



# TOWN OF WAKEFIELD

TOWN COUNCIL

Notice of Meeting Minutes: Town Council  
2024 February 12  
6:00 pm Eastern Time  
WCAT Studio – 24 Hemlock Road | Via Zoom

**Call to Order:** Jonathan P. Chines called the meeting to order at 6:00 p.m.

**Pledge of Allegiance:** Jonathan P. Chines led the body in the reciting of the Pledge of Allegiance.

**Town Council:** Mehreen N. Butt, Jonathan P. Chines, Chair; Anne P. Danehy; Edward F. Dombroski, Jr.; Michael J. McLane, Vice Chair; and Robert E. Vincent II.

**Administration:** Stephen P. Maio, Town Administrator; Sherri A. Dalton, Executive Assistant, and Town Council Clerk.

**Town Counsel:** Thomas A. Mullen.

**Executive Session:** At 6:03 p.m. Michael J. McLane moved to enter into Executive Session to discuss strategy with respect to threatened litigation under G.L. c. 30A, §21(a)(3) because an Open Session may have detrimental effects on the bargaining position of the Town, with the intent of returning to Open Session immediately thereafter. Mehreen N. Butt seconded. The motion passed 6-0-0 by roll call vote with Michael J. McLane, Mehreen N. Butt, Anne P. Danehy, Edward F. Dombroski, Jr., Robert E. Vincent II, and Jonathan P. Chines voting.

Open Session resumed at 7:17 p.m. Julie Smith-Galvin did not attend the open session meeting.

**Public Engagement:** Christine Corrado of 4 William Street emailed a Public Committee Meeting Participation Form stating the house on the Butler Avenue property should be removed as it has been vacant for years, and is an eye sore and attracts vandalism and trespassers. Cindy Schatz of 8 Cordis Street addressed space needs for the Friends of the Library. Julie Scott of 4 Central Street addressed two articles that will be on the Warrant for the Annual Town Meeting in April, the article for the marijuana overlay district and the article for the self-storage overlay district, and asked for public information meetings.

**Fiscal Year 2025 Budgets:** Brian Cusack, Chair of the Finance Committee IT Subcommittee, recommended favorable action for Fiscal Year 2025 Budget #3 Information Technology department as presented by Town Accountant Gill and Chief Information Office Todd Bowden. Michael J. McLane moved to approve Fiscal Year 2025 Budget #3 Information



Technology department budget for \$493,253.00. Mehreen N. Butt seconded. The motion passed 6-0-0. Town Accountant Gill and Police Chief Skory presented Fiscal Year 2025 Budget #16 Police department. Michael J. McLane moved to approve Fiscal Year 2025 Budget #16 Police Department for \$7,514,617.00. Mehreen N. Butt seconded. The motion passed 6-0-0. Daniel W. Sherman, Chair of the Finance Committee Library Subcommittee, recommended favorable action for Fiscal Year 2025 Budget #34 Library as presented by Town Accountant Gill and Library Director Catherine McDonald. Michael J. McLane moved to approve Fiscal Year 2025 Budget #34 Library for \$1,972,883.00. Mehreen N. Butt seconded. The motion passed 6-0-0.

**Presentations / Updates:** Four town-owned property options were discussed: Hurd School, 5 Common Street, Senior Center, and a parcel of land on Butler Avenue. Options include municipal offices, housing, and storage. Councilors expressed that community meetings, public forums, and input from town departments on potential uses and cost assessments be conducted sooner rather than later.

**Annual Town Meeting:** Michael J. McLane moved to refer the Citizens Petition for Zoning Amendment to the Planning Board as submitted by Attorney Brian McGrail. Mehreen N. Butt seconded. The motion passed 6-0-0. Michael J. McLane moved to refer the Citizens Petition for Zoning Amendment to the Planning Board as submitted by Attorney Michael McCarthy. Mehreen N. Butt seconded. The motion passed 6-0-0. Michael J. McLane moved to set April 29, 2024 at 7:00 p.m. in the auditorium at the Galvin Middle School for the Annual Town Meeting, and to open the Warrant on February 12, 2024 and to close the Warrant on March 1, 2024 at 12:00 p.m. Mehreen N. Butt seconded. The motion passed 6-0-0.

**Election Warrant:** Michael J. McLane moved to approve the Presidential Preference Primary Election Warrant for March 5, 2024. Mehreen N. Butt seconded. The motion passed 6-0-0.

**Licenses: Dockside:** Michael J. McLane moved to approve the change of DBA for Dockside at Wakefield Inc. d/b/a Floramo's Wakefield to Dockside at Wakefield Inc. d/b/a Main St Grille & Taphouse located at 1099 Main Street. Mehreen N. Butt seconded. The motion passed 6-0-0. **One Day Liquor Licenses:** Michael J. McLane moved to approve the request for a One Day Liquor License for an event at the Americal Civic Center on March 7, 2024. Mehreen N. Butt seconded. The motion passed 6-0-0. Michael J. McLane moved to approve the request for a One Day Liquor License for an event at the Crystal Community Club on March 8, 2024. Mehreen N. Butt seconded. The motion passed 6-0-0. **Second Hand Dealer License:** Michael J. McLane moved to approve the Second-Hand Dealer License for Rada Boutique located at 394 Main Street. Mehreen N. Butt seconded. The motion passed 6-0-0. **Common Victualler**

**License:** Michael J. McLane moved to approve the Common Victualler License for Sebastian's located at 200 Quannapowitt Parkway. Mehreen N. Butt seconded. The motion passed 6-0-0. Michael J. McLane moved to approve the Common Victualler License for Wakefield Roast Beef & Seafood located at 650 Main Street. Mehreen N. Butt seconded. The motion passed 6-0-0.

**Donations:** Michael J. McLane moved to accept and expend a gift or gifts to the Council on Aging for \$100.00 from various donors with thanks. Mehreen N. Butt seconded. The motion passed 6-0-0. Michael J. McLane moved to accept and expend a gift or gifts to the Library for \$1,250.00 from various donors with thanks. Mehreen N. Butt seconded. The motion passed 6-0-0.

**Bond Anticipation Note:** Michael J. McLane moved to vote: We hereby determine, in accordance with G.L. c.70B, that the cost of the Memorial High School construction project authorized by vote of the Town passed on January 28, 2023 (Article 1) being financed with proceeds of a portion of the Notes defined below, together with all other bonds and notes of the Town previously issued to pay costs of this project, does not exceed the portion of the total cost of the project that is not being paid by the school facilities grant and we hereby approve the issuance of notes and bonds to finance this project under G.L. c.70B. Further Voted: to approve the sale of \$30,500,000 5.00 percent General Obligation Bond Anticipation Notes (the "Notes") of the Town dated February 23, 2024, and payable September 20, 2024, to J.P. Morgan Securities LLC at par and accrued interest, if any, plus a premium of \$318,725. 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 January 31, 2024, and a final Official Statement dated February 7, 2024, 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 Town Council 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 Town Council, the Town Clerk and the Town Treasurer by and hereby are, authorized to take any and all such actions, and execute and deliver such certificate, 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. Mehreen N. Butt seconded. The motion passed 6-0-0.

**Approval of Minutes:** Michael J. McLane moved to approve the January 22, 2024 Town Council meeting minutes. Mehreen N. Butt seconded. The motion passed 6-0-0.

**Adjournment:** Michael J. McLane motioned to adjourn at 9:11 p.m. Mehreen N. Butt seconded. The motion passed 6-0-0.

Respectfully submitted,

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Sherri A. Dalton,  
Town Council Clerk