPEB--Other postemployment benefits. Data points and ratios may reflect analytical adjustments.

Related Research

- Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022
- 2022 Update Of Institutional Framework For U.S. Local Governments

Ratings Detail (As Of October 13, 2022)

Swampscott GO mun purp loan		
<i>Long Term Rating</i>	AA+/Stable	Affirmed
Swampscott GO BANs		
<i>Short Term Rating</i>	SP-1+	Affirmed

Summary: Swampscott, Massachusetts; General Obligation; Note

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

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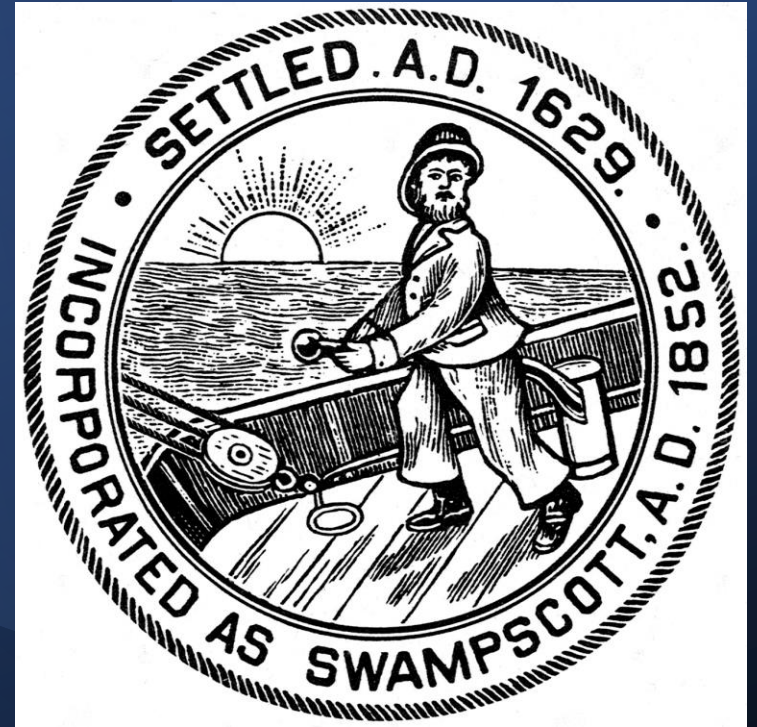
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Financing Update Land Acquisitions



October 19th, 2022

Description of Notes



\$8,875,000 short-term 1-year notes, maturing 10/26/2023

\$1,875,000 Series A Tax-Exempt Note

\$7,000,000 Series B Taxable Note



Funds will be used to acquire land as authorized by vote of the June 2022 Town Meeting



Town received affirmation of its credit ratings from Standard & Poors

AA+ Long-Term Rating

S-P 1+ Short-Term Rating



Rating Highlights

STRENGTHS

Very strong economy, with access to a broad and diverse metropolitan statistical area

Very strong management, with strong financial policies and practices

Structurally balanced net performance, coupled with very strong liquidity and very strong reserves

Low overall net debt at less than 3.0% of market value

Opportunities

Large Pension & OPEB Obligations

Bid Results
(Updated on
Monday
10/17)

Received x number of bids

Total Interest Cost (TIC) Range: %-%

Winning Bidder: Fidelity

TIC: 4.42%

Next Steps

Select Board Discussion & Vote

Obtain Select Board Signatures

Forward Approval Documentation to Bond Counsel

Settlement of Note Sale – October 27th

Motion Language

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



KING'S BEACH WATER QUALITY IMPROVEMENT ALTERNATIVES EVALUATION

SELECT BOARD MEETING



OCTOBER 19, 2022

Source: Spencer Hasak, March 2022

Agenda

Project Need

Project Goals

Steering Committee Process

Overview

Alternatives Evaluation

Recommendations





Project Need

Boston-Area Beach Water Quality

Beach	Six-year average safety rating (2016-2021)	2021	2020	2019	2018	2017	2016
Pleasure Bay	100%	100%	100%	100%	100%	100%	98%
City Point	99%	100%	100%	100%	97%	94%	100%
Nantasket	99%	100%	98%	97%	100%	98%	100%
M Street	98%	94%	94%	100%	100%	100%	100%
Carson	98%	92%	100%	100%	93%	100%	100%
Revere	96%	94%	100%	87%	98%	98%	98%
Winthrop	95%	100%	100%	78%	100%	94%	100%
Constitution	94%	91%	98%	90%	94%	95%	96%
Nahant	94%	77%	96%	93%	100%	100%	97%
Short	90%	89%	94%	88%	100%	80%	88%
Wollaston	89%	82%	85%	87%	93%	92%	93%
Savin Hill	89%	70%	89%	79%	100%	94%	100%
Malibu	88%	73%	91%	83%	91%	91%	97%
King's	78%	68%	70%	79%	75%	92%	83%
Tenean	77%	63%	79%	67%	78%	81%	92%
All Beaches	92%	86%	93%	89%	95%	94%	96%

Percent of samples under DPH Enterococcus single sample limit of 104 CFU/100mL

Source: Save the Harbor Save the Bay



Project Goals

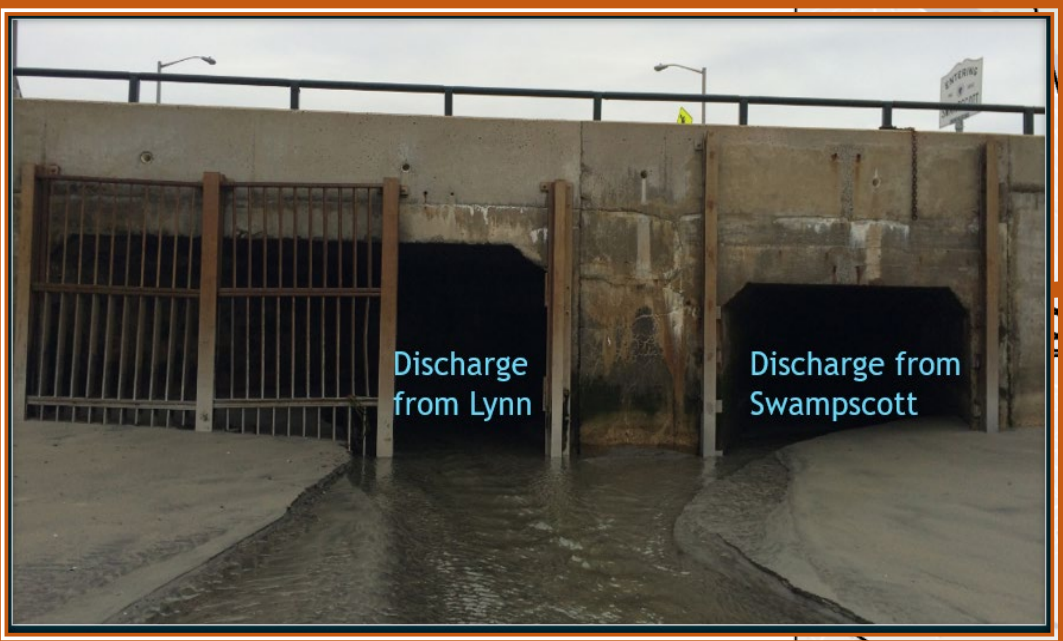
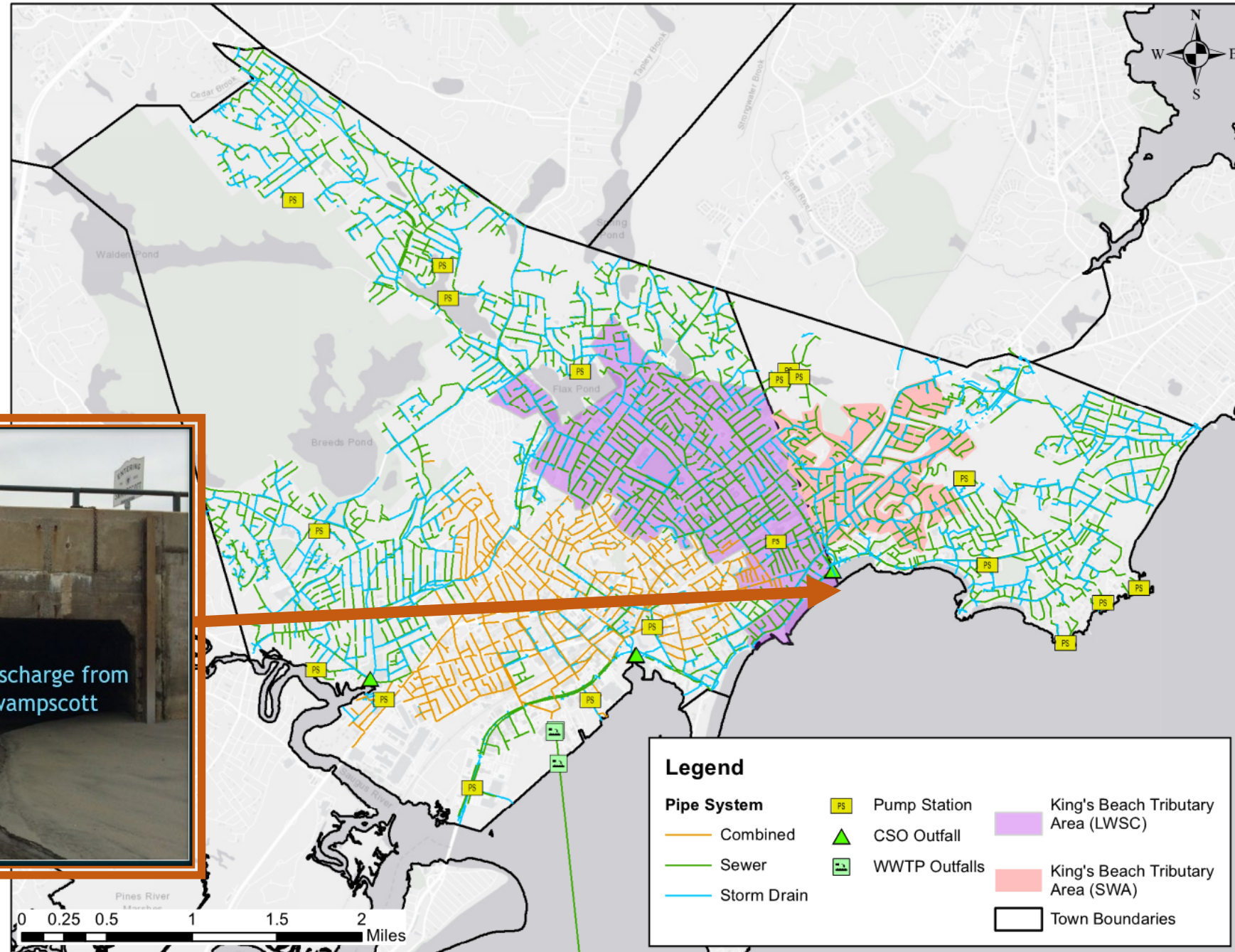
Project Goals

Convene	Convene steering group
Establish	Establish existing flows and bacteria concentration
Conduct	Conduct alternatives review <ul style="list-style-type: none">• Target eliminating bacteria during dry weather under most conditions
Compare	Compare Alternatives
Develop	Develop a Recommended Strategy



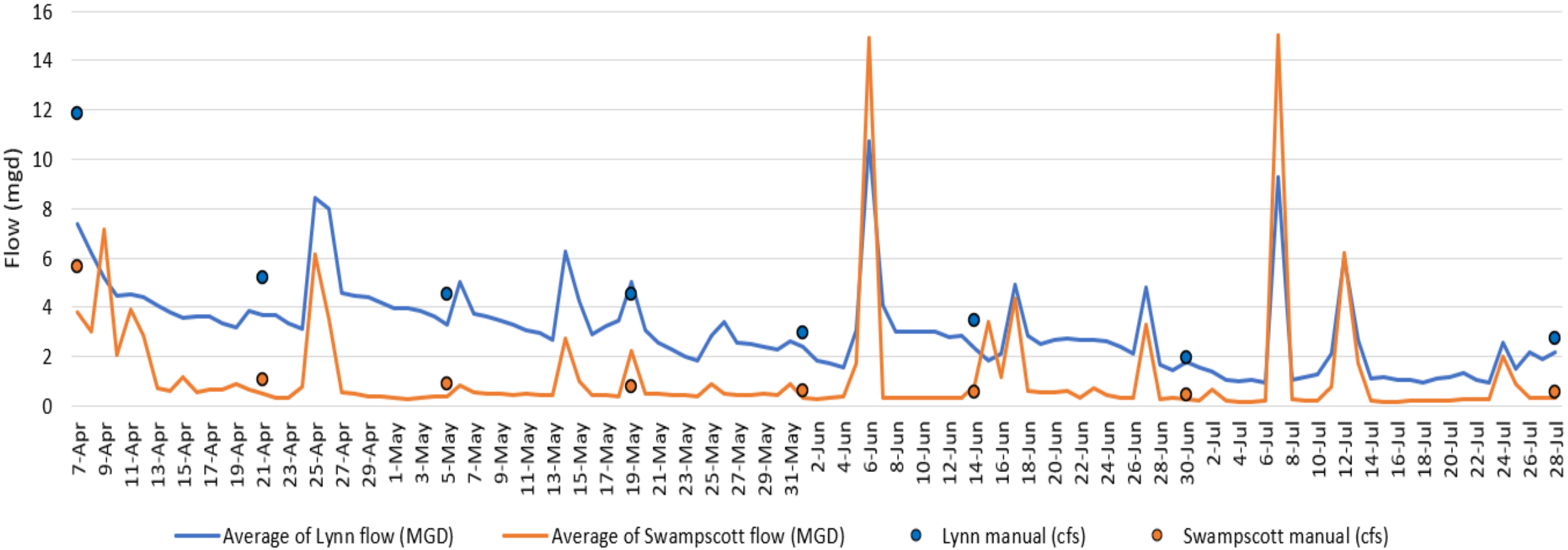
Existing Conditions

Lynn / Swampscott Drainage Overview

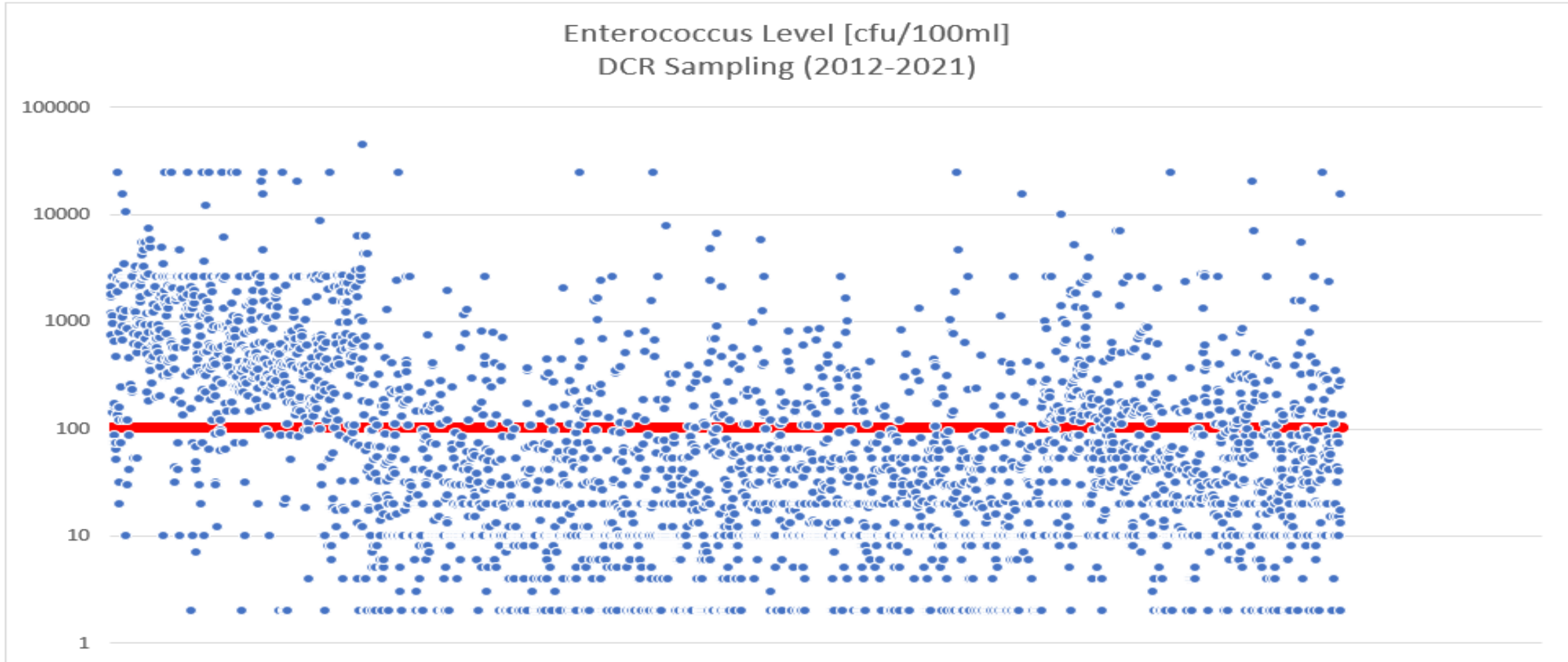


Flow Data (2017)

Low Tide Flow (2017) - Daily Average



Water Quality Data (DCR Sampling)



*104 CFU/100mL is DPH's concentration limit for safe contact for single point sample;
35 CFU/100mL is DPH's concentration limit for 5-sample geomean ;*



Steering Committee Process

Steering Roster

Local Government

Town of Swampscott

City of Lynn

Lynn Water and Sewer Commission

State Legislators

Kleinfelder

Save the Harbor Save the Bay

MassDEP

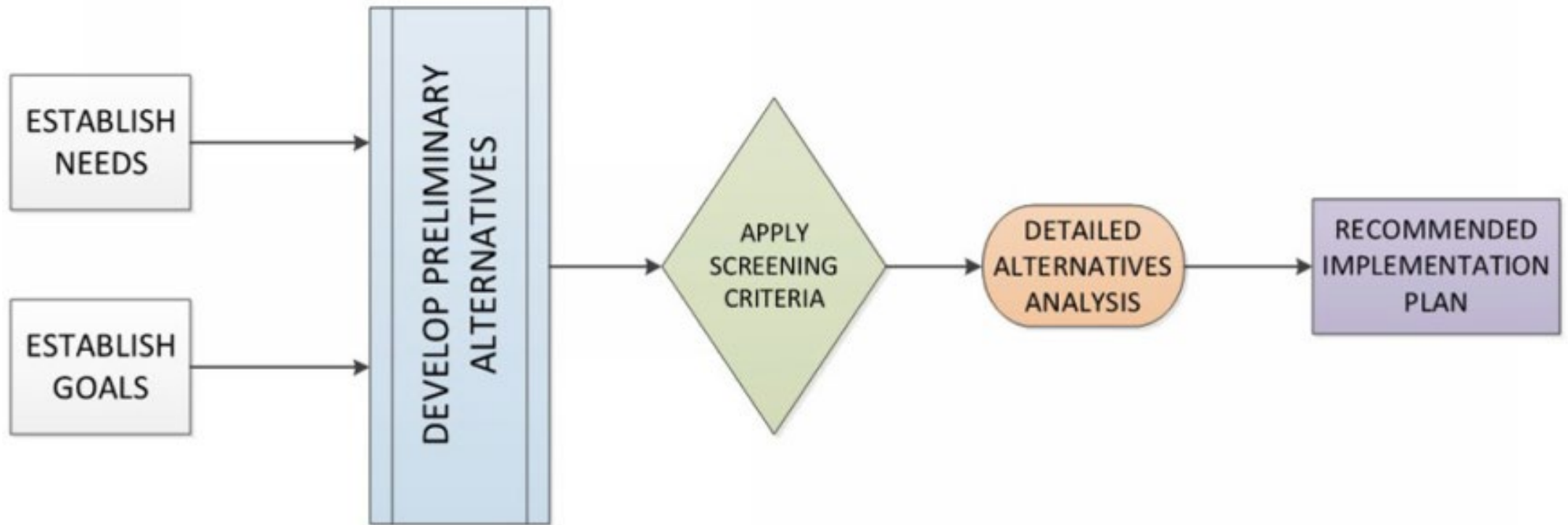
Steering Committee Meetings

Meeting Date	Content
May 23, 2022	<ul style="list-style-type: none"><li data-bbox="751 382 1480 432">• Brief introduction to project<li data-bbox="751 446 1462 496">• Overview of 6 Alternatives<li data-bbox="751 511 1811 561">• Review Approach of Scoring Alternatives
August 9, 2022	<ul style="list-style-type: none"><li data-bbox="751 644 1977 758">• Present / Discuss results of Preliminary Alternative Analysis<li data-bbox="751 772 1977 886">• Committee to select short-list of alternatives for Detailed Alternatives Analysis
September 15, 2022	<ul style="list-style-type: none"><li data-bbox="751 1086 1956 1136">• Present / Discuss Final Ranking of Alternatives<li data-bbox="751 1150 1658 1200">• Discuss Implementation Approach



Alternatives Evaluation

Alternatives Analysis Process



Overview of Alternatives

#	Strategy	Description
1	Source Elimination	“Find and Fix” sources of bacteria entering storm drains <ul style="list-style-type: none">- House Connections- Broken Sewers- Street Runoff
2	Divert and Treat	Pump stormwater base flow to Lynn Water and Sewer Treatment Plant
3	End of Pipe Treatment	Disinfection with Chlorine
4	End of Pipe Treatment	Disinfection with UV Light
5	Dilution	Extend Outfall into Nahant Bay
6	Divert	Relocate Outfall along Coastline

Screening Criteria & Weightings

Ranking Criteria	Description	Weighting
Public Acceptance	Perceived acceptance of solution (no outreach)	25.0%
Efficacy	% of days during the beach season that beach is open	23.7%
Performance Reliability	Reliability of solution to eliminate public health concern	15.8%
Life Cycle Cost	20-year net present value (capital, O&M, salvage)	9.5%
Capital Cost	Planning Estimate (Level 5)	8.7%
Implementation Schedule	Design, Permitting, Construction	7.9%
Operations and Maintenance	Summary of O&M	3.9%
Environmental Impact	Construction and operational impacts	3.9%
Siting Restrictions	Need for land/easement acquisition	1.6%
Permitting	Accounted for in 'Implementation Schedule'	0.0%
	Total	100.0%

Key Metrics Comparison

Alt #	Description	Capital Cost	Net Present Value	Implementation Duration	% Beach Days Open ³	Peak Flow Capacity (MGD)
1 ¹	Source Elimination (Swampscott)	\$17,500,000	\$12,800,000	5 years	80-90%	n/a
	Source Elimination (Lynn)	<i>In 2022, Lynn initiated their IDDE program. The scope of rehabilitation and the associated costs are not known at this time</i>				
2	Pump DWF to LWSC	\$16,200,000	\$32,300,000	2.3 years	80-90%	5
3 ²	Chemical Disinfection	\$27,000,000	\$25,400,000	3.3 years	80-90%	5
4 ²	UV Disinfection	\$25,000,000	\$23,300,000	3.1 years	85-97%	15
5 ²	Extend Outfall	\$55,800,000	\$49,000,000	8.8 years	90-94%	10
6	Relocate Outfall	\$86,700,000	\$66,100,000	5.8 years	70-80%	15

¹ Communities obligated to continue Source Elimination under consent orders and/or NPDES stormwater permits

² Alternatives that Steering Committee recommended for detailed evaluation

³ Preliminary estimate based on historical precipitation records, beach closure data, and preliminary sizing of alternative solution

Alternative Siting

ERIE STREET

ABANDONED INTERCONNECTION

STACY'S BROOK (SWAMPSCOTT)

EASTERN AVENUE DRAIN (LYNN)

3 4

NEW OCEAN STREET

5

LYNN SHORE DRIVE

EXISTING OUTFALLS

Legend

- Drain Culvert
- Drain Pipe
- Drain Manhole
- Parcels
- Potential Site

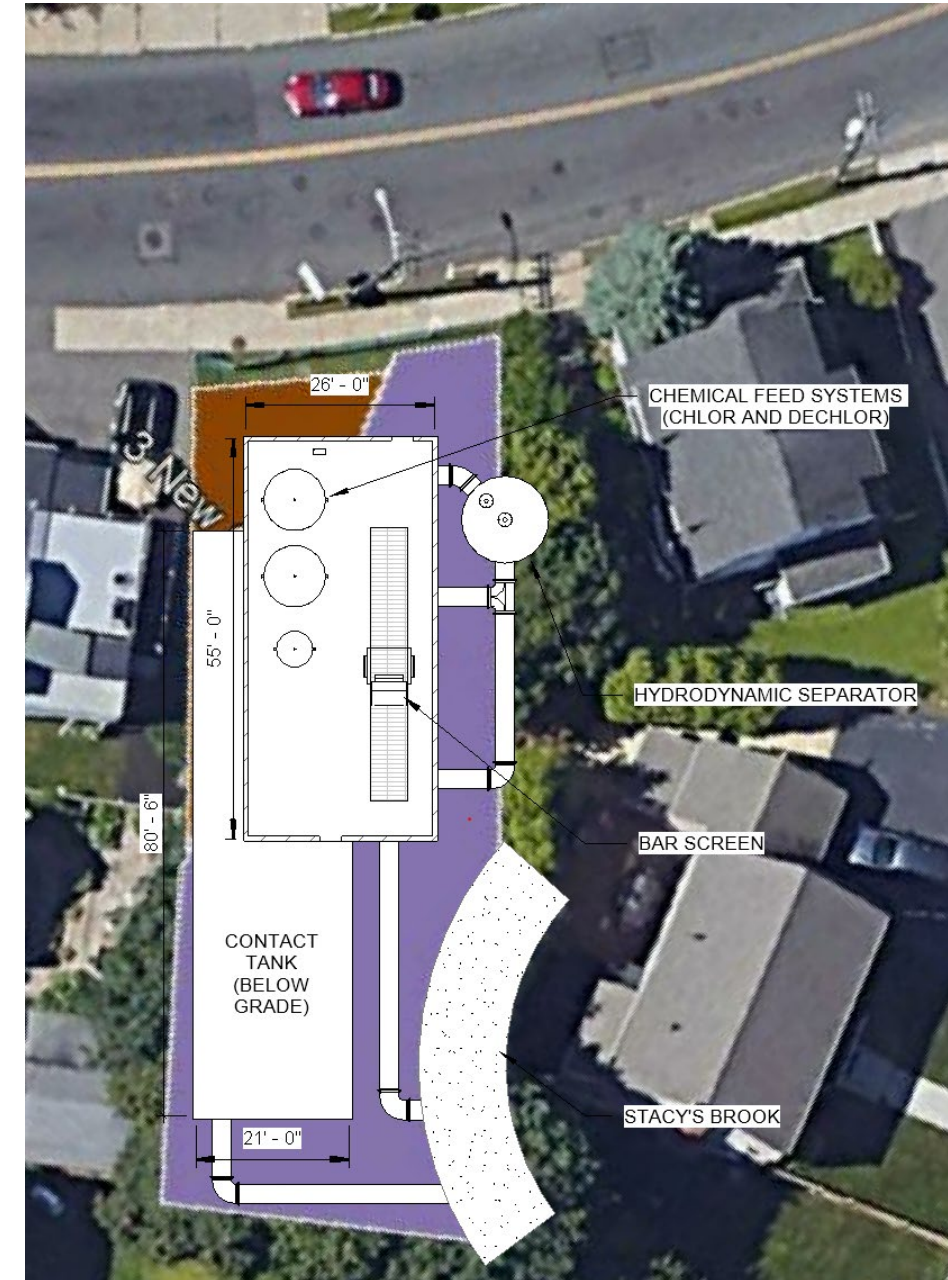


0 100 200 Feet

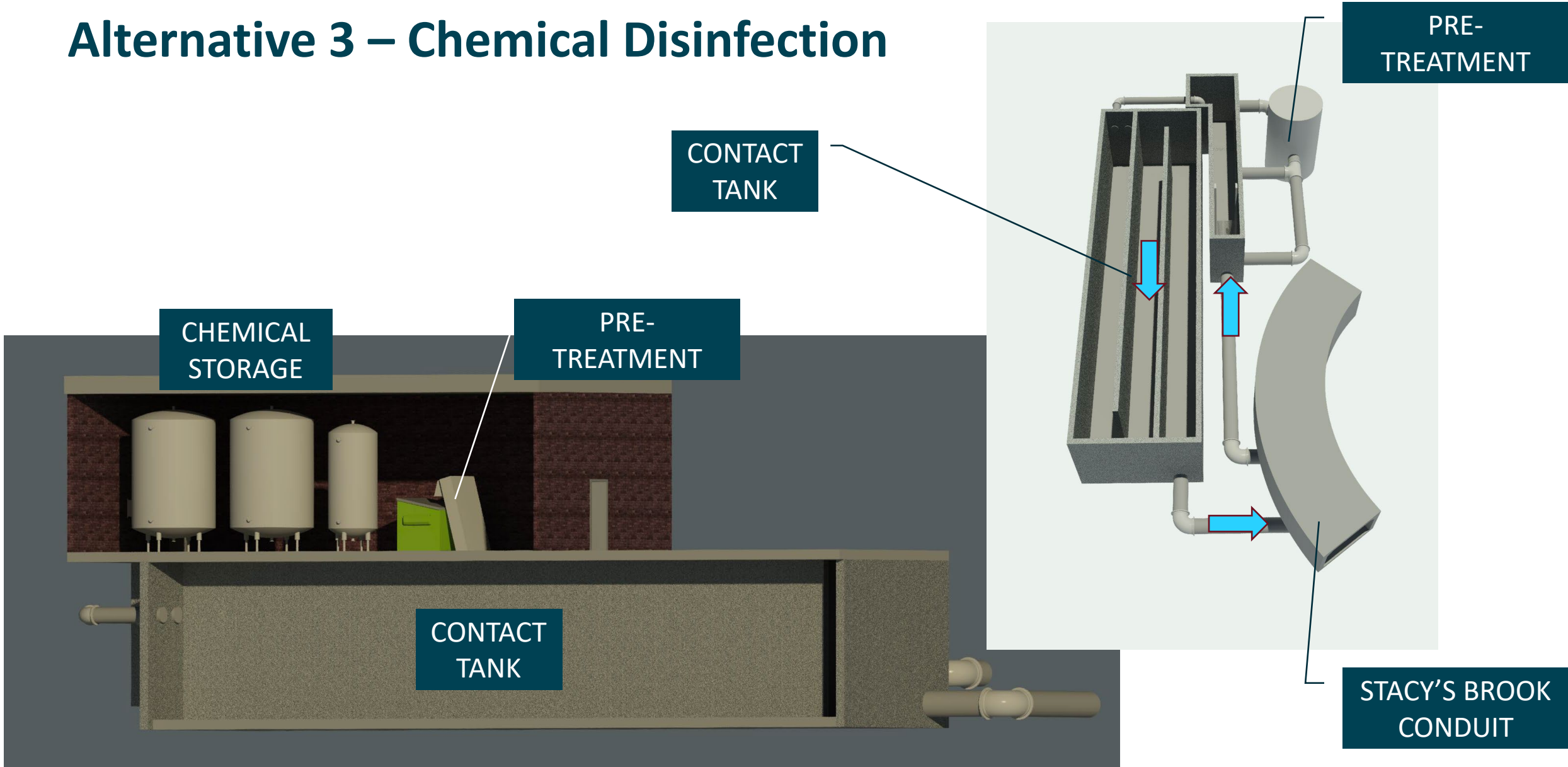


Alternative 3 – Chemical Disinfection

- Conceptualized Layout at Town-Owned Lot on New Ocean Street
- Building size approximate 1,430 SF
- Pre-Treatment
 - Screening and Hydrodynamic Separator
- Modeled after “CSO” treatment approach
 - Chlorine Contact Tank (30 mins hold time)
 - Screening and Grit Removal
- Contact Tank reduces annual chemical expenses (higher hold time -> lower dose)
- Dechlorination on same parcel
- Assume Standby Power (can revisit)

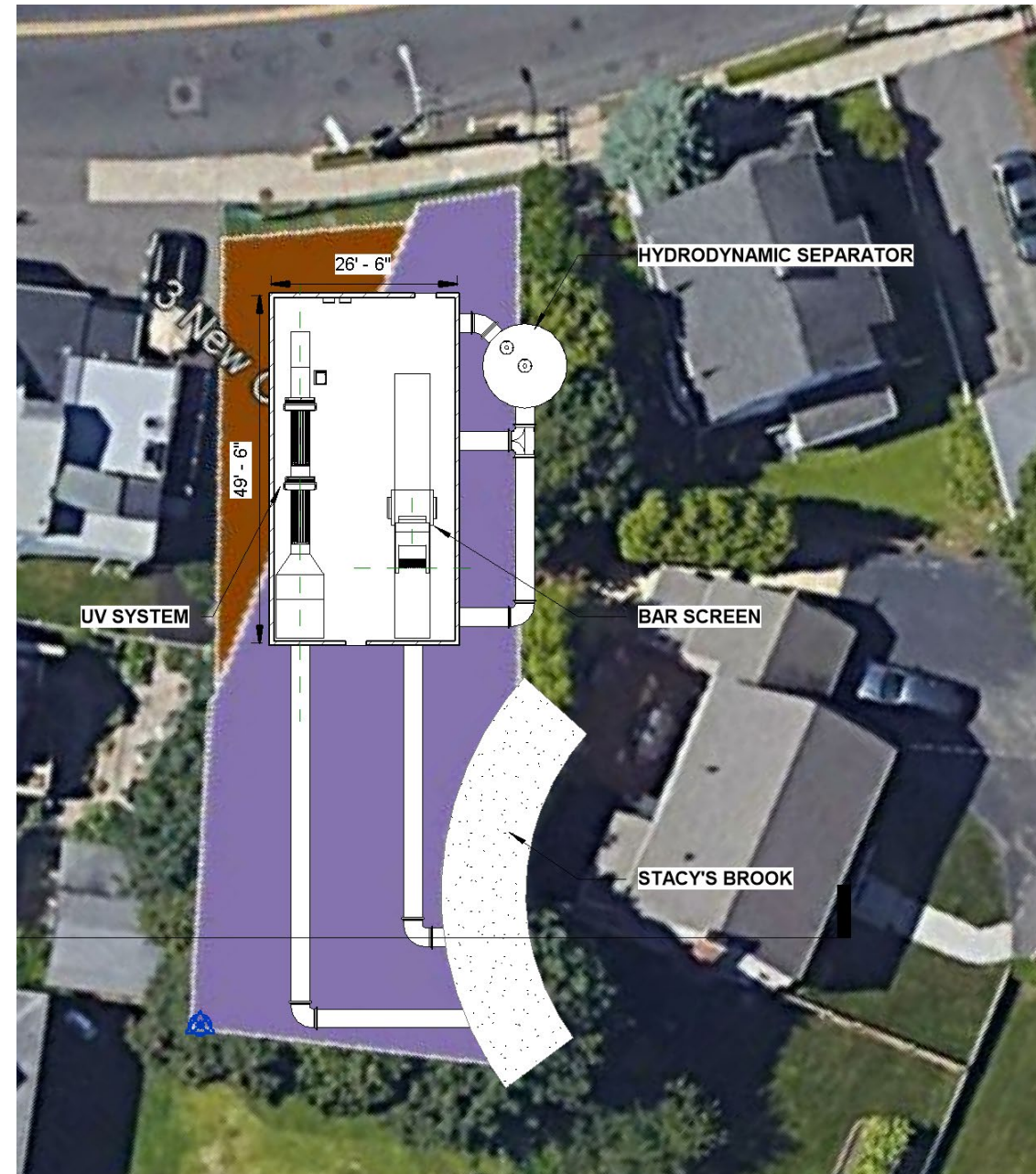


Alternative 3 – Chemical Disinfection

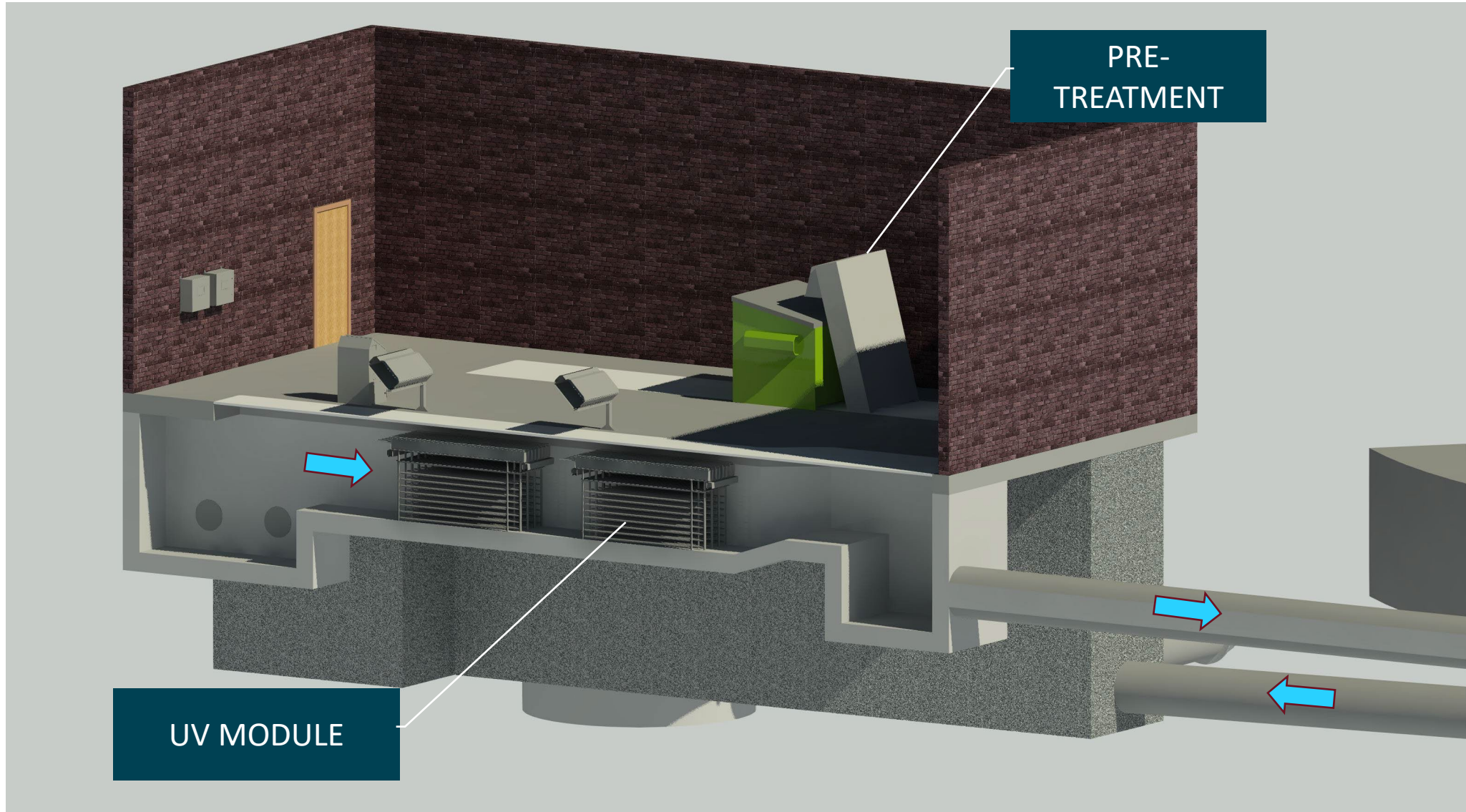


Alternative 4 – UV Disinfection

- Conceptualized Layout at Town-Owned Lot on New Ocean Street
- Building Footprint 1,290 SF
- Pre-Treatment
 - Screening and Hydrodynamic Separator
- Assume No Standby Power (can revisit)



Alternative 4 – UV Disinfection



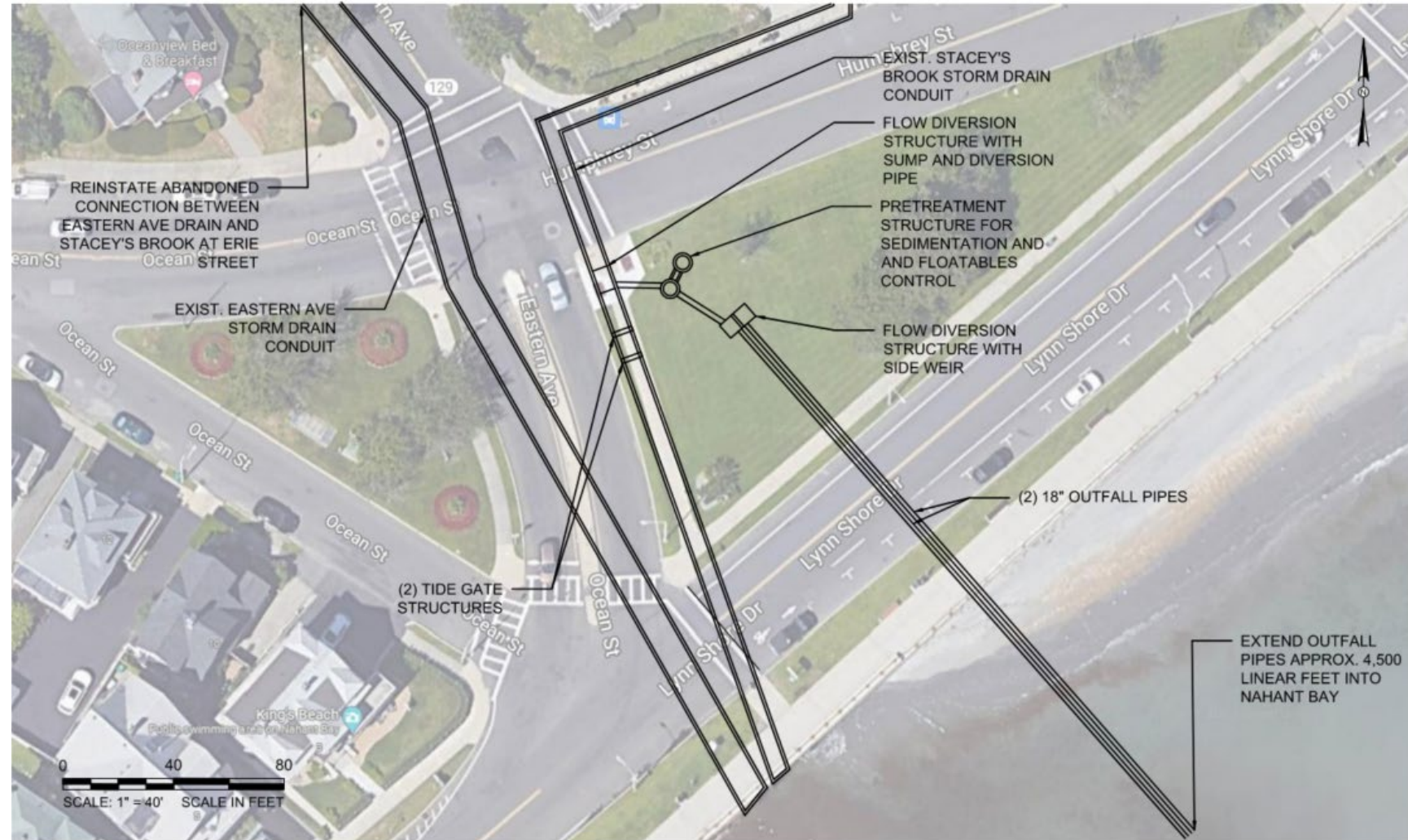
Alternative 5 – Outfall Extension

- 4,500-foot extension (prelim estimate)
- Assumes gravity discharge
- Eelgrass evaluation
- Dilution analysis
- Extensive Environmental Permitting
- Article 97 Legislation required

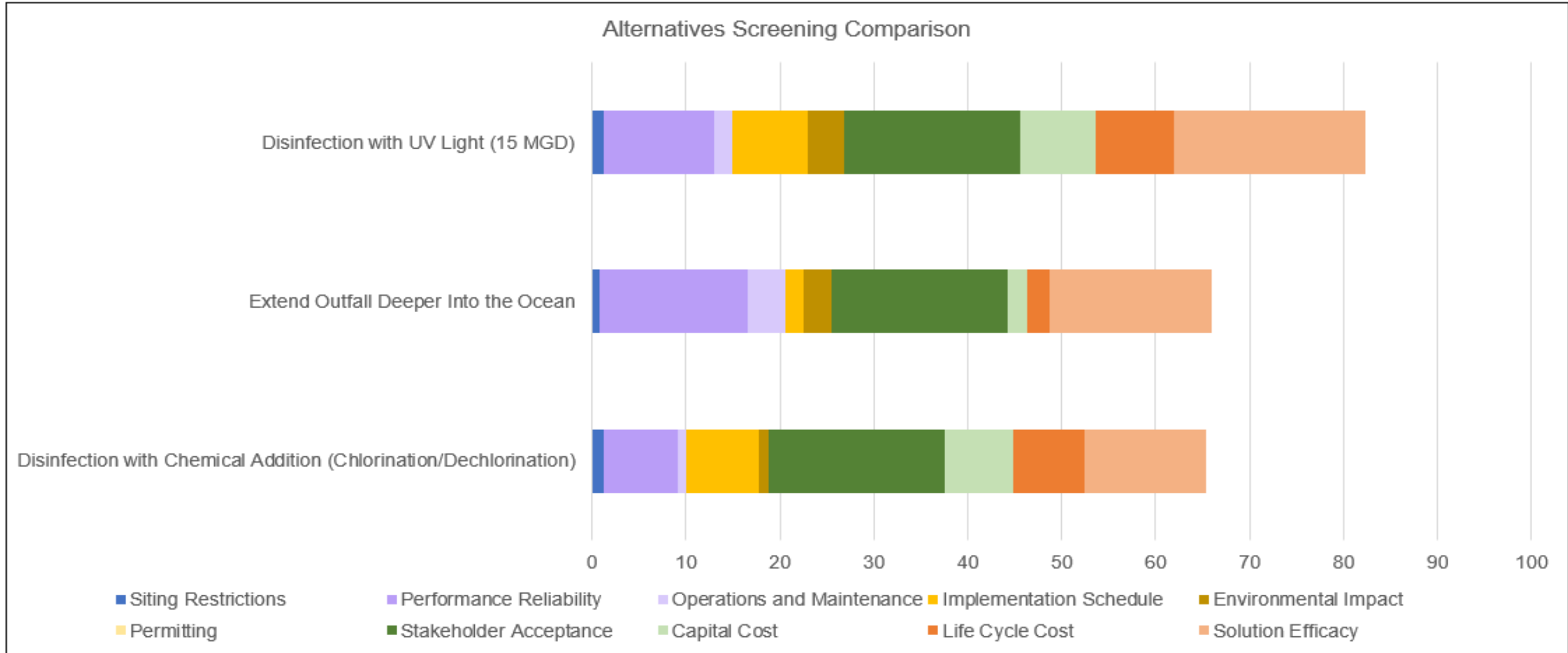


Alternative 5 – Outfall Extension

- Conceptualized Flow Control Structures and Overall Layout
- Added Tide Gate Structure
- Added Pretreatment/Sedimentation Trap



Ranking of Preferred Alternatives





Recommendations

Recommendations

Phased Approach Recommended

- Seek approval for UV disinfection
- Continue source elimination efforts
- Consider outfall extension at future time

Implementation Steps

- Funding Strategy
- Pre-Design (hydraulics; sampling; piloting)
- Preliminary Design
- Final Design & Permitting
- Construction



Discussion

PLAN OF STUDY

DWSRF Planning Project: Lead Service Line Inventory and Replacement Plan Development – Phase 1, Town of Swampscott

Project Contact:

Gino A. Cresta, Jr., Director of Public Works, gcresta@swampscottma.gov

Consultant Contact:

Kirsten Ryan, Project Manager, Kleinfelder, kryan@kleinfelder.com

A. Project Objective and Need

The Town of Swampscott's water system serves a population of approximately 15,100 with about 5,000 service connections. EPA's Lead and Copper Rule Revisions, and Massachusetts' implementation of them, will require public water systems to complete a Lead Service Line (LSL) Inventory of both utility-side and customer-side lead service lines, along with an LSL Replacement Plan and updated Sampling Plan due by October 16, 2024. Projects that address lead in drinking water are a high priority for the Town of Swampscott, for MassDEP, and the EPA. The oldest portions of the Town of Swampscott water system date to around the early 1900s. It is suspected that lead water service lines are still present in Swampscott. For example, it is known that prior construction projects may have eliminated the public-side of the lead water service, but not the private side. This Planning Project will allow the Town to complete the three required planning compliance items before the October 2024 deadline. As the level of data is currently unknown, this represents the first phase of what may potentially be a multi-phase project to fully classify all service lines where materials are unknown.

B. Scope of Services

1. Data and Records Preliminary Screening

This task represents a compilation and screening to determine the availability, type, and quality of available information for LSL inventory development and to determine the appropriate method(s) for executing Task 2. The task will include approximately 80 hours labor for a desktop review of available data relating to service line material which may include review of these types and sources of information, as available:

- Existing historical or verified public and private service material records (if available)
- Information used to develop pool of existing sampling sites.
- Documentation of service line materials including construction & plumbing codes and permits.
- Assessor's Database /Parcel or Structure data
 - Parcel ID, Address, Year Built
 - Acreage or Lot Size
 - Property Class or Zoning

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Town of Swampscott

- Recent surveys
- Construction records (especially service line replacements, plumbing work, renovations, or new construction)
- School and Childcare facilities
- Water system records such as: GIS database (water main diameter, material; fire hydrant data), historic maps, tie card database, meter install / replacement records, historical CIP or master plans, and SOPs, construction specifications
- Water billing information (meter size, service line size, material)
- Inspections and records of the distribution system.
- Interviews with system personnel.

Paper records will be scanned to PDF format. A preliminary excel database will be prepared, which will be consistent with template provided by MassDEP. A summary of data gaps will be developed, and an approach for filling in inventory gaps (reducing unknowns) within the budget limits will be presented in a technical memorandum.

Deliverable – Preliminary Excel database and Technical Memo describing status of data sources, identifying data gaps and presenting a recommended approach for inventory development in Task 2.

2. Inventory Development* & GIS Map

Based on the information and approach developed in Task 1, inventory development will be performed, and a GIS map developed. Inventory will likely include several of the following types of activities, as recommended and appropriate to the findings of Task 1:

- Population of material data from PDF scans using optical character recognition (OCR).
- Visual scanning of written records (e.g tie cards, meter installation records, record plans, property records) and population of material data using manual transcription.
- Predictive analytic statistical modeling using available data and methodologies consistent with Association of State Drinking Water Administrators (ASDWA) framework guidance¹ to assign a material likelihood to parcels with Unknown SL materials. It is anticipated that if recommended, modeling will be performed by BlueConduit (<https://blueconduit.com>) under software license to Kleinfelder.
- Implementation of a customer-driven survey similar to EPA’s “Protect Your Tap” scratch/magnet test. This would utilize Mass-DEP provided tools / applications.
- On-site visual inspections (expected to include combination of basement inspection and vacuum excavation in street) at selected properties.

Deliverable –GIS Map and excel database with public and private service line material classified into known and unknown materials. Database will be in digital format specified by MassDEP. Technical

¹ *Principles of Data Science for Lead Service Line Inventories and Replacement Programs, September 2020, ASDWA & Blue Conduit*

Lead Service Line DWSRF Plan of Study
Town of Swampscott

memorandum describing Task 2 results and providing recommendations and level of effort for completing classification of unknowns if not able to be fully populated within the budgeted level of effort.

* As data availability and quality is not currently well known, additional effort beyond the scope and budget presented herein may be necessary to fully classify unknown service lines.

3. Lead Service Line Replacement Plan Development and Sampling Plan Update

A – LSL Replacement Plan:

Based on the results of Tasks 1 and 2, and upon discussions with water system stakeholders, a Service Line Replacement Plan will be prepared. The Plan framework will be designed to be consistent with LCRR anticipated final requirements. The Plan will include the following sections:

- 1) Inventory:
 - A strategy for determining unknown service line material.
 - Procedures for updating the LSL Inventory annually and for providing public notice annually of the full inventory and individual homes with LSL or ‘unknown’ status.
- 2) Replacement Goal and Procedures:
 - LSL replacement goal rate if the trigger level is exceeded.
 - Flushing procedures and standard operating procedures for disturbances.
 - Procedures for conducting LSL replacements.
- 3) Funding: Strategies for program funding including ways to accommodate customers that are unable to pay for private-side LSL replacement. Recommended updates to the Town’s capital improvement plan, as appropriate.
- 4) Communication: Strategies and procedure for meeting LCRR requirements.

B - Sampling Plan Update:

The number of sampling sites under the LCRR has not changed, but the locations and sampling techniques will change under the LCRR requirements and based on the LSL Inventory. The existing Plan will be updated to be consistent with new LCRR sampling site and collection procedure requirements.

Task 3 will include up to three (3) meetings with water system managers and other stakeholders to discuss and document consensus on the Plan policies and procedures. This Task assumes up to about 265 hours of support. The detailed development of policies and ordinances are outside the scope of this Phase 1 effort. Recommendations will be made for further Plan development in Phase 2, if warranted.

Deliverable – Draft and Final Preliminary LSL Replacement Plan; Updated Sampling Plan

4. Public Outreach Planning

This task will include the development of a Public Outreach Plan Framework and include preparation of initial messaging educating homeowners about lead in drinking water and the utility’s plans for lead service inventory activities. Kleinfelder will meet with the DPW Director, Town Administrator, Public Health Director to review the Public Outreach Plan Framework, which is proposed as follows:

Lead Service Line DWSRF Plan of Study
Town of Swampscott

- 1) Beginning of the project: Prepare an electronic Frequently Asked Questions flyer (assume up to 2 pages) for Swampscott to add to website and promote on social media.
- 2) Develop a Flyer that describes the on-site inspections for Swampscott to distribute by mail to property owners and tenants and to post on their website.
- 3) At completion of Inventory and Draft Replacement Plan: One public meeting presentation to the Select Board.

This Task has been budgeted to include up to 86 hours of support. Additional activities may be recommended to be funded separately, depending on the outcome of Tasks 1- 3 and the stakeholder meetings.

Deliverables: Public Outreach Framework, electronic materials for items 4.1 through 4.3.

5. Project Management and SRF Administration Support

This Task will include project administration, MBE/WBE/DBE contractor coordination and assistance with State Revolving Fund reporting and reimbursement requirements, as well as Project Management including workplan, staffing and schedule management. This Task assumes up to approximately 80 hours of support.

Deliverables: Monthly emailed project summaries; SRF reimbursement request(s).

C. Cost Proposal

The proposed project budget breakdown by task is provided below:

TASK	HOURS	LABOR BUDGET	EXPENSES	SUBS	TOTAL PROJECT BUDGET
1 - Data Compilation & Screening	80	\$12,700	\$400	\$0	\$13,100
2 - Inventory & GIS Map	125	\$20,500	\$250	\$56,100	\$76,850
3 - Preliminary Replacement Plan	268	\$42,700	\$50	\$0	\$42,750
4 - Public Outreach	86	\$15,500	\$100	\$0	\$15,600
5- PM & SRF Admin	76	\$15,300	\$100	\$0	\$15,400
TOTALS	635	\$106,700	\$900	\$56,100	\$163,700

Compensation for this project shall be billed on the basis of a percent complete by task.

August 2022

Lead Service Line DWSRF Plan of Study
Town of Swampscott

D. Project Schedule

The proposed project schedule is expected to be of 12 months duration, as shown below:

TASK	Start	Duration (Approx.)	End
1 - Data Compilation & Screening	1/1/2023	2 month	3/1/2023
2 - Inventory & GIS Map	3/1/2023	5 months	8/1/2023
3 - Preliminary Replacement Plan	8/1/2023	5 months	12/31/2023
4 - Public Outreach	2/1/2023	11 months	12/31/2023
5- PM & SRF Admin	1/1/2023	12 months	12/31/2023

CERTIFYING AUTHORITY TO FILE

I hereby certify that the _____ Select Board _____ of
(Name of Governing Body)

the _____ Town of Swampscott, Massachusetts _____
(Corporate Name of Local Government Unit)

(hereinafter referred to as the "Applicant"), at a meeting noticed and conducted in accordance with all applicable legal requirements, duly voted to authorize

Town Administrator

(Title of Local Government Unit Official)

to act on behalf of the Applicant, as its agent, in filing applications for, executing agreements regarding, and performing any and all other actions necessary to secure for the Applicant such loan(s) for construction or planning of Water Pollution Abatement Projects as may be made available to the Applicant pursuant to the provisions of the Massachusetts Clean Waters Act (M.G.L. c.21, section 27-33E, inclusive, as amended) and the Water Pollution Abatement Revolving Loan Program (M.G.L. c.29C) for the following project:

Lead Service Line Inventory and Replacement Plan Development

(describe project)

I hereby certify that _____ Sean Fitzgerald _____ is the present incumbent of the
(Name of Person)

position referenced above, and do hereby certify:

1. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the governing body held on the ____ day of _____, 20____, and duly recorded in my office:
2. That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law, due and proper notice of such meeting was given; and a legal quorum was present throughout the meeting, and a legally sufficient number of members of the governing body voted in the proper manner and for the adoption of said resolution; that all other requirements and proceedings under the law incident to the proper adoption or passage of said resolution, including publication, if required, have been duly fulfilled, carried out, and otherwise observed; and that I am authorized to execute this certificate:
3. That if an impression of a seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal; but if no seal has been affixed, the Applicant does not have an official seal:

IN WITNESS WHEREOF, I have hereunto set my hand this

_____ day of _____, 20 ____.

AUTHORITY TO FILE

Whereas, Town of Swampscott, after thorough investigation,
(Applicant)

has determined that the work activity consisting of: Lead Service Line Inventory and
Replacement Plan Development

(describe project)

is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Massachusetts Department of Environmental Protection (MassDEP) and the Massachusetts Clean Water Trust (the Trust) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth (Chapter 21 and Chapter 29C) are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by Select Board
(Governing Body)

as follows:

1. That Town Administrator is hereby authorized on behalf
(Title of Official)

of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;

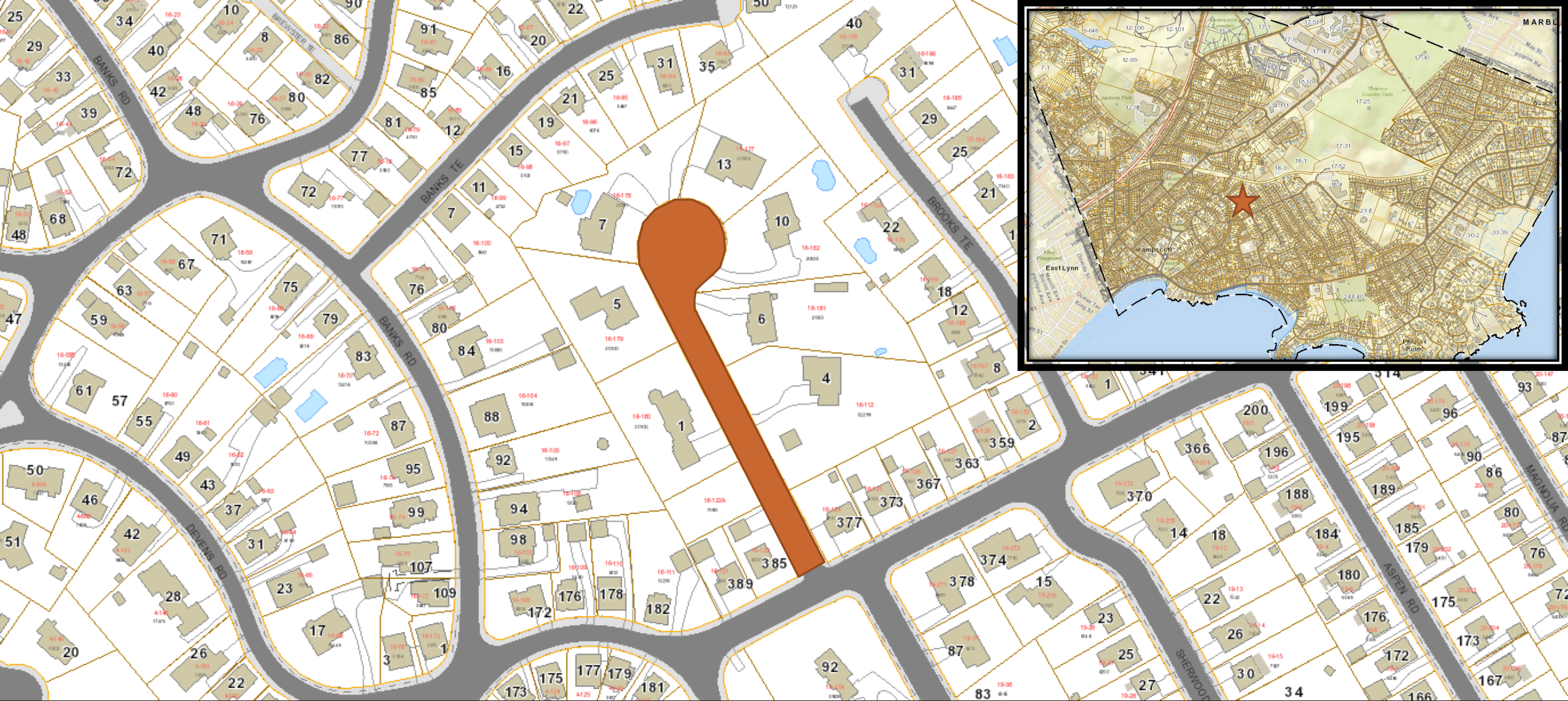
2. That the purpose of said loan(s), if awarded, shall be to fund construction activities.

3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.



Supreme Court

REQUEST FOR
ROADWAY ACCEPTANCE
10/19/22



Supreme Court - Location



SUBDIVISION DEVELOPMENT

Under MGL and the Swampscott Planning Board's Rules and Regulations, the Board reviews any proposal for a new subdivision of land (including roadway creation) under the requirements of the Rules and Regulations and Zoning Bylaw.

The approval of a subdivision plan does not mean the roadway is accepted as a public right-of-way. New roadways are initially owned by the developer / abutting property owners.

Accepting a roadway as a public right-of-way, and thus, under the maintenance and care of the jurisdiction, falls under a separate procedure.



ACCEPTANCE PROCESS

1. The Select Board must first vote its intent to lay out the road (MGL Chap 82 §§21 to 24), and refer the matter to the Planning Board, which has 45 days in which to issue a recommendation.
2. The Select Board must then vote to lay out road, and forward the plan to the Town Clerk, at least seven (7) clear days before Town Meeting.
3. The owner of road should cause a title certificate to be issued stating that it has ownership of road, and any appurtenant easements, e.g., drainage, associated with the road, and that the road is not encumbered by any outstanding mortgages or other liens.
4. Town Meeting must vote to accept the road as a public way.
5. The Town must acquire a fee or easement in the road within 120 days from the date of Town Meeting.

Draft Motion:

Motion to support the Select Board's intent to lay out the road for Supreme Court (MGL Chap 82 §§21 to 24), and refer the matter to the Planning Board for appropriate action.



Town of Swampscott

Department of Public Works

*22 Monument Avenue
Swampscott, Massachusetts 01907*

Tel: 781-596-8860

Fax: 781-596-8828

Gino A. Cresta Jr, Director
gcresta@swampscottma.gov

Aleena Alsaraby, Engineer
aalsaraby@swampscottma.gov

Natalie Swanstrom, Manager
nswanstrom@swampscottma.gov

National Grid Petitions

13 CUTTING ROAD

National Grid is petitioning the Town to install a new pole at 13 Cutting Road. The new pole will be installed on Bradlee Ave across the street from #177. This is due to 13 Cutting Road being a corner lot. The new pole will be installed approximately 35 feet northeast of pole #47 (located in front of 177 Bradlee Ave) to provide a new underground service to 13 Cutting Road.

13 CUTTING ROAD

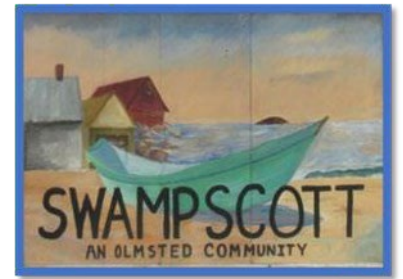
This is an underground petition. National Grid is petitioning the Town to install two 4-inch conduits approximately 5 feet from the existing pole on Bradlee Ave to the property line at 13 Cutting Road. This work is to support a new underground electrical service at 13 Cutting Road. Note – 13 Cutting Road is a corner lot at the intersection of Bradlee Ave and Cutting Road.



Town of Swampscott

Office of the **Town
Administrator**

**Elihu Thomson Administrative
Building 22 Monument Avenue
Swampscott, MA 01907**



Sean R. Fitzgerald
Town Administrator

Tel: (781) 596-8850
Email: sfitzgerald@swampscottma.gov

October 19th, 2022

Swampscott Select Board
Town Administration Building
22 Monument Avenue
Swampscott, MA 01970

RE: October 19th REPORT TO THE SELECT BOARD

Dear Select Board:

I am pleased to be able to offer the following report on programs and initiatives that are on-going in the Town of Swampscott, as well as some updates on a variety of things that have happened since my last report.

KINGS BEACH

I have attached a memo by Kleinfelder Engineer David Peterson summarizing the due diligence with the evaluation of design options for the Kings Beach remediation efforts. Lynn and Swampscott have assembled a steering group to evaluate six (6) alternative approaches to alleviating water quality issues at King's Beach. The steering group consists of persons representing the following stakeholder groups: City of Lynn, Lynn Water and Sewer Commission, Town of Swampscott, Massachusetts Department of Environmental Protection, Save the Harbor Save the Bay, and the state level governmental delegation.

The steering group has met three times between May 2022 and September 2022. This document provides a brief compilation of the project team's work to date in analyzing these alternatives.

MACHON SCHOOL RESIDENCES

The Machon School residences celebrated their one-year anniversary last Monday. Select Board member David Grishman, Community and Economic Development Director Marzie Galazka & Assistant TA/HR Director Pete Kane, Swampscott Fire Department Representatives and building residents were on hand to celebrate. The residents graciously gave amazing gift baskets to the staffs of the Town Hall, Senior Center, Police Department, and Fire Department for their support.

It is truly wonderful to see that B'nai B'rith and the Town of Swampscott received the 2022 Vanguard Award for Major Rehabilitation of a Historic Structure into Affordable Rental Housing from the National Affordable Housing Management Association (NAHMA) for this critical project in the community. This is something the whole Town can celebrate as a true commitment to affordable housing for our senior citizens.

FINAL RATING REPORT FROM S&P

Attached is an updated Credit Rating by S&P and a few draft slides for the SB meeting on Wednesday - Slide 4 would be filled on Monday when we have sale results. Simplified verbal motion language is on slide 6. There will be a written motion language bond counsel will provide Tuesday, which we I will send to the SB ahead of time to review. We are not required to read all of the language aloud as it is quite lengthy.

The Town has issued notes for the Acquisition of Hawthorne and some additional capital projects. The Town's recent bond rating is attached and as outlined, we have re-affirmed our AA+ and SP-1+ ratings were reaffirmed.

This Note sale was originally scheduled for October 13th, but has been pushed to Monday, October 17th at noon due to delays with getting this final rating report. I will be seeking the Select Board's vote to approve the Notes at our meeting on October 19th.

Notable comments in the bond rating report from S&P are as follows:

CREDIT OVERVIEW

The rating is supported by Swampscott's conservative budgeting practices, which has allowed the town to maintain its very strong reserve and liquidity position. The town's fiscal 2023 budget shows the intent to maintain reserves at a very strong level and in compliance with Swampscott's fund balance policy. The town may use some of its general stabilization funds to mitigate the tax impact of the debt service from the recent bond issuances to support a school construction project. Swampscott's tax base remains primarily residential, and efforts are underway to promote commercial and retail activity along the harbor over the longer term. The town intends to issue about \$5 million-\$10 million for an elementary school project and \$5 million-\$7 million for its annual capital needs. However, we believe the size of the long-term liabilities, including future pension and other postemployment benefits (OPEB) costs, is a constraining factor and could limit budget flexibility.

THE RATING REFLECTS OUR VIEW OF SWAMPSCOTT'S:

- Mature tax base, with access to the broad and diverse Boston metropolitan statistical area;
- Very strong management, with strong financial policies and practices under our Financial Management Assessment methodology and a strong institutional framework score;
- Structurally balanced net performance, coupled with very strong liquidity and very strong reserves; and
- Low overall net debt at less than 3.0% of market value, but a large pension and OPEB obligation and the lack of a plan to sufficiently address the obligation.

I do believe that this is another example of how the very difficult decisions over the last few years have helped Swampscott secure a very favorable bond rating. With this, I am frustrated that the OPEB obligations is holding Swampscott back from a AAA rating.

HAWTHORNE REDEVELOPMENT

I've been joined by Marzie Galazka, Pete Kane, and Select Board members Neal Duffy and Peter Spellios as we've been vetting extremely seasoned firms to assist us in creating a publicly-sourced plan for the Hawthorne Restaurant property. We've held multiple interviews with: HDR, Sasaki, Touloukian & Touloukian Inc., and Brown Richardson and Rowe.

The group is preparing to make a decision on the preferred firm shortly.

INDIGENOUS PEOPLES RECOGNITION MONTH

Town staff have been working with the Recreation Department and the Town's Historical Commission and Historical Society to launch an Indigenous Peoples Recognition Month which kicks off on Sunday, 10/16, 11:00, with a demonstration of setting up a Native American shelter on Town Hall lawn during the Farmers Market. This will be an interactive and informational event that all are welcome to attend. Children must be accompanied by an adult.

On Thursday, 10/20, the Historical Society is bringing author Mary Ellen Lepionka of Gloucester to the Library. She will talk about her research of the Indigenous history of Essex County from the last ice age to around 1700. Lastly, the Historical Commission is bringing author Emerson Baker to the Library who will talk about the Nanepashemet's People: Native Inhabitants of Swampscott & Essex County, on Saturday, 11/12, 11:30.

LIBRARY

Over the last few weeks, I have worked closely with Pete Kane and Jonathan Nichols to fill three vacancies at the Swampscott Public Library. Once they've been filled, they'll be fully staffed once again. We're recently filled the Head of Children's Services and Head of Reference positions. We'll be making offers for

the Head of Russian Services and Reference Librarian-Adult Programmer in the coming week. The final remaining vacancy is a Library Aide role which interviews will begin next week.

Jonathan is also hard at work creating an Escape Room as well as a not-so-scary haunted house for children. I am certain this will be a really great way to celebrate Halloween. Please visit their website at www.swampscottlibrary.org for updates.

BUILDING DEPARTMENT

Steve Cummings and his crew are hard at work approving permits and conducting inspections. Aggregate Industries pulled their permit last week for equipment upgrades they are doing over the winter. He did share with me that the building fees for the new AI equipment will be approximately \$334K.

He added that the Building permit for Elm Place will be approximately \$512K as well.

HEALTH DEPARTMENT

The Health Department continues to keep us safe, as they have throughout the pandemic, by offering flu shot clinics. They held a high dose (65+) clinic last week at the Senior Center and will have additional clinics in the next few weeks.

I have also discussed with Health Director Jeff Vaughn that when flu clinics and any regional booster clinics that develop in November and December are done, we will start to staff the Sr. Center with a nurse. We are currently developing a plan where the PH Nurse can schedule a couple of hours a week to be at the Sr Center (most likely occur on Wednesdays or Thursdays).

TOWN CLERK

Town Clerk Jarod LaLiberte and Administrative Assistant Brittney Jones have been hard at work mailing 3,000+ mail-in ballots for the upcoming November mid-term elections. Early voting started this week and will run through next week.

Jarod has also been working to compile all of the annual reports over the last 10 years to ensure these are filed.

RECREATION

The Annual Classic Car Show was a success, thanks to the hard work of Recreation Director Danielle Strauss and Recreation Program Coordinator Jackie Camerlengo. Approximately 220 cars were on the Town Hall lawn and it is estimated that over 1,000 people swung by to admire and learn about them. This is held in conjunction with the Farmers Market. Vehicles pay \$5 to participate – funds go to the Friends of Swampscott Sailing.

Danielle & her team are also planning on a Festival of Wreaths display at Town Hall in early December. If you are interested in donating a decorated wreath to be raffled off in early December with proceeds benefiting the many wonderful Recreation programs we have, please contact Danielle directly at (781) 596-8854 x1249, or by email at dstrauss@swampscottma.gov.

DPW

Assistant TA/Public Works Director Gino Cresta provided me with an update for the Vinnin Square/Signal Improvements project as it seems there has been very limited activity over the last few weeks. The following work has been completed to date in Vinnin Square:

- Drainage structures have been installed;
- New granite curb installed on the west side of Paradise Rd & reset on the east side of Paradise Rd;
- New asphalt sidewalk installed on east side of Paradise, concrete sidewalks installed on both east & west sides of Paradise Rd.
- Nat'l Grid raised their overhead power lines three times - the first two times, they weren't raised high enough, resulting in significant delays; we are waiting on Verizon & Comcast to raise theirs;
- Within the next two weeks the foundations for the traffic signal mast arms will be installed.
- The existing traffic signal mast arms can not be removed until the new traffic signals are operable. Existing traffic signals are currently located in the new sidewalk on the west side of Paradise Rd.

- The concrete sidewalk & handicap ramps cannot be completed until the existing traffic signals are removed. Mass DOT's goal is to have new traffic signals & new concrete sidewalks in place by mid-November. Temporary asphalt sidewalks will be installed if the mid-November deadline is not met. Roadway milling, paving & line painting will be completed in the spring.

King's Beach seawall repairs are still ongoing. Phase IV will be completed in the spring.

HUMAN RESOURCES

In addition to the recent hiring work for the Public Library, the Human Resources Department is also currently interviewing applicants to fill two vacancies at the Public Works for Mechanical Equipment Operator. Offers are expected to go out shortly.

Pete Kane is also putting together a framework for a new Community Cares Department which will serve as an integral, proactive department for outreach and assistance to vulnerable and at-risk residents in our community. The new department will be supported by a number of our existing public safety and social service departments. More information to come shortly.

VETERANS

Veterans' have had a busy week. Mike Sweeney, Veterans' Service Officer, and the Lynn-Swampscott Veterans' Services Team held a "Veterans Benefits for Seniors" event at the Senior Center last week to a packed house. Steve Bonn, Congressman Moulton's Veteran's Outreach Staff, was also in attendance. This is an ongoing outreach in which they explain benefits that veterans and their families may be entitled to.

A big thank-you to the Senior Center staff from Mike Sweeney & his staff for their help. They also had an open house & resource fair at the Lynn VA clinic.

November is also shaping up to be busy, including a Celebration of Life for Capt. Jennifer Harris, on Nov. 6th at 11:00, serving Hero Meals for Thanksgiving as well as hosting a breakfast at the Senior Center on Veterans' Day followed by a ceremony on Monument Ave.

SENIOR CENTER

The Senior Center continues to keep our seniors on their toes! This week saw a joint trip between Brooksbury Village and Machon residents for apple picking. They hosted a flu clinic for the Health Dept.

Select Board member David Grishman had lunch there last Wednesday. Reports back are that he was very informative and a celebrity guest.

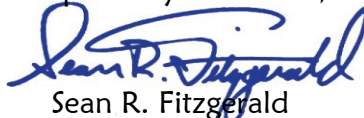
Seaglass Village co-hosted a Cyber Safety presentation at the Senior Center as well as an evening presentation on Medicare (SHINE) with Seaglass Village, attracting new members for both organizations.

The new Swampscott for All Ages Committee had its first meeting last week too.

STATE REPRESENTATIVE ELECT

Last week, I had a breakfast meeting with State Rep Elect Jenny Armini and we discussed a number of key priorities in the Master Plan and current projects. We also discussed a time for Jenni and Senator Crighton to meet with the SB to discuss the Town's legislative priorities.

Respectfully Submitted,


Sean R. Fitzgerald
Town Administrator