



Board of Selectmen

Date of Meeting: Thursday, November 19th, 2020
Time: 6:00 PM – 6:24 PM
Members Present: Chair Jamie Underwood; Selectmen Matt Mecum and Seth Ridinger;
April Steward, Town Administrator; Town Counsel Stephen Madaus, and
Alison Mack, Administrative Assistant to the Board

The meeting commenced at 6:00 PM.

Pledge of Allegiance was recited.

The meeting will be livestreamed from the *Zoom Application*.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83319634826?pwd=dHBTaG9VamFQRUJTaTNBZ0lnZTNFZz09>

Passcode: 961395 Or iPhone one-tap :

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Confirming Member Access:

April Steward, Town Administrator recited the following:

Members, when I call your name, please respond in the affirmative.

- Seth Ridinger: Yes
- Jamie Underwood: Yes
- Matthew Mecum: Yes

Staff, when I call your name, please respond in the affirmative.

- Town Counsel, Stephen Madaus: Yes
- Alison Mack: Yes
- Town Treasurer Cher Cox: Yes
- Town Accountant Ninotchka Rogers: Yes
- Finance Committee Chair David Butler: Yes

Introduction:

April Steward started off the meeting by stating the following: Good evening everyone. This Open Meeting of the Board of Selectmen is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

In order to mitigate the transmission of the COVID-19 Virus, we have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible *physical* location. Further, all members of public bodies are allowed and encouraged to participate remotely. The Order, which you can find posted with agenda materials for this meeting allows public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting. Ensuring public access does not ensure public participation unless such participation is required by law. This meeting will feature public comment.

For this meeting, the Board of Selectmen is convening by video conference via Zoom App as posted on the Town's Website identifying how the public may join. Please note that this meeting is being recorded, and that some attendees are participating by video conference. Accordingly, please be aware that other folks may be able to see you, and that take care not to "screen share" your computer. Anything that you broadcast may be captured by the recording.

Meeting Materials

All supporting materials that have been provided members of this body are available on the Town's website unless otherwise noted. The public is encouraged to follow along using the posted agenda unless The Chair notes otherwise.

Meeting Business Ground Rules (Jamie Underwood)

We are now turning to the first item on the agenda. Before we do so, permit me to cover some ground rules for effective and clear conduct of our business and to ensure accurate meeting minutes.

- I will introduce each speaker on the agenda. After they conclude their remarks, the Chair will go down the line of Members, inviting each by name to provide any comment, questions, or motions. Please hold until your name is called. Further,
 - Please remember to mute your phone or computer when you are not speaking.
 - Please remember to speak clearly and in a way that helps generate accurate minutes
- For any response, please wait until the Chair yields the floor to you and state your name before speaking.
- If members wish to engage in colloquy with other members, please do so through the Chair, taking care to identify yourself.

For Items with Public Comment:

After members have spoken, the Chair will afford public comment as follows:

- The Chair will first ask members of the public who wish to speak to identify their names and addresses only.
- Once the Chair has a list of all public commentators, I will call on each by name and afford 3 minutes for any comments.
- Finally, each vote taken in this meeting will be conducted by roll call vote.

Discussion on Borrowing with Financial Team: 85 Sewell Street

Jamie asked April to discuss what the landowner has decided. April mentioned that the landowner is willing to wait until the Annual Town Meeting in May to have this article put forward. David Butler brought up the BAN option which stands for a Bond Anticipation Note, which is usually used for larger projects. While you build up the money and aren't sure how much you are going to spend, you would issue BAN for a million, then two million, then three million, then four million; when the project was done you would issue real bonds for the total of the project. It is also a tool for smaller amounts. David mentioned that anything voted in this fiscal year would be in next years budget, nothing in this current fiscal year. If you are going to do it, Cheri would put on her borrowing debt sheet, anticipating a 1-year BAN with a 10% principle: 10 years. That would cover the budgeting for it. Matt Mecum asked as far as the hit to the tax rate, it would be the first \$100,000 to hit the tax rate correct? David stated that we should get a low interest rate and Ninotchka stated that Bolton got under .7%. David mentioned it would be around a \$.14 to the tax rate. Seth asked about a State House Cereal Loan being mentioned in a previous discussion and David Butler mentioned that would be different; they are two different things. April added Mary Carney to the call; Mary ended up having technical issues and was not able to participate in the meeting. Seth asked if they could get a better rate through the State House Cereal Loan or if the BAN was a better option. Cheri stated that if Mary were able to speak, she would say that the BAN is the way to go and it would be less expensive. David mentioned that the BAN also gives you the flexibility of how much you would want to pay, its not a set pay so if we wanted to pay it off sooner, we could. He also mentioned that the interest rate is going to change every year on a BAN because it rolls and you would need to get a new one and whatever the prevailing rate is at that time, that's the rate. If we see that start to head up, we will pay off more principle and get out of it quicker. Jamie mentioned if that's the way to go and the experts are suggesting it, he has no problem with moving forward. The next thing they needed to discuss was if they were going to push off the Town Meeting. Matt stated he feels as though it would be a bad move to have the Town Meeting with the circumstances and if the landowner is willing to wait until the Annual Town Meeting in May, why not. Also, making sure residents feel safe when they come out to vote is very important. Seth asked if there is any type of commitment, we can get from the property owner that he isn't going to back off and go in another direction. Stephen stated that they already revised the Purchase and Sale Agreement to after the Annual Town Meeting.

Matt Mecum made a motion to cancel the Special Town Meeting scheduled for December 14th, 2020, Seth Ridinger seconded. Voted all in favor. Matt: Yes, Seth: Yes, and Jamie: Yes.

Matt thanked Mr. Goddard for waiting for the Annual Town Meeting to move forward. Jamie thanked everyone else who attended the meeting for clarification.

At 6:24 PM, Seth Ridinger made a motion to adjourn, Matt Mecum seconded. Voted all in favor. Matt: Yes, Seth: Yes, and Jamie: Yes.

Respectfully submitted,

Alison Mack, Assistant to the Board of Selectmen

Meeting Materials

Agenda

On File in The Board of Selectmen's Office