

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: December 8, 2020
Date of Transcription: December 15, 2020
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

This meeting was held remotely due to COVID-19.

2. ROLL CALL

Selectmen Present: Peter W. Teitelbaum, Esq., Chairman
Judith Whiteside, Clerk
Alan H. Slavin
Patrick G. Tropeano
James M. Munise

Also Present: Derek Sullivan, Town Administrator
Richard Bowen, Town Counsel
Claire Smith, Town Moderator
Police Chief, John Walcek
Town Treasurer, John Foster

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

The Onset Bay Association drive thru parade will be held on December 13th at the Onset Pier.

The Town Meeting will be held on December 12th at 12:00 at the VFW Pavilion.

There are openings for volunteers for several committees in Town. The newly reestablished Bike Path Committee is looking for members, as well as the Veterans Council. Anyone interested is urged to attend meetings prior to submitting an application. Look on the Town website for more information.

Wareham Free Library continues to sponsor Dolly Parton's reading program, Imagination Library. For \$25.00 a year, a child can be sponsored to receive a book once a month from birth to 4.5 years old. Details are available on the Library's website.

A carriage of food is available for any family in the area at Damien's Food Pantry every Thursday and Saturday from 9-11:30.

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The Gleason Family YMCA is offering a free community market at 11 a.m. on December 11th. First come, first served. The market will continue until all food has been distributed.

Church of the Shepherd is offering take-out meals every Thursday from 3:30-4:30 p.m.

The pantry at St. Patrick's Church is open from 3-7 p.m. every Wednesday.

Onset Foursquare Church offers dinner on Tuesdays at 4:30 pm.

Wesley United Methodist Church, 462 Main Street offers dinner on Wednesdays at 5:30 pm.

Council on Aging is offering boxed lunches on Tuesdays and Thursdays. You call the week before, and pick up the meal from 9-9:30.

Fuel Assistance is also available from the Council on Aging. The number there is 508-291-3131.

All programs mentioned require social distancing and wearing a mask.

Please encourage elderly neighbors or family members to use the available services.

5. CITIZEN'S COMMENTS

Present before the Board: Kat Garofoli, Director of the Onset Bay Coalition
Ms. Garofoli stated that there is a community survey asking for feedback about the current programs and suggested programs for the Onset Bathhouse. The Onset Bay Coalition is looking for guidance and suggestions to better serve the community. The survey is available in google form on the website at onsetbaycenter.org.
Present before the Board: David Meister

Mr. Meister urged the Board of Selectmen not to support the Littleton Drive proposal project. He stated that with just a third of the portion of the affordable housing being for seniors, it isn't accomplishing what the Town is looking to do and in his opinion, it does not qualify as senior affordable housing.

6. BOARD'S COMMENTS

Selectman Slavin thanked the Police Department for the Toy Drive that took place on December 5th.

7. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

None.

8. LICENSES AND PERMITS

a. Renewal of the following Year Round Common Victualer All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws:

- i. 99 West LLC d/b/a 99 Restaurant & Pub, 40 Rosebrook Place, E. Wareham.
- ii. Barnacle Bills Seafood LLC d/b/a Barnacle Bill's Seafood, 3126 Cranberry Hwy, E. Wareham.
- iii. Bay Pointe Club, LLC d/b/a Bay Pointe Club, 19 Bay Pointe Drive, Onset.
- iv. El Tulense Inc. d/b/a El Mariachi Restaurant, 207 Main Street, Wareham.
- v. Lindseys, Inc. d/b/a Lindsey's Family Restaurant, 3138 Cranberry Hwy, E. Wareham.
- vi. Rare Hospitality Int'l Inc. d/b/a Longhorn Steakhouse, 2421 Cranberry Hwy, Wareham.
- vii. Saga Steakhouse Inc. d/b/a Saga Steakhouse, 20 Rosebrook Way, Wareham.
- viii. Stevie B's Inc. d/b/a Onset Sports Resort, 270 Onset Ave., Onset

MOTION: Selectman Whiteside moved to approve the above Year Round Common Victualler All Alcoholic Beverages Licenses for the year 2021, under the provisions of Chapter 138 of the Massachusetts General Laws. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

c. Renewal of the following Year Round Common Victualer Wines and Malt Beverages License for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws:

- i. Tsika Inc. d/b/a Minerva Pizzeria & Slice House, 257 Main Street, Wareham.

MOTION: Selectman Whiteside moved to approve the renewal of the Year Round Common Victualler Wines and Malt Beverages License to Tsika Inc. d/b/a Minerva Pizzeria & Slice House, 257 Main Street, Wareham for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

d. Renewal of the following Year Round Veterans Club all Alcoholic Beverages License for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws:

- i. American Legion Inc. d/b/a American Legion Post #220, 777 Main Street, Wareham.

MOTION: Selectman Whiteside moved to approve the renewal of the Year Round Veterans Club all Alcoholic Beverages License to American Legion Inc. d/b/a American

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Legion Post #220, 777 Main Street, Wareham for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

e. Renewal of the following Year Round Club all Alcoholic Beverages License for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws:

i. BPOE Wareham-New Bedford Lodge 73, Inc. d/b/a BPOE Wareham-New Bedford Lodge 73, Inc., 2855 Cranberry Hwy, Wareham.

MOTION: Selectman Whiteside moved to approve the renewal of the Year Round Club all Alcoholic Beverages License to BPOE Wareham-New Bedford Lodge 73, Inc. d/b/a BPOE Wareham-New Bedford Lodge 73, Inc., 2855 Cranberry Hwy, Wareham for the year 2021, under the provisions of chapter 138 of the Massachusetts General Laws. Selectman Tropeano seconded. Roll Call: Selectman Slavin-abstained, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 4-0-1 (Selectman Slavin abstained)

9. TOWN BUSINESS

a. COVID-19 Update.

Mr. Sullivan stated that there are currently fifty-seven new cases as of December 6th. The cases have been trending upward putting the state in the red.

b. Vote to ratify the hiring of Kevin Picher-Paramedic, Christopher Doucette-Paramedic, and Alyssa Smith-Paramedic.

MOTION: Selectman Whiteside moved to ratify the hiring of Kevin Picher-Paramedic, Christopher Doucette-Paramedic, and Alyssa Smith-Paramedic. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-present, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

c. Update from Selectman Tropeano re: Police Study Committee.

Present before the Board: Claire Smith, Town Moderator and Police Study Committee Chairman

Ms. Smith stated that the Committee has met and discussed interest in two particular properties and would like to start the RFP process within a couple of weeks. The first location is the Decas School property and the second is on Minot Ave. The Committee is seeking the Board's input on both properties and to find out if there are other potential interests. She also stated that the committee has researched other properties with the appropriate acreage to involve the possibility of building a new Police station along with the Fire Department and EMS. All Selectmen agreed that the Minot Ave property, which is owned by the Town would be better suited for a new Police Station because of the location and that the Decas School property would not be suitable because it is not located in a central area.

SELECTMEN MEETING MINUTES-12/8/2020 (CONT'D)

MOTION: Selectman Tropeano moved to authorize the Police Study Committee access the Minot Ave. property and to eliminate the Decas Scholl property. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-no, Selectman Teitelbaum-yes.

VOTE: 4-1-0 (Selectman Whiteside opposed)

d. Authorize WPCF Bond.

Present Before the Board: John Foster, Town Treasurer and James Giberti
Mr. Foster stated that there is a bid for 1.65 million dollars bonds for the equalization basins. Mr. Giberti explained that these funds are for the basins to provide relief in the event of heavy rainfall overflow when the plant cannot handle the input coming in.

MOTION: Selectman Whiteside moved to authorize the sale of \$1,380,000.00 general obligation wastewater bonds of 2020 of the Town dated December 17, 2020, the bonds to Fidelity Capital Markets, a division of National Financial Services, LLC at the price of \$1,697,331.30 and accrued interest if any is hereby approved and confirmed. The bonds shall be payable on October 1 of the years and the principle amounts and bear interest at the respective rates as follows:

2021-\$140,000.00-5.00%	2026-\$140,000.00-5.00%
2022-\$140,000.00-5.00%	2027-\$135,000.00-5.00%
2023-\$140,000.00-5.00%	2028-\$135,000.00-5.00%
2024-\$140,000.00-5.00%	2029-\$135,000.00-5.00%
2025-\$140,000.00-5.00%	2030-\$135,000.00-5.00%

Selectman Whiteside further moved that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement date November 19, 2020, and a final Official Statement dated December 17, 2020 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Selectman Whiteside further moved 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 form 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. Selectman Whiteside further moved to 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 Bonds and to comply with relevant securities laws.

Selectman Whiteside further moved to authorize each member of the Board of Selectmen, the Town Clerk and the Town Treasurer 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. Selectman Tropeano seconded. Roll

SELECTMEN MEETING MINUTES-12/8/2020 (CONT'D)

Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

e. Update from Town Counsel regarding Starlight Motel resident relocation. Town Counsel responded to the Board of Selectmen's concern regarding the health and welfare of the persons residing at the Starlight Motel. He contacted the developers counsel and was informed that the tenants will be cared for and the owners of the motel are seeking modification of the project timing to delay the demolition of the motel in terms of the overall project and there will be assistance to the residents with any seasonal difficulty.

f. Discussion regarding marijuana taxation and fees. Selectman Slavin attended a meeting with the director of the governmental legislation for the Cannabis Control Commission. He stated that business owners will be allowed to have a separate host agreement in addition to the manufacturing agreement. The Town will still negotiate a host agreement at 3% plus the impact fee of 3%, but there is still concern of how this will effect retail stores and future industry.

MOTION: Selectman Slavin moved to authorize the Chairman to write a letter to the Senator and State Legislature for the Town to impose a tax fee in place of the impact fee. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

g. Continued discussion and votes to recommend warrant articles for 2020 Fall Town Meeting.

None.

h. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

10. TOWN ADMINISTRATOR'S REPORT

Mr. Sullivan talked about the Transfer Station and stated that it will be set up as a "pay as you throw" program. The Transfer Station sticker will cost \$125.00 along with a per unit fee for disposal of household trash. Trash bags will have to be purchased. There will be small bags holding up to fifteen pounds of trash sold in rolls of ten at a cost of \$12.50. Large bags up to thirty-three gallons come in rolls of five at a cost of \$10.00. Bags can be purchased at grocery stores, pharmacies, and hardware stores. Opening date is January 5th. Curbside is expected to start April 1st. He also wanted to make clear that anyone with curbside pickup does not need to use the Town trash bags. Town trash bags are only for the Transfer Station.

11. LIAISON REPORTS/INITIATIVE REPORTS

The Governor announced the phase has changed to Phase III Step I.

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12. CONSENT AGENDA

- a. Approve meeting minutes: November 10, 2020.

MOTION: Selectman Whiteside moved to approve the meeting minutes for November 10, 2020. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

- a. Authorization to sign bills and documents, etc.

13. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 8:43 pm. Selectman Whiteside seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted

Cassandra Slaney

Department Assistant

The foregoing minutes were submitted to the Board of Selectmen on:

Attest:


Judith Whiteside, Clerk

Date Signed: 1-19-21

Date sent to the Town Clerk: 1-25-21