



Town of Swampscott
Select Board Meeting Minutes
Wednesday, March 3, 2021 – 6:00 PM
Virtual Meeting

SELECT BOARD MEMBERS PRESENT

Peter Spellos (Chair), Polly Titcomb, Neal Duffy, David Grishman

MEMBERS ABSENT

Don Hause

OTHER TOWN OFFICIALS PRESENT

Sean Fitzgerald, Town Administrator; Allie Fiske, Director of Communications & Strategic Initiatives; Ron Mendes, Assistant Town Administrator of Finance and Administration; Gino Cresta, Assistant Town Administrator of Operations; Richard Baldacci, Building Commissioner

The meeting was called to order at 6:03pm.

PUBLIC COMMENT

None

TOWN ADMINISTRATOR'S RECOMMENDED FY22 BUDGET

Assistant Town Administrator Ron Mendes provided an update on changes that were made to the budget since the first review on February 24. The budget is still balanced and there was an addition of footnotes to describe specific changes or unusual line items that need explanation.

There was a discussion regarding the cost of healthcare and how it is shared between the Town and the schools.

Assistant Town Administrator Mendes stepped through a presentation on the Enterprise Funds. The Town anticipates a significant increase in costs for the new 20-year contract with Lynn Water & Sewer. The Board discussed the Lynn Water & Sewer O&M and contract. There is some concern that Swampscott does not have a voice in the decision-making at higher levels and that the process is not transparent.

Mendes explained the town has been seeing an increase in water usage due to the increased number of people at home throughout the pandemic, expecting a resulting increase in rate. MWRA sends reports monthly.

Mr. Mendes then reviewed Enterprise Funds for water. There was a discussion about the use of retained earnings. Mr. Mendes then reviewed the PEG (Public Educational Government Access Channels) Enterprise Fund and reviewed the process of upcoming negotiations with Comcast and Verizon. Select Board Member David Grishman mentioned current pending legislation that would allow a capture of up to 5% of streaming services to provide additional funding for PEG.

CAPITAL PROJECTS

Assistant Town Administrator Ron Mendes presented information about the 2022 Capital Plan. He reviewed the process and flow of recommendations, which ends with a vote by Town Meeting. He shared the scoring sheet based on the Collins Center Model which helps prioritize projects.

BOND ANTICIPATION NOTE

On **MOTION** (Grishman) and **SECONDED** (Duffy) it was **VOTED** by roll call to:

- to approve the sale of \$6,455,000 1.25 percent General Obligation Bond Anticipation Notes (the “Notes”) of the Town dated March 11, 2021, and payable March 11, 2022, to Oppenheimer & Co., Inc. at par and accrued interest, if any, plus a premium of \$65,422.28.
- 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 February 19, 2021, and a final Official Statement dated February 25, 2021, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.
- 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.
- 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.
- 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.

Roll call: Duffy (YES), Titcomb (YES) Grishman (YES), Spellios (YES)

UPDATE ON BLIGHTED PROPERTIES

Town Administrator Fitzgerald stated that a number of properties in town are in poor condition and that citations have been issued over the past few months by Building Commissioner Rich Baldacci. Currently, \$300 daily fines are being issued to 187 Paradise Rd., the former Sunoco station. There is a demolition permit in the system and Sunoco attempted to seek a buyer. Building Commissioner Baldacci shared that the demolition company has stated they will take the structure down but leave the slab in place. The main goal is to demo the building without disruption of potential underground gas storage tanks and/or contaminated soil. The owner of the property would cover this cost. There is concern that demoing the structure will not accomplish the goal of getting rid of blight. There was a discussion about parking on the property. This use has expired and Town Counsel is reviewing a cease and desist.

299 Salem St., former Glover Restaurant has received monthly letters and fines for approximately 12 months with no response. Commissioner Baldacci spoke with Town Counsel and it was suggested that they Town enforce Chapter 143, which would allow Commissioner Baldacci to employ contractors to make the building safe. It was determined that the property is rotting, caving in on the inside, missing windows, and therefore at risk of break in. Baldacci requested a fence be constructed around the property to prevent danger and contain the building.

Baldacci stated Assistant Town Engineer Kelly Stevens received email from a demolition company offering to cut water/sewer. No application in software program but town water/sewer department has visited property. Baldacci stated the fees have been uncontested thus far. Letters informing owner of fees carry a 14-day appeal period. Payment has not been enforced. Mendes is doing due diligence to allow for fees to be slated to property tax bill/recap or MLC if property is sold.

UPDATE ON STACY BROOK PROJECT

Dave Peterson and Cecilia Carmona-Kleinfelder gave a presentation to update the Select Board on Stacy's Brook water quality improvements, specifically Phase 1. They covered the current state, what work needs to be done, program costs, and program schedule. There was a discussion about what success looks like and what the Town's priorities are and how they intertwine with the Consent Decree from the EPA.

It was announced that the Town received a \$150k MassDEP grant to develop a five-year capital plan for water, sewer, and drain management and 20-year sustainable funding plan. Draft of plan is expected to be completed in October 2021.

Select Board member David Grishman asked how Lynn was reacting to the King's Beach issue. Peterson said they did a sewer separation. Town Administrator Fitzgerald said he has spoken with Lynn Mayor and is hoping for a more collaborative effort and State/Federal funds.

Kleinfelder provided a description of the contract for National Water Main Company and the bids that came in from the RFP.

On **MOTION** (Grishman) and **SECONDED** (Duffy) it was **VOTED** by roll call to authorize the Town Administrator to execute the contract for National Water Main Cleaning Company as described for Phase 1C. Roll call: Titcomb (YES) Grishman (YES) Duffy (YES) Spellios (YES)

Select Board member Spellios asked for the presentation to be condensed and provided to the public.

CONSENT AGENDA

- Vote to approve meeting minutes from February 24, 2021 meeting

On **MOTION** (Grishman) and **SECONDED** (Duffy) it was **VOTED** by roll call to approve the consent agenda. Roll call: Grishman (YES) Titcomb (YES) Duffy (YES) Spellios (YES)

TOWN ADMINISTRATOR'S REPORT

- FY22 Budget
- Walker Rd.
- Harbor & Waterfront Plan
- Summer Recreation Programs and jobs
- Senior Center St. Patrick's Day Event
- 2021 Census

SELECT BOARD TIME

- David Grishman asked for an update on the public safety issue with double lines on Humphrey St.
- David Grishman asked about vaccinations for teachers – as of now the Town is not offering specific vaccination opportunities but there are dates specifically set aside for teachers in Massachusetts at mass sites.
- Select Board Person spoke about Women's History Month

On **MOTION** (Grishman) and **SECONDED** (Duffy) it was **VOTED** by roll call to adjourn the meeting. Roll call: Grishman (YES) Titcomb (YES) Duffy (YES) Titcomb (YES)

Meeting adjourned at 9:57 PM.

True Attest,



Allie Fiske, Assistant to the Town Administrator
Minutes APPROVED by vote of the Select Board 3/25/21