



Town Of Webster

Massachusetts

Est. 1832

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Earl Gabor, Chairman
Thomas Klebart, Vice-Chairman
Randy Becker, Secretary
Lisa Kontoes
Mark Rogers

BOARD OF SELECTMEN REGULAR SESSION MEETING MINUTES

Monday, May 8, 2023 5:00 P.M.

Second Floor Conference Room
Bartlett High School, 2 Lake Parkway, Webster, MA

MEETING OPENING At 5:00 p.m., Chairman Becker called the meeting to order in the Second Floor Conference Room, Bartlett High School, 52 Lake Parkway, Webster, MA. The following individuals were present: Chairman Randy Becker, Vice-Chairman Earl Gabor, Selectman Thomas Klebart, Selectman Lisa Kontoes, Selectman Mark Rogers, Attorney William Hewig, Town Administrator Richard LaFond, Assistant Town Administrator Courtney Friedland, Finance Director Tim Bell, and Executive Assistant Kelly Lyman. Chairman Becker announced that the meeting was not being recorded. The Board stood and took the Pledge of Allegiance.

MEETING MINUTES

Motion by Selectman Gabor, seconded by Selectman Kontoes, to approve the meeting minutes of March 20, 2023 and April 14, 2023 with edits. Motion passed unanimously, 5-0.

REORGANIZATION OF THE BOARD OF SELECTMEN

Chairman Becker congratulated Selectman Rogers and Selectman Klebart on their respective election and re-election to the Board of Selectmen, and stated that he is stepping back as Chair. He stated it has been a pleasure to serve as Chairman of the Board of Selectmen for the past 4 years and opened the floor to nominations.

Selectman Kontoes nominated Earl Gabor as Chairman. There were no other nominations and no further discussion.

Motion by Selectman Kontoes, seconded by Selectman Klebart to close the nominations for Chairman and appoint Earl Gabor as Chairman of the Board of Selectmen. Motion passed unanimously, 5-0.

Chairman Gabor opened the floor to nominations for Vice Chairman. Selectman Becker nominated Tom Klebart as Vice-Chairman. There were no other nominations and no further discussion.

Motion by Selectman Becker, seconded by Selectman Kontoes to close the nominations for Vice-Chairman and appoint Tom Klebart as Vice-Chairman of the Board of Selectmen. Motion passed unanimously, 5-0.

Chairman Gabor opened the floor to nominations for Secretary. Selectman Kontoes nominated Randy Becker as Secretary. There were no other nominations and no further discussion.

Motion by Selectman Kontoes, seconded by Selectman Gabor to close the nominations for Secretary and appoint Randy Becker as Secretary of the Board of Selectmen. Motion passed unanimously, 5-0.

Chairman Gabor announced that items on the agenda would be taken out of order.

ALL ALCOHOL LICENSE - TRISTAN'S ON MAIN

Owners Erica Booth and Joseph Dion were present. They are applying for the All Alcohol license previously owned by Venus Thai, dba Thai Cuisine. Thai Cuisine did not renew their license for 2023. This license is a location specific, Main Street Area All Alcohol license (Special Act of Legislation Ch. 75 of 2014). The restaurant will be open in approximately a month. Selectman Becker confirmed with Ms. Lyman that this is the final license for the Main Street area. There were no further questions from the Board.

Motion by Selectman Kontoes, seconded by Selectman Klebart to approve the All Alcohol license for Tristan's on Main located at 267 Main Street. Motion passed unanimously 5-0.

DISCUSSION - CURALEAF, NORTH SHORE INC. – MEDICAL CANNABIS MANUFACTURING LICENSE

Selectman Becker recused himself from this discussion and sat with the audience. Attorney Nick Adamopoulos from Lake Shore Legal, LLC was present for Curaleaf, North Shore Inc. Mr. Adamopoulos explained that Curaleaf would like to move their medical manufacturing license from Wakefield, to their current Webster location on Worcester Road. He stated that two of the cultivation rooms inside the Webster facility would be converted to medical manufacturing. Their Host Community Agreement is coming up on its 5 year renewal soon, and Curaleaf would like to include medical manufacturing in the HCA. Mr. Adamopoulos acknowledged that a community outreach meeting and special permit from the Planning Board is part of that process. Chairman Gabor asked if there would be an increase in the amount of growing at the Worcester Road location. Mr. Adamopoulos stated that the amount of growing would actually decrease. Regarding the odor issue, Mr. Adamopoulos stated that they are replacing the roof in June. Everything else is airtight, so they will compare the odor before and after the new roof is in place. They maintain contact with the manager of Price Chopper regarding the odor issue. There were no further questions from the Board. The legal documents will be prepared and then reviewed by Town Counsel. The Cannabis Control Commission has strict requirements.

Motion by Selectman Kontoes, seconded by Selectman Klebart to authorize the Town Administrator to enter into negotiation with Curaleaf for the renewal of the 5 year host community agreement and approval to move its medicinal manufacturing license to Webster MA for manufacturing and growing. Motion passed 4-0, with Selectman Becker recused.

APPROVAL OF THE BOND ANTICIPATION NOTES RESULTS

Selectman Becker asked why there was a discrepancy in the percentage rate on some pages in the documents. Finance Director Tim Bell explained that the discrepancy is due to a minor coupon included in the rate of 4%, and the Town requests a premium. Mr. Bell also explained that the State's bond rating went up and longer term borrowing may mean better rates in the future for the Town. Motion by Selectman Becker, seconded by Selectman Kontoes for the Board to vote as follows:

Voted: that we hereby determine, in accordance with G.L. c.70B, that the cost of the high school feasibility study project authorized by vote of the Town passed on January 13, 2020 (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 \$3,013,444 4.00 percent General Obligation Bond Anticipation Notes (the "Notes") of the Town dated May 19, 2023, and payable August 17, 2023, to Piper Sandler & Co. at par and accrued interest, if any, plus a premium of \$1,205.38.

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 April 25, 2023, and a final Official Statement dated May 2, 2023, 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 Board of Selectmen 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 Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized 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.

Motion passed unanimously 5-0.

PLACE MOTORS - 100TH ANNIVERSARY

Place Motors Inc., is celebrating their 100th anniversary this year. There will be an event on May 13th from 10:00 a.m. – 3:00 p.m. at the dealership on 19 Thompson Road. Chairman Gabor read the resolution aloud. The Board and the Town of Webster congratulated them on 100 years of business in Webster.

Motion by Selectman Becker, seconded by Selectman Klebart to issue the resolution to Place Motors, Inc. for their 100th anniversary. Motion passed unanimously 5-0.

COMMON VICTUALLERS LICENSE – ON POINT NUTRITION

Motion by Selectman Becker, seconded by Selectman Kontoes to approve the application and issue the Common Victuallers license to On Point Nutrition, 129 East Main Street, Suite #2, Webster MA, 01570. Motion passed unanimously 5-0.

“ONE-DAY” LIQUOR LICENSE APPLICATION – ST. JOSEPH’S SCHOOL – MAY 13, 2023

Motion by Selectman Becker, seconded by Selectman Kontoes to approve the application and issue the One-Day Liquor License to St. Joseph’s School for an athletic banquet to be held on May 13, 2023 from 6:00 pm – 10:00 pm at St. Joseph’s Gymnasium, 47 Whitcomb St. Webster MA 01570. Motion passed unanimously 5-0.

“ONE-DAY” LIQUOR LICENSE APPLICATION – ST. JOSEPH’S SCHOOL – MAY 20, 2023

Motion by Selectman Klebart, seconded by Selectman Becker to approve the application and issue the One-Day Liquor License to St. Joseph’s School for the Eighth Grade parents appreciation dinner to be held on May 20, 2023 from 6:00 pm – 10:00 pm at St. Joseph’s Gymnasium, 47 Whitcomb St. Webster MA 01570. Motion passed unanimously 5-0.

“ONE-DAY” LIQUOR LICENSE APPLICATION – ST. JOSEPH’S SCHOOL – JUNE 17, 2023

Motion by Selectman Klebart, seconded by Selectman Becker to approve the application and issue the One-Day Liquor License to St. Joseph’s School for a festival to be held on June 17, 2023 from 12:00 pm – 11:00 pm on St. Joseph’s School grounds, 47 Whitcomb St. Webster MA 01570. Motion passed unanimously 5-0.

REVIEW OF THE FINANCE COMMITTEE REPORT

Chairman Gabor noted that the report was very well organized and that Finance Director Tim Bell and Finance Committee Vice-Chairman Sarah Sansom did a great job preparing the report. Selectman Klebart stated that the report was well done and informative. Selectman Becker asked about the free cash remaining after paying for the items on the Town Meeting warrant. Mr. Bell explained that the Town has to maintain a certain percentage of the stabilization fund to build on for the next year, and the remaining free cash will go into the stabilization

fund for that purpose. Mr. LaFond stated that some free cash will be used for the Town's capital plan. A goal of the Board is to increase the annual amount for roads and to fix and maintain infrastructure now. Selectman Becker asked how much money is being put into OPEB and Retirement funds. There is \$250,000 for OPEB in the budget. The Town's Standard and Poor rating is AA and the State is AA+. Retirement must be fully funded by 2040. There were no further questions from the Board.

REVIEW OF THE SPECIAL AND ANNUAL TOWN MEETING WARRANT ARTICLES

The Board reviewed the warrant at a previous meeting in depth. Nothing had changed since that review. Selectman Becker asked what would be the rate impact for PFAS and borrowing. Chairman Gabor stated that the rate increase is 15% for the next few years. Mr. LaFond mentioned that he received and responded to a list of questions from Webster resident Diane Mandille and one of those questions asked if the funds for PFAS remediation could be raised through taxation. The PFAS article is intended to raise and then spend those funds within the enterprise fund. The Board mentioned two other items as follows: that the Planning Board determined the Oakwood Drive subdivision is complete and meets the Planning Board's requirements, and that the Flood Map article is dictated by FEMA.

Mr. LaFond, Ms. Friedland and Mr. Bell left the meeting at 6:00 p.m.

REQUEST TO APPOINT PAM SHEERAN TO THE CONSERVATION COMMISSION

Ms. Sheeran provided a letter of interest, and Conservation Commission Chairman Joey Wigglesworth recommended Ms. Sheeran to the Board.

Motion by Selectman Becker, seconded by Selectman Kontoes to appoint Pam Sheeran to the Conservation Commission as a full voting member for a term of 3 years. Motion passed unanimously 5-0.

Chairman Gabor read the available Board and Committee position vacancies and urged Webster residents to volunteer. If anyone is interested in joining a board or committee, they should contact the Selectmen's office.

Board and Committee Vacancies

Finance Committee	Full Member – 1
Personnel Advisory Board	Full Member – 1
Water & Sewer Commission	Full Member – 1
Zoning Board of Appeals	Alternate Member – 1
Economic Development Committee	Full Member – 1
Historical Commission	Full Member – 1
Conservation Commission	Alternates – 2
ADA Committee	Full Members – 2
Recreation Committee	Full Member - Open

FUTURE MEETING DATES

Monday June 12, 2023, 6:00 p.m., Selectmen's Meeting Room, Webster Town Hall, 350 Main Street, Webster MA 01570

Monday July 10, 2023, 6:00 p.m., Selectmen's Meeting Room, Webster Town Hall, 350 Main Street, Webster MA 01570

ADJOURNMENT

Motion by Selectman Roger, seconded by Selectman Klebart to adjourn at 6:02 p.m. Motion passed unanimously 5-0.

**Respectfully Submitted,
Kelly Lyman, Executive Assistant to the Board of Selectmen**

EXHIBITS:

1. Draft Meeting Minutes, March 20, 2023, Board of Selectmen's Meeting.
2. Draft Meeting Minutes, April 14, 2023, Board of Selectmen's Meeting.
3. Correspondence: Email from Nicholas Adamopoulos, Curaleaf HCA, 4/4/2023.
4. Document: Bond Anticipation Notes and associated documents, Locke and Lord LLP, 5/19/2023.
5. Document: All Alcohol License Application, Tristan's on Main, 4/27/2023.
6. Document: Common Victualler License Application, On Point Nutrition, 5/1/2023.
7. Document: One-Day Liquor License Application for May 13, 2023, St. Joseph's School, 5/2/2023.
8. Document: One-Day Liquor License Application for May 20, 2023, St. Joseph's School, 5/2/2023.
9. Document: One-Day Liquor License Application for June 17, 2023, St. Joseph's School, 5/2/2023.
10. Document: Finance Committee Report, 5/8/2023.
11. Document: Special Town Meeting Warrant, 5/8/2023.
12. Document: Annual Town Meeting Warrant, 5/8/2023.
13. Document: Planning Board Recommendation for Zoning Map Warrant Articles, 5/5/2023.
14. Correspondence: Email from Joey Wigglesworth, Recommendation letter for Pam Sheeran, 3/25/2023