

**TOWN OF DEDHAM  
450 WASHINGTON STREET  
DEDHAM, MASSACHUSETTS**

**MINUTES OF THE SELECT BOARD MEETING  
VIA TELECONFERENCE  
JUNE 3, 2021, 6:30 P.M.**

**BOARD MEMBERS:**

Dennis Teehan	Chair
Dimitria Sullivan	Vice Chair
James A. MacDonald	Member
Sarah MacDonald	Member
Kevin R. Coughlin	Member

**TOWN OF DEDHAM STAFF:**

Leon Goodwin	Town Manager, City of Dedham
Nancy Baker	Assistant Town Manager, City of Dedham

Minutes prepared by Mary-Margaret Scrimger of Minutes Solutions inc. via an audio recording.

**1. CALL TO ORDER**

The Board spoke recited the pledge of allegiance. Chair of the Select Board, Ms. Sullivan, called the meeting to order at 6:30 p.m.

**2. BPCC COMMITTEE**

The BPCC Chair, Mr. Sullivan, addressed the Board. The new town hall was constructed during COVID-19, causing significant challenges. Mr. Sullivan thanked Ms. Baker for stepping up to assist with these challenges. An email from Mr. Hampe, a BPCC board member, was read, which thanked Mr. Sullivan for his unwavering support and his work on the committee.

**3. OPEN DISCUSSION**

There was no discussion.

**4. DISCUSSION AND VOTE**

**Public Hearing Request—Saigon Fusion Corporation:** Ms. Tong, one of the members bringing Menya Jiro to the area, presented. Menya Jiro is a ramen brand based in Japan and is expanding into the greater Boston area. They have already received a liquor license in the Cambridge area. These restaurants will not have a bar; Beverages will be served to the table.

**A motion was made by Ms. MacDonald to close the public hearing. The motion was seconded by Mr. MacDonald. A roll call vote was taken:**

Dennis Teehan	Yes
Dimitria Sullivan	Yes

James A. MacDonald	Yes
Sarah MacDonald	Yes
Kevin R. Coughlin	Yes

Motion passed unanimously, 5-0.

A motion was made by Ms. MacDonald to approve the issue of the wine and malt restaurant license to Menya Jiro, 756 Legacy Place, Dedham. The motion was seconded by Mr. Coughlin. A roll call vote was taken:

Dennis Teehan	Yes
Dimitria Sullivan	Yes
James A. MacDonald	Yes
Sarah MacDonald	Yes
Kevin R. Coughlin	Yes

Motion passed unanimously, 5-0.

A motion was made by Mr. MacDonald to appoint Mr. Huynh as the manager of record for Menya Jiro. The motion was seconded by Ms. MacDonald. A roll call vote was taken:

Dennis Teehan	Yes
Dimitria Sullivan	Yes
James A. MacDonald	Yes
Sarah MacDonald	Yes
Kevin R. Coughlin	Yes

Motion passed unanimously, 5-0.

**Public Hearing—Tahiti Restaurant:** Tahiti Restaurant's council addressed the Board regarding the liquor license transfer. These changes result from Tahiti Restaurant being purchased. The current owners will not be involved with the restaurant once ownership, and the liquor license, are transferred. There is a pledge of the license, and the lease is contingent on this.

A motion was made by Mr. MacDonald to close the public hearing. The motion was seconded by Dr. Teehan. A roll call vote was taken:

Dennis Teehan	Yes
Dimitria Sullivan	Yes
James A. MacDonald	Yes
Sarah MacDonald	Yes
Kevin R. Coughlin	Yes

Motion passed unanimously, 5-0.

A motion was made by Mr. MacDonald to approve the transfer of all alcohol restaurant license from Tahiti Restaurant, 22 May Way, Dedham, to Wo Qing Zhu. The motion was seconded by Ms. MacDonald. A roll call vote was taken:

Dennis Teehan	Yes
Dimitria Sullivan	Yes

James A. MacDonald	Yes
Sarah MacDonald	Yes
Kevin R. Coughlin	Yes

Motion passed unanimously, 5-0.

A motion was made by Mr. MacDonald to approve a change of officers, directors, and LLC managers of Tahiti Restaurant Inc. The motion was seconded by Mr. Coughlin. A roll call vote was taken:

Dennis Teehan	Yes
Dimitria Sullivan	Yes
James A. MacDonald	Yes
Sarah MacDonald	Yes
Kevin R. Coughlin	Yes

Motion passed unanimously, 5-0.

A motion was made by Mr. MacDonald to approve the issuance/transfer of a new shareholder for Tahiti Restaurants. The motion was seconded by Ms. MacDonald. A roll call vote was taken:

Dennis Teehan	Yes
Dimitria Sullivan	Yes
James A. MacDonald	Yes
Sarah MacDonald	Yes
Kevin R. Coughlin	Yes

Motion passed unanimously, 5-0.

A motion was made by Mr. MacDonald to approve the pledge of collateral, the license, to Frank N. Gobbi, Trustee. The motion was seconded by Ms. MacDonald. A roll call vote was taken:

Dennis Teehan	Yes
Dimitria Sullivan	Yes
James A. MacDonald	Yes
Sarah MacDonald	Yes
Kevin R. Coughlin	Yes

Motion passed unanimously, 5-0.

5. **TOWN COUNSEL INTERVIEWS**

The firms were interviewed in alphabetical order.

**Brooks & DeRensis P.C.:** Mr. DeRensis provided information about his firm. He is a Select Board member for another township and has attended over 1,200 town meetings. He served as president of the Massachusetts Select Board, representing all Select Boards of the state, and has worked with the Governor. His experience has given him exposure to both sides of the table.

The firm can provide practical advice in this industry. Mr. Brooks has always been upfront regarding a case's chance of success and what it will take to get there. One of the highest costs to towns is litigation. He tries to ensure that what he provides is valuable and effective. Ms. Kawamoto is part of the litigation team. She will look at creative solutions to save costs and come to resolutions. Mr. Ruggieri is responsible for helping the Town make money through real estate and development. He ensures quick responses. The firm is small and responsive.

Ms. MacDonald asked for a strategy to audit risk and how to share learned information with other Boards. One way to address this is to meet with department heads. An effort needs to be established to fix issues before they become issues. The firm noted that this is their passion, to help clients with their challenges. They are available and care.

**KP Law P.C.:** KP Law has been involved with the Town. Within the area, there is a dedicated team for Dedham. KP Law feels its role is to provide information to allow the Select Board to make good decisions. The firm has had significant longevity in the community. They believe that they support their clients' specific needs. A primary contact and a backup are provided, but others would contribute to the file. Containing legal costs is a priority. A training program about various municipal issues is offered, free of charge. Providing superior information to towns is a priority, as the firm lives and breathes municipal law. They want to bring this to their clients.

Mr. MacDonald asked what the biggest challenge is that townships face and how to resolve it. KP Law noted that it is the change in how municipal government functions in relationship to the public. This change is caused by the shift to remote meetings and then transitioning back.

Dr. Teehan asked how many towns the firm represented; KP Law replied it is roughly 120. He wondered if KP Law can provide service to Dedham. KP Law noted that the most experienced person in the issue is assigned to the topic. The goal is to provide the best service possible. There is a team of specific people, including litigators, to provide support.

Ms. Sullivan asked about KP Law's new hire. KP Law recently hired a former Supreme Court clerk who second chaired a trial within three months of joining the firm. She has also worked on recount issues with elections. It is rare to have new layers that are innately interested in municipal law.

KP Law noted that they also provide two hours of in-house office hours. This will increase efficiency and is not a charge.

**Miyares and Harrington LLP:** Ms. Brewer provided an overview of herself and the firm. She began her career as a litigator but has done municipal law since 1998. Ms. Brewer was town counsel for Hamilton for 21 years and has an extensive portfolio of towns. Within her experience, she has covered town meetings, civil rights issues, elections and other issues. Her current area of expertise within the municipal industry is employment and finances.

The firm has 11 experienced municipal lawyers and focuses on municipal law. They work within a collaborative model, but Ms. Brewer would be the lead. They are reactive and proactive, providing different issues to municipalities in anticipation of problems. There is also a monthly newsletter that highlights issues and training is offered free of charge.

Ms. Merrill would be the backup council and would be kept abreast of all issues. Ms. Merrill has been with Miyares and Harrington since 2005. She loves the work and focuses on construction. Mr. Miyares, a founding partner of Miyares and Harrington, stated that he started the firm in 1988

to assist with how democracy works. While he will not be on the file day-to-day, his expertise and attention will be used when needed.

Ms. MacDonald was intrigued that a thoughtful onboarding strategy was included in the package. Ms. Brewer noted that the relationship begins with a listening tour, free of charge. They go to all the Boards and listen. At the start, it is their job to get to know the township. There are various practical problems with legal components and the firm integrates themselves into the business to ensure they can appropriately address these issues.

Ms. Sullivan asked what their weaknesses are. Ms. Brewer noted that its weakness is as labor council and recommends Dedham keeps their current labor council. School council is also a challenge. However, they cover the gambit of municipal issues and do not need to farm out services. Ms. Brewer will be the lead for this, but the Board will get to know all 11 lawyers.

Mr. MacDonald asked for the newsletter to be sent to the Board for review; Ms. Brewer will do so. She also noted that Town Council should be a long-term relationship. She encouraged the Select Board to call some of their clients to determine how easy it is to work with them.

**Murphy, Hesse, Toomey & Lehane LLP:** Mr. Deluca introduced the firm. The firm is familiar with Dedham and has represented neighboring towns. They are a full-service law firm with experience in labor and schools. The firm provides personalized counsel that will be specific to this township. Their goal is to keep the township out of conflicts. Each attorney has a different skill set that allows them to work together on complex issues.

Mr. MacDonald asked what the Town's biggest challenge is and how the firm will try to mitigate this issue. It was noted that resources and prioritizing are significant challenges, as well as helping people work together collaboratively. Maximizing limited resources is a priority. Mr. Deluca enjoys that municipalities are motivated by doing what is right for the community, which drives how the firm works. Mr. Deluca has worked on town councils and has represented various communities.

Ms. Sullivan asked what the firm's weakness is. The team has the challenge of sitting back and collecting all the information. The pivot in March 2020 was challenging, guiding how to accomplish everything online. Currently, there is another pivot on the after COVID-19.

After the interviews, Mr. MacDonald suggested that all firms fill out a predetermined cost proposal so the Board can compare apples to apples. It was recommended that references be checked.

## 6. OLD AND NEW BUSINESS

Mr. MacDonald noted that there is paving on bridge street. With future construction, abutters must be taken into consideration.

## 7. ADJOURNMENT

**A motion was made by Ms. MacDonald to adjourn the meeting at 8:54 p.m. The motion was seconded by Dr. Teehan. A roll call vote was taken:**

Dennis Teehan	Yes
Dimitria Sullivan	Yes
James A. MacDonald	Yes
Sarah MacDonald	Yes

Kevin R. Coughlin                      Yes

Motion passed unanimously, 5-0.

**DISCLAIMER**

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting of the members of the Select Board. This document shall not be considered to be a verbatim copy of every word spoken at the meeting.

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Director                                      Director                                      \_\_\_\_\_

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Date    Date    \_\_\_\_\_