

**Norwell Board of Selectmen
4-7-21
Open Session – Remote meeting**

TOWN OF NORWELL
TOWN CLERK

2021 MAY -6 P 12: 24

Present: Ellen Allen, Alison Demong, Jason Brown, Peter Morin, Town Counsel Bob Galvin

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Open Session

The meeting was called to order by Chair Ellen Allen at 7:05pm. She announced that all votes will be roll call votes as the meeting participants are using remote access software. The meeting is being recorded and the audio file will be available on the Town website. Ms. Allen noted that this meeting will be conducted pursuant to the Executive Order dated March 12, 2020 suspending certain provisions of the Open Meeting Law, Gen. L. c. 30A §20 et seq. and 940 CMR 29.01 et seq.

Approval of Agenda

Motion; made by Jason Brown, seconded by Alison Demong, to approve the amended agenda as written, striking item g, postponed to May 5th. Unanimously voted by roll call vote

BOS Reports and Announcements

Ms. Demong thanked the school committee for getting the students back to school. It was a complicated, lengthy process and involved a lot of hard work. Kudos to all.

Ms. Allen gave a progress report on the new library status, citing the receipt of the temporary occupancy certificate. They are moving next week and hope to open by the end of May/mid-June, pending the pandemic rules. There is a possibility that the project will be eligible for an additional \$160K in 2023. It's been a long haul but the project is almost complete.

Town Administrator

Mr. Morin reported that Town Hall was fully opened to the public this past Monday. There have been no incidents to date. All are required to wear masks while inside the building and maintain a safe distance. The re-acclimation process is going well.

Citizen Comments

Mr. Reardon voiced his concerns about the Affordable Housing (AH) controversy in the Town. He was proud to serve on the Community Housing Trust (CHT) for many years, especially when the 40 River Street AH project was under construction.

The current situation over the proposed AH projects on Wildcat Lane and Lincoln Street has directed so much acrimony towards residents who have served the Town in a good and honest way. Mr. Reardon hopes to refocus the BOS work on AH and discuss solutions instead of pitting neighborhoods against Town boards. The Town needs to find a way to combat the unfriendly 40B developer projects. He would like to ask the CHT to refocus their AH efforts towards other projects, because they should not be subjected to this abuse. He would also like to redirect residents to work with the Town to find acceptable affordable housing projects.

Recognition of Fire and Police Departments personnel – Capeway Motel fire

Mr. Morin stated that he invited both Chiefs, DC Kean and Officer Harding to this meeting so that the board could personally recognize and commend their heroic actions in this rescue. He turned the commentary over to Fire Chief Simpson and Police Chief Lee:

Chief Simpson reported that on March 17th both the Norwell Fire and Police Departments were called to the Capeway Motel to rescue a disabled tenant from a smoke filled room. DC Dave Kean and Police Officer Sarah Harding arrived at the scene to make the rescue from the unit, where they encountered fire and heavy smoke. They located the partially blind tenant who was

in a wheelchair and carried her out of the building. Crews arrived and extinguished the fire. Officer Harding attended the patient until the Hanover ambulance unit arrived. There was no foul play found at the site of the fire. There is little doubt that it would have been a tragic outcome without this excellent cooperative effort, which showed true initiative and perseverance.

Chief Lee commented on the great working relationship between these two departments, adding that he couldn't be prouder of these two exceptional people.

Ms. Allen added her congratulations to those of the Chiefs. Both DC Kean and Officer Harding thanked the Chiefs and the board for their kind words, adding that anyone in either department would have done the same. Norwell is lucky to have such outstanding fire and police employees. Kudos from the board members to both officers and both departments.

Norwell Historical Commission (NHC) Annual Awards

Chair David DeGhetto announced the recipients of the annual awards: Denise Cook, accepting a posthumous award on behalf of Megan Kelly, for the restoration of the historic barn at 127 Main Street, Mike Sheehan-Cheever Tavern, for incorporating a section of the old Sparrell garage in the renovation, and Mary Williams, for the restoration of the Capt. Edward Southworth house at 840 Main Street. A Power Point presentation offered photos of the beautifully restored properties, along with a short history of each. All of the recipients thanked the NHC for the awards. The board congratulated all for their hard work and for making such a rich contribution to the historic preservation of Norwell.

Cemetery Commission – Daniel Griffin, Applicant

Mr. Griffin introduced himself to the board, noting that he is not a resident, but has a great interest in the cemetery because of a family plot. He is moved by the committee's dedication and work and would like to offer his services to help with any projects he can.

In response to Ms. Allen's question about permission to appoint an out of town person, Mr. Morin stated that there is no prohibition unless specifically stated in the bylaw. The Cemetery Committee doesn't require residency.

Mr. Brown asked about a conflict of interest even though Mr. Griffin owns family plots. Per Mr. Griffin, he has no problem putting the welfare of the committee first. Although a resident of Rockland, he has more of a connection to Norwell. Questions were asked and answered about his project proposal, to which Mr. Griffin replied that he would recuse himself if appointed to this committee.

Motion; made by Jason Brown, seconded by Alison Demong, to appoint Daniel Griffin to the Cemetery Committee for a term expiring 6/30/24. Unanimously voted by roll call vote.

Review of Bond Anticipation Note (BAN) for the new library – Darleen Sullivan

Abby Jeffers from Hilltop Securities joined the meeting to give the particulars about borrowing the next round of funding for the new library. The "good news" included that the funds will cover all the costs to complete the project. This is short term borrowing; there were 6 bidders, and the note was awarded to the bidder with the lowest net interest cost. A total amount of \$4,618,597 was borrowed. The library will probably spend the entire amount, but if it comes in under budget, the balance of the proceeds to repay the note next February. The note holder is TD Securities, with a 0.2536% 10month BAN. The Town is a AAA rated community and therefore a low risk investment. The Town is getting a premium of net \$67,662.44, of which \$10,289 will be used to close out, leaving a remaining premium balance of \$57,373.44 to apply to the project.

Ms. Sullivan asked the board to read the official vote to approve the sale of the BAN into the meeting minutes. The board will sign the BAN paperwork for a close next Wednesday, 4/14/21. Peter Frazier from Hilltop Securities also joined the meeting, adding that Norwell bond offerings have a very strong and desirable market because of the Town's excellent credit rating.

In response to questions from the board, Ms. Sullivan noted that the premium is not "extra funding, but pretty close to the spending limit." Ms. Allen congratulated Ms. Sullivan and Ms. Mangan on an excellent job.

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Motion; made by Jason Brown, seconded Alison Demong, read the motion into the minutes as attached. Unanimously voted by roll call vote.

(the following is the official vote to approve the sale that was read into these meeting minutes)

VOTE OF THE BOARD OF SELECTMEN

I, the Clerk of the Board of Selectmen of the Town of Norwell, Massachusetts, certify that at a meeting of the board held April 7, 2021, 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 \$4,618,597.00 percent General Obligation Bond Anticipation Note (the "Note") of the Town dated April 15, 2021, and payable February 17, 2022, to TD Securities (USA) LLC at par and accrued interest plus a premium of \$67,662.44.

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 March 18, 2021, and a final Official Statement dated March 30, 2021, 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 Board of Selectmen 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 Board of Selectmen, 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.

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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, paragraphs 18-25 as amended, further suspended, supplemented or modified by the Executive Order of the Governor of The Commonwealth of Massachusetts Suspending Certain Provisions of the Open Meeting Law, Chapter 30A, §20 dated March 12, 2020.

Dated: April 7, 2021

Clerk of the Board of Selectmen

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BOS Warrant Articles

Mr. Morin reviewed the transfer Articles as follows:

1. Stabilization account; \$250K from Free Cash into this account. Should only be used in situation where revenue needs to be replaced. Didn't use for last 2 years. Adding funds to keep pace with the growth in the budget and keep us around 4% operations which is the amount in the fund presently. Corresponds with our financial policies.
2. Capital Stabilization fund; can be used to offset nonrecurring nonoperational costs for facilities, purchase of vehicles, etc. Have used in the past for Article 3 or to purchase such assets as ambulance. Making a significant deposit into that account. Currently in the process of consolidating Highway, Tree and Grounds and renovating Town Hall, so it will be useful to have flexibility to use this account. Will bring to about \$2M total
3. OPEB transfer; costs for retirement in addition to pensions. Have an OPEB Trust and an actuarial schedule. There are 3 sources of funding; meals tax revenues-\$225K per year until last year during COVID, this year \$161K, which makes up the difference, but is in excess of the target money in the actuarial report, and an operational line of \$130K, for a total of \$516K from 3 sources going in this year.
4. Town Hall Phone Appropriation – the phone system is pathetic, and is still operating with a system of copper wire which fails in bad weather. Town Hall needs a central automated phone system with expanded features. The estimated cost is \$35K for an updated phone system.

Ballot Question for Recreational Marijuana Cultivation

Ms. Allen reviewed the draft Article with the board. Town Counsel has been asked to speak at Town Meeting to remind everyone what the Article is for at Town Meeting. The board would like to have PR and information given to residents before Town Meeting, such as a flyer or an info spot on Spotlight TV. All brainstormed about how to get the word out. Mr. Morin will follow up with Rob Proctor of Elevated Access.

Motion; made by Jason Brown, seconded by Alison Demong, approve the ballot question as read in the packet. Unanimously voted by roll call vote.

Dissolve the Water Supply Study Committee

Ms. Allen gave the background of the motion. This is no longer a viable committee as the work is now done by the Water Dept. The BOS can dissolve the committee.

Motion; made by Jason Brown, seconded by Alison Demong, to dissolve the Water Supply Study Committee. Unanimously voted by roll call vote.

Town Hall Renovation Project: OPM Selection Committee

Mr. Morin reported on the RFP for this project. There were two site visits and 4 responses that need to be reviewed by the committee. He is recommending a committee of 3 people; one BOS member, the Facilities Manager and Mr. Morin, and will be staffed by consultant Barbara Mello. Ms. Allen volunteered to serve on this committee to utilize her experience on the Library project.

Approval of meeting minutes – to be done at the next BOS meeting

Future agendas – the BOA/BOA appointment to the BOA will be moved to the 5/5/21 BOS meeting

Adjournment

*Motion; made by Jason Brown, seconded by Alison Demong, to adjourn at 8:16pm.
Unanimously voted by roll call vote.*



Ellen Allen, Chair

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