

## BOARD OF SELECTMEN

Meeting Minutes

Monday, March 1, 2021

7:00 PM

Virtual Meeting

**Present:** Jon Benson, Dean Charter, David Martin, Joan Gardner, Jim Snyder-Grant, Town Manager John S. Mangiaratti

**Absent:** None

Mr. Benson called the meeting to order at 7:00 PM. It was a virtual meeting with no Board members in physical attendance and it was broadcast via Zoom.us virtual meeting platform.

### I. Regular Business

#### 1. Citizen Concerns

Terra Friedrichs, West Acton questioned about the listing for the property on Wetherbee Street on the Executive Session agenda for the Thursday Board meeting, and concerned about an upcoming diversity training agenda promoting housing.

#### 2. Chair Update/Town Manager Update/Members Minutes

Mr. Benson announced an executive session on Thursday 3/4, the previously scheduled Board meeting for April 19<sup>th</sup> has been rescheduled to April 26<sup>th</sup> due to Patriots Day.

Mr. Mangiaratti commented about the FY22 Budget report being presented tonight, thanked town staff for their work and support. The Town will be issuing RFPs for the dispositions of 4 Piper Lane, 26 Carlisle Road, and 3 School Street. Mr. Mangiaratti worked with the Acton Water District to finalize the PILOT agreement. Mr.

Mangiaratti updated the Board regarding a request for information of any updates stemming from the investigation into the Zoom meeting incident involving the School Committee. There are no current updates available from the Police Department and the suspect is an out of state juvenile so very little information can be released.

Ms. Gardner noted that both AML Trustees and the WACL Trustees support the WACL under the wing of AML to access the Minuteman Library Network.

Mr. Martin announced the Superintendent has hired a Principal for the Acton-Boxborough Regional High School, and will start July 1, 2021.

### II. New/Special Business

#### 3. COVID-19 Response Updates

Mr. Mangiaratti cases are declining. The Governor announced increase in capacity limits for venues and restaurants. The Town completed two vaccine clinics for first doses, and will host a second dose clinic for residents from the first clinic on Thursday, and expect to receive a second dose shipment for residents to complete their second vaccination. Mr. Mangiaratti announced that the town is working with several other communities to be a regional vaccination site, and recently wrote a collaborative letter to the Governor with the request. Mr. Mangiaratti will update the Board as needed with further information of the result of the request. The state announced a request of the re-opening of schools. The town will take re-opening in phases, with the library at the end of March, offering the “take-out” window service at Town Hall for Land Use and

Finance Divisions in late March. The Senior Center opening to the public will be at a later date, Human Services will start taking visitors by appointment only. There are 22 active cases and a total of 769 since March 2020.

4. Board to Vote to Award Bond Bid for \$14,795,000

Steve Barrett, Finance Director informed the Board of the bid results from the sale of approximately \$15 million in long term debt, broken down into 2 parts. Series A for \$13,695,000 and Series B for \$1,1000,000. The Series A lowest bid was 1.87% and Series B lowest bid was 2.31%. The series A for municipal general purpose covers the North Acton Fire Station design, land acquisitions for Piper Lane and Kelley's Corner, fire apparatus, sidewalk/street improvement, Kelley's Corner design, fire station facility improvements, and traffic design. Series B for municipal private purpose was for 19-21 Maple Street.

Mr. Martin read the following votes:

**That the sale of the \$12,985,000 General Obligation Municipal Purpose Loan of 2021 Bonds, Series A of the Town dated March 15, 2021 (the “Series A Bonds”), to Robert W. Baird & Co., Inc. at the price of \$13,821,430.14 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on March 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:**

<u>Year</u>	<u>Amount</u>	Interest <u>Rate</u>	<u>Year</u>	<u>Amount</u>	Interest <u>Rate</u>
2022	\$655,000	5.00%	2033	\$425,000	2.00%
2023	660,000	5.00	2034	415,000	2.00
2024	540,000	5.00	2035	420,000	2.00
2025	550,000	5.00	2036	430,000	2.00
2026	550,000	5.00	2037	370,000	2.00
2027	560,000	5.00	2038	375,000	2.00
2028	495,000	5.00	2039	385,000	2.00
2029	430,000	5.00	2041	785,000	2.00
2030	445,000	2.00	2046	1,985,000	2.125
2031	450,000	2.00	2050	1,635,000	2.125
2032	425,000	2.00			

**Further Vote: That the Series A Bonds maturing on March 15, 2041, March 15, 2046 and March 15, 2050 (each a “Series A Bond”) shall be subject to mandatory redemption or mature as follows:**

Series A Term Bond due March 15, 2041

<u>Year</u>	<u>Amount</u>
2040	\$390,000
2041*	395,000

Series A Term Bond due March 15, 2046

<u>Year</u>	<u>Amount</u>
2042	\$380,000
2043	385,000
2044	400,000

2045	405,000
2046*	415,000

Series A Term Bond due March 15, 2050

<u>Year</u>	<u>Amount</u>
2047	\$420,000
2048	395,000
2049	405,000
2050*	415,000

**Further Voted: That the sale of the \$1,000,000 General Obligation Land Acquisition Bonds, Series B of the Town dated March 15, 2021 (“the Series B Bonds”), to Fidelity Capital Markets at the price of \$1,129,574.20 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on March 15 of the years and in the principal amounts and bear interest at the respective rate, as follows:**

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2022	\$60,000	3.00%	2028	\$60,000	3.00%
2023	60,000	3.00	2029	60,000	3.00
2024	60,000	3.00	2031	120,000	2.05
2025	60,000	3.00	2034	170,000	2.30
2026	60,000	3.00	2037	165,000	2.60
2027	60,000	3.00	2040	165,000	2.85

**Further Voted: That the Series B Bonds maturing on March 15, 2031, March 15, 2034, March 15, 2037 and March 15, 2040 (each a “Term Bond”) shall be subject to mandatory redemption or mature as follows:**

Series B Term Bond due March 15, 2031

<u>Year</u>	<u>Amount</u>
2030	\$60,000
2031*	60,000



Series B Term Bond due March 15, 2034

<u>Year</u>	<u>Amount</u>
2032	\$60,000
2033	55,000
2034*	55,000

Series B Term Bond due March 15, 2037

<u>Year</u>	<u>Amount</u>
2035	\$55,000
2036	55,000
2037*	55,000

Series B Term Bond due March 15, 2040

<u>Year</u>	<u>Amount</u>
2038	\$55,000
2039	55,000
2040*	55,000

**Further Voted: That in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated February 22, 2021, and a Final Official Statement dated March 1, 2021 (the “Official Statement”), 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 Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.**

**Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.**

**Further Voted: That we authorize and direct the Town Treasurer to establish post insurance federal tax compliance procedures in such a form 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 Bonds.**

**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 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 forgoing votes. Mr. Snyder-Grant moved, seconded by Ms. Gardner.**

**Mr. Martin called roll:**

**Mr. Snyder-Grant – aye**

**Ms. Gardner – aye**

**Mr. Charter – aye**

**Mr. Benson – aye**

**Mr. Martin – aye**

**The Board voted 5-0, the motions carried.**

5. **Presentation of the Town Manager Proposes FY22 Budget and Capital Plan**  
Mr. Mangiaratti presented his recommended Municipal FY22 spending budget. The proposed budget is \$37,786,832, which is a 2.5% increase over the previous fiscal year. Capital and Community project priorities for FY22 include resources to support Diversity, Equity and Inclusion efforts, Kelley's Corner Infrastructure project – pedestrian light poles, sustainability initiatives to address climate emergency, mental health resources for Police Department, Acton Town Center project, advancing design for the Public Works facility, street tree planting and maintenance, economic development, River Street Dam and historic park, and adding sidewalks and traffic calming measures.
6. **Discuss Proposal to Connect West Acton Citizen's Library to the Minuteman Network and Required Multi-Party Agreement**  
Mr. Mangiaratti met with the WACL Trustees and the AML Trustees regarding the including of the WACL into the Minuteman Network. For the library to enter into it, it would have been cost-prohibitive at approximately \$26,000. Both trustees support the merger to combine resources. The Board generally supported the move to add WACL with the Minuteman Network. No formal vote was taking.
7. **Discuss Drive Up Window Zoning Bylaw Proposal**  
Mr. Charter requested to postpone the discussion to March 15<sup>th</sup>.
8. **Discuss Zoning Bylaw - Electric Vehicle Parking Station Requirements**  
Mr. Snyder-Grant briefed the Board about the Selectmen Goal, and the original warrant article that was pulled from the 2020 Annual Town Meeting. Mr. Snyder-



Grant asked the Board to direct the Town Manager to have town staff develop and EV Charging Station Bylaw. Mr. Charter suggested the Sustainability Director get involved with the process. The Board took no action to recommend moving forward for Annual Town Meeting, but possibly for Fall Town Meeting.

9. Approve Letter of Support for Dam and Seawall Grant

**Ms. Gardner moved to approve the letter of support for Dam and Seawall**

**Grant, seconded by Mr. Snyder-Grant. Mr. Martin called roll:**

**Mr. Snyder-Grant – aye**

**Ms. Gardner – aye**

**Mr. Charter – aye**

**Mr. Benson – aye**

**Mr. Marti – aye**

**The Board voted 5-0, the motion carried**

**III. Consent Items**

Mr. Charter held consent item 10 to update with some additional language and add it to the March 15 meeting.

**Ms. Gardner moved to adjourn, seconded by Mr. Martin. Mr. Martin called roll:**

**Mr. Snyder-Grant – aye**

**Ms. Gardner – aye**

**Mr. Charter – aye**

**Mr. Benson – aye**

**Mr. Martin – aye**

**The Board voted 5-0, the motion carried. Meeting adjourned at 8:15 PM.**

**Documents and Exhibits Used During this Meeting**

- Agenda, March 1, 2021
- Presentation of the Town Manager Proposed FY22 Budget and Capital Plan
- Electric Charger Zoning Bylaw Document
- Letter of Support for Dam and Seawall Grant