

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

**MINUTES OF THE SELECT BOARD MEETING
VIA TELECONFERENCE AND IN-PERSON
MARCH 24, 2022, 6:30 P.M.**

BOARD MEMBERS:

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

TOWN OF DEDHAM STAFF:

Leon Goodwin	Town Manager
Nancy Baker	Assistant Town Manager
Doreen LaBrecque	Administrative Assistant

Minutes prepared by Mary-Margaret Scrimger of Minutes Solutions Inc. from an audio/video recording.

1. CALL TO ORDER

The Board recited the pledge of allegiance, led by Ms. Olivia LeRose and Ms. Grace Donahue. Ms. LeRose runs the annual holiday light stroll that raises money for the food pantry and Ms. Donahue makes masks that she gives away or sells, donating the profits to the various charities. The Chair, Ms. Sullivan, called the meeting to order at 6:30 p.m. There was a moment of silence in honor of retired Chief Weir.

2. OFFICIAL SWEARING-IN: OFFICER WILLIAM JAMES

Officer William James completed his academy training and receiving his field training. He is a 2012 Dedham graduate who served in the marines.

Officer William James was sworn in. The Select Board welcomed him to the police force.

3. CITIZENS OPEN DISCUSSION

Mr. James Marr provided his address. He noted that donations have been received for the Manor Playground. There is significant enthusiasm from the neighborhood. Mr. Marr provided a check to Ms. Baker for an \$850 donation towards a tree.

Mr. Marr's second item was that the Dedham Coalition for Equity and Inclusion released a list of viable candidates for the next election, which did not include all candidates. He noted that the Dedham Coalition for Equity and Inclusion Facebook group is not open for him to join and he questions why the Coalition is not inclusive.

Mr. John Fortin provided his address. He is the owner of Grateful Dedham Diner. He thanked the Select Board for their work in extending the patio seating.

Mr. Jason Brogan provided his address. He noted concern regarding the Dedham Coalition for Equity and Inclusion hosting a candidate forum wherein not all candidates were invited.

4. TOWN MANAGER'S REPORT

Mr. Goodwin confirmed that the Public Safety Building construction is going well. The project is currently two million dollars under budget. It was noted that the project manager is excellent and that it is unlikely more parking spots will be available in the near future.

The police department has been doing outreach regarding pedestrian and road safety.

Mr. Goodwin went to a retirement board meeting. The retirement fund is expected to have satisfactory gains that could offset liabilities and obligations. Mr. Goodwin will keep the Select Board updated on the retirement situation and if there is potential for taxpayer relief.

5. CONSENT AGENDA

A motion was made by Mr. MacDonald to amend the consent agenda to include a donation of \$850 from the Bloom family towards a tree in Manor Playground for a tree. The motion was seconded by Ms. MacDonald. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

A motion was made by Ms. MacDonald to approve the new dates for filming on Needham Street for April 3, 2022 and April 4, 2022. The motion was seconded by Mr. Coughlin. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

A motion was made by Ms. MacDonald to approve the Bay State Antique Auto Show at the Endicott Estate on July 10, 2022. The motion was seconded by Mr. Coughlin. A roll call vote was taken:

Dimitria Sullivan	Yes
James A. MacDonald	Yes
Sarah MacDonald	Yes

Kevin R. Coughlin Yes
Dennis Teehan Yes

Motion passed unanimously, 5-0.

A motion was made by Ms. MacDonald to approve a gift of \$50 to the Dedham Library from Elisabeth Compagnone and a gift of \$850 from the Bloom family for a tree in Manor Playground. The motion was seconded by Mr. Coughlin. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

A motion was made by Ms. MacDonald to approve the confirmation of Leslie Satler as Youth Commission Board representative to the human Rights Commission. The motion was seconded by Mr. Coughlin. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

6. DISCUSSION AND VOTE: MOTHER BROOK NATIONAL REGISTER DISTRICT DESIGNATION

A motion was made by Mr. Coughlin made a motion to support the filing of an application to the national register district to designate the parcel identified in the Mother Brook area as historic. The motion was seconded by Ms. MacDonald. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

Mr. Dan Hart noted that discussion began in 2016, and that there have been town meeting votes for funding, with work already being completed to understand Mother Brook and the properties surrounding it. They are now at the point where they can have a distinct designation.

There are many structures in the older part of Mother Brook that show history, and these sites can generate status, recognition, and an increase in visitors. The designation allows the possibility

for grants. There are some protections that come with the designation. The designation does not limit the property owners, and this listing is important to preserve the history of Dedham.

It was noted that if the majority of property owners are not supportive of this action, it will not go through. There will be a community meeting to address any concerns.

Dr. Teehan asked if this would impact the town-owned building in the area. Mr. Hart noted that the building is not within the region.

7. CANDIDATE STATEMENTS: DEDHAM WESTWOOD WATER DISTRICT

Candidates were invited to present.

Mr. John Healy: Mr. Healy noted that he is a lifelong Dedham citizen. He has a local law practice, and noted that he does not have expertise in water but is a rate payer. He believes that water is going to be one of the most important issues in the future. He has served on other boards such as the school board. He has a master of public administration and is a quick study. With his children going to college in fall 2022, he will have more time to dedicate to public service.

Mr. John Miller: Mr. Miller noted that he has been on the Dedham Westwood Water District Board for six years. As a long-standing member, he provides continuity and institutional knowledge.

8. DISCUSSION AND VOTE: MUNICIPAL BONDS

A motion was made by Ms. MacDonald it was resolved to authorize the FY22 municipal bonds. The motion was seconded by Mr. MacDonald. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

Mr. Arnett, the Director of Finance, noted that the bonds are rated AAA, which will decrease the strain on cashflow. The rating agency always includes a possible downside within the rating. For the town of Dedham, the downside is ensuring cash reserves are replenished. It was noted that the rating is determined by best practices and allows ease when borrowing money.

9. DISCUSSION AND VOTE: DEDHAM GREEN

A motion was made by Dr. Teehan it was resolved to appropriate \$2.5 million for the total cost of the design, engineering, construction, and outfitting of the town green on and about 600 High Street, the location where the police station currently sits, including but not limited to:

- the cost of demolition and removal or any structures;
- site preparation, including but not limited to, pedestrian and traffic safety improvements and the possible conversion of parking spots;
- as funding.

Therefore, to authorize the treasurer with the approval of the Select Board to borrow said funds pursuant to *general law chapter 44, 7, or 8*, or any other enabling authority to issue notes and bonds therefore to transfer such property from the Select Board for those purposes for which it is presently held for the care, custody, and control for the Select Board park purposes and to dedicate this property to those purposes under the provisions of *general law chapter 45, section 3*, and further that the Select Board and town manager be authorized to submit on behalf of the town any and all applications deemed necessary for grants and reimbursements from the Common Wealth of Massachusetts or the United States under the *Federal Land and Water Conversation Fund Act* or any other federal or state programs in any way connected with the scope of this article and further do authorize said Board, commission and manager as appropriate enter into all agreements and executed any and all instruments as may be necessary to effectuate and implement the vote taken here. The motion was seconded by Mr. MacDonald. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

Mr. Goodwin provided background on the project regarding 600 High Street, the old police station. There is an article regarding this that is going to town meeting. BETA has looked at the projected and provided information.

Mr. Steve Ambrosia noted that BETA reviewed the previous ideas and created two concept plans that stay within the roadways to decrease expense and the need for road work. The first concept includes a holiday tree with seating, a canopied seated area, a bistro area, a community porch, winding paths, gathering spaces, a light sculpture, an open hill, and a flagpole. The community porch will be open on all sides and will have electrical and Wi-Fi.

The second concept is more traditional. The holiday tree is located in the center and the community porch is to the side. This concept has larger spaces for gatherings and more concrete. Both designs consider bike parking, water fountains, and other amenities.

Option one, including the demolition of the police station, has a projected budget of approximately \$2.3 million. Option two, including the demolition of the police station, has a projected budget of approximately \$2.5 million.

Mr. Coughlin asked if parts of the park could be moved, specifically if there is more money raised. Mr. Ambrosia noted that the design does not have portability and it would be difficult to move items. However, the first option has significant options to allow the park to be extended.

There was discussion regarding the larger gathering space and flexibility within the space. It was noted that there are many unknowns, as these are concepts, which is reflected in the budget. There was discussion regarding material costs, as there are some assumptions on the materials that will be used. Mr. MacDonald noted that option two does not have enough green space. There was discussion regarding orientation to the sun and if this was considered in the concept. Mr. Ambrosia confirmed that this has been considered.

Dr. Teehan noted that these are concepts, which includes hypotheticals, and that there will be an opportunity to refine this. He also noted that extending the footprint would be very expensive. Removing curbs could have hidden costs. To make the space larger, the following needs to be considered: hidden infrastructure and the cost of removing curbs, pedestrian safety, and traffic flow. It was also noted that this is phase one and that phase two would likely involve the extension of the park outside of the curb lines.

Ms. Sullivan noted that she has a duty to ensure that this is within the fiscal means of the town. Taxes have continually increased, putting stress on Dedham citizens. The Board discussed the financial implications of this park. Mr. MacDonald noted that there needs to be a plan in place to ensure that citizens are consulted appropriately if this is approved at a town meeting. Ms. MacDonald noted that this park has a generational impact.

Mr. Goodwin explained that the town has applied for a grant that funds the development of parks. The grant provides a match up to one million dollars. This has significantly influenced how the team created the park plan.

10. DISCUSSION AND VOTE: OUTDOOR DINING 2022

A motion was made by Mr. MacDonald it was resolved to approve the recommendation of outdoor dining of the outdoor dining working group to begin outdoor dining on April 15, 2022 and that the installation and costs of the ramps be the cost of the business owner to meet the requirements of the health department. The motion was seconded by Mr. MacDonald. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

Ms. Baker noted that there have been health recommendations made to this program. It was suggested that outdoor dining start April 15, 2022 or May 1, 2022. Ramps will be required for business that wish to participate. The installation and purchase of the ramps will be the businesses' responsibility. There are numerous businesses that have confirmed interest.

Mr. MacDonald noted concern on how invasive the handrails and ramps are and how they negatively impact the dining space. It was noted that this is to ensure that the area meets code. It was noted that extending dining space does not increase the building capacity due to state legislation. Next year, there may be the ability to allow increased capacity if permanent legislation is put in place.

11. DISCUSSION AND VOTE: MPS CONTRACT

A motion was made by Mr. MacDonald it was resolved to authorize the town manager to notify MPS that the town will not be extending the contract for an additional four years. The motion was seconded by Mr. Coughlin. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

Mr. Robert Matthews, from MPS, presented. He noted that there were delays that meant the parking system was not turned on until late in the contract. Due to this, he requested that the Select Board delay the renegotiating of the contract to allow for the system to be active for the full three years, rather than the ten months that have passed.

Mr. Matthew noted that they have responded to all inquiries and complaints. The system is meeting targets and will trend upwards. Each parking spot is generating approximately \$30/month for the town. This is a system that is paying for itself, and is similar to the easy pass system. He noted that the team is committed to doing better and making improvements to the system. Thus far, he feels that citizens have villainized MPS when they are meeting their contractual obligations and provide a service to the town.

Mr. Goodwin confirmed that the revenue sharing contract was signed June 2019. The expiry date was June 2022. Due to various factors, there were delays in starting the system. There have been many operational challenges with the system. The complaints have been above expectations. This Wednesday, March 23, 2022 the Deputy Chief functioned as the property hearing officer due to the volume of complaints.

There were 37 hearings within two hours and 29 of these were individuals with handicap placards that were given tickets, which should not have occurred, which was noted as a technological limitation of the system. The town has worked in good faith and MPS has done their best. Despite best efforts, this system has not been successful. Mr. Goodwin recommended that the town allow for the contract to expire and proceed with a different system. The MPS system was not a good fit for the Dedham community.

12. TOWN MANAGER'S PERFORMANCE EVALUATION

For the evaluation, the Town Manager performs a self-evaluation and each member of the Select Board also completes an evaluation. Mr. Goodwin is evaluated on knowledge, leadership, human relations, communication, planning, and initiatives from the previous year.

He received 4.2 for initiatives, 3.8 for leadership, 3.8 for planning, 4.6 for knowledge, 4 for communication, and 4.6 for human relations, for an over score of 4.2/5. For knowledge, there were many complex projects and Mr. Goodwin went above and beyond to learn in this year. For leadership, Mr. Goodwin demonstrated strong leadership in difficult situations. For communication. Mr. Goodwin is an active listener.

For human relations, Mr. Goodwin is approachable and actively engaged with stakeholders. For planning, there needs to be more delegation and more planning. For initiative, Mr. Goodwin faced a difficult year and yet was able to lead the town. It was noted that the last few years have been extremely challenging with the pandemic, rising costs, limited supplies, and other considerations. There have been many improvements, such as in the hiring process.

Mr. Goodwin has led the town to maintain an AAA rating. The Select Board noted that they are very lucky to have Mr. Goodwin.

Mr. Goodwin thanked the Select Board for their support and thanked them for their work to make decisions that are best for the community. He also thanked Ms. Baker, Ms. LaBrecque, the rest of the town employees, and the citizens of Dedham.

13. DISCUSSION AND VOTE: TOWN MANAGER'S CONTRACT RENEWAL

A motion was made by Ms. MacDonald it was resolved to renew the Town Manager contract for a period of five years. The motion was seconded by Mr. Coughlin. A roll call vote was taken:

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

Motion passed unanimously, 5-0.

Mr. Coughlin and Dr. Teehan were thanked for their work on the committee that reviewed the contract. Mr. Coughlin noted that they reviewed salaries in comparison to other town managers. It was proposed of a base salary increase from \$201,630 to \$205,000 and a five-year term, which would expire in 2027.

14. FAREWELL: MS. MACDONALD

The Select Board thanked Ms. MacDonald for her service on the Board. It was noted that she has been an excellent member of the Board. Ms. MacDonald thanked her family for supporting her work in government.

Ms. MacDonald thanked the Board for all the learning and being part of the town leadership. She thanked the town staff and all the citizens for being part of this process and community. She asked for leaders to continue to call out discrimination, inequality, and racism. She asked for communication to be stronger. While Dedham does a good job, she requested that everyone continue to improve. Mr. Coughlin thanked Ms. MacDonald for her work.

15. NEW BUSINESS

Ms. MacDonald asked that traffic and public safety continue to be a priority. She requested that parking be evaluated with Norfolk County.

Ms. Sullivan noted that the MTBA listening session will be held on March 30, 2022 at 6:30 p.m. on Zoom.

16. MOVE TO EXECUTIVE SESSION

A motion was made by Mr. Coughlin that, pursuant to MGL c.30A Sec. 21(a), Exemption 3, the Select Board would move into executive session to discuss the purchase, exchange, lease or value of real property that the chair declares an open meeting may be detrimental effect on the negotiating position of the public body. The motion was seconded by Ms. MacDonald. A roll call vote was taken:

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

Director

Director

Date

Date