

SELECT BOARD

MINUTES

May 28, 2025



Board met in HYBRID session at 7:00 p.m. at Abbot Hall, 188 Washington Street, Select Board Meeting Room

The following Board members were present constituting a quorum:

Erin M. Noonan, Chair
Dan Fox
M. C. Moses Grader
Bret T. Murray
Alexa J. Singer

Thatcher W. Kezer III, Town Administrator

The Chair called the meeting of May 28, 2025, to order.

EXECUTIVE SESSION. Motion made to go into Executive Session under G.L. c. 30A for the purposes of contract negotiations, Town Administrator, and under M.G. Law c.30A, § 21 (7) to review Executive Session minutes, where the public discussion on the same may have a detrimental effect on the negotiating position of the public body, votes may be taken, and if votes are taken they will be released at a time deemed appropriate by Counsel. The Board will reconvene in open session. Moved by Mr. Murray, seconded by Mr. Grader. On a polled vote the Board voted as follows: Mrs. Singer, in favor; Mr. Murray, in favor; Mr. Grader, in favor; Mr. Fox, in favor; Mrs. Noonan, in favor.

7:30 p.m. The Board resumed in open session.

PUBLIC COMMENT. None.

MWRA LOCAL ASSISTANT PROGRAM. Loan. Cami Iannarelli, Treasurer, appeared before the Board as it relates to the sale of a Water Bond to cover vacuum excavation at the street line for inspection of water services and the replacement of 10 service lines if required. This is a continuation of utilizing the MWRA Local Assistant Program. Town Meeting authorized the borrowing in 2021, and the Commission voted to utilize the program for the Water Service Line investigation and replacement program. There are no records of installing lead service lines and none have been uncovered either but without clear documentation in our historical records, per DEP, the Town cannot clear our Unknown water service lines without further inspection. This funding will be a 10-year zero interest loan. The Commission has decided to enter into this loan since which also offers a matching 25% Grant for replacement of Lead service lines should we discover any.

After discussion the following motions were made:

Motion made and seconded that the sale of the \$198,750 Water Bond of the Town dated June 16, 2025, to the Massachusetts Water Resources Authority (the “Authority”) is hereby approved and the Finance Director and Town Treasurer are authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on May 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>	<u>Year</u>	<u>Installment</u>
2026	\$19,875	2031	\$19,875
2027	19,875	2032	19,875
2028	19,875	2033	19,875
2029	19,875	2034	19,875
2030	19,875	2035	19,875

All in favor.

Motion made and seconded that each member of the Select Board, the Town Clerk, the Finance Director 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 vote.

All in favor.

LICENSING. Public Hearing, continued. Shin Dynasty, 1 Atlantic Avenue.

Revocation Hearing. The Chair announced that this is a continuation of the Public Hearing, opened on November 13, 2024, on the revocation of the Wine Malt Beverage License # 00042-RS-0656, Shin Dynasty, 1 Atlantic Avenue. Alexander Lewis appeared before the Board to provide a status update. The Board asked questions and then made the following motion: Motion made and seconded to continue the public hearing on the revocation of Liquor License #00042-RD-0656, Shin Dynasty, 1 Atlantic Avenue, to August 13, 2025, and request the applicant to submit regular updates to the Board through their office. All in favor.

ANNUAL TOWN ELECTION. Polling Locations. Motion made and seconded, on recommendation by Town Clerk and Board of Registrars, to hold Early in Person Voting at Abbot Hall for the Annual Town Election on June 10, 2025, and the Special Referendum Election on July 8, 2025.

Early Voting Hours for the June 10, 2025 Election are as follows:

Monday, June 2, 2025	8:30 a.m. - 4:30 p.m.
Tuesday, June 3, 2025	8:30 a.m. – 4:30 p.m.
Wednesday, June 4, 2025	8:30 a.m. – 5:30 p.m.
Thursday, June 5, 2025	8:30 a.m. – 4:30 p.m.
Friday, June 6, 2025	8:30 a.m. – 12:00 p.m.

Hours for early voting for July 8, 2025, Special Referendum Election will be voted on once confirmed with the Town Clerk. All in favor.

SPECIAL REFERENDUM ELECTION. Polling Hours. Motion made and seconded to vote the following hours for voting at the polling locations on July 8, 2025:
2:00 p.m. – 8:00 p.m. All in favor.

CONSENT AGENDA ITEMS, GENERAL Motion to approve the following Consent Agenda Items except those put on hold:

Minutes of April 23, 2025

BELL RINGING. July 4th - request that church bells throughout the Town be rung on Friday, July 4, 2025, at the usual holiday hours: 7:30 a.m. to 8:00 a.m. / 12:00 noon to 12:30 p.m. / 6:00 p.m. to 6:30 p.m.

OLD TOWN HOUSE, Sustainable Marblehead - request to waive fee for June 6, 2025 event, this is a non-profit organization.

Breast Friends Walk, October 12, 2025 - subject to approval from Police, Fire and Recreation Parks Department, receipt of the required forms, fees, police details as required and Certificate of Liability naming the Town as additionally insured. No permanent markings shall be made on the streets and all temporary markings shall be removed at the end of the event. The event will start at 9:30 a.m. at Devereux Beach.

All in favor.

CONSENT AGENDA ITEMS, CONTRACTS. Motion to approve the following Consent Agenda Items, contracts with the Town, except those put on hold and authorize the Chair to sign on behalf of the Board:

Amend, Contract 2024-069, between the Town and Brighter Horizons Environmental, for the police tank removal project by increasing the amount by eighteen thousand one hundred and forty-four dollars (\$18,144.00) and by extending the contract until July 30, 2025.

Change Order No. 1 to amend the contract between the Town and N. Granese and Sons Inc. – Contract 187 (MDPW-23-08) Bessom Beacon Storm Sewer Extension and increasing the contract amount by Twenty-One Thousand Nine Hundred Forty-Six Dollars and Twenty-One Cents (\$21,946.21).

Change Order No. 2 to amend the contract between the Town and N. Granese and Sons Inc. – Contract 187 (MDPW-23-08) Bessom, Beacon Storm Sewer Extension and *increasing* the contract amount by Nineteen Thousand Four Hundred Forty-Four Dollars and Forty-Nine Cents (\$19,440.49).

Change Order No. 3 to amend the contract between the Town and N. Granese and Sons Inc. – Contract 187, Bessom Beacon Storm Sewer Extension by adding additional Video inspections and *increasing* the contract amount by Seven Thousand Ninety-Seven Dollars and Ninety-Six Cents (\$7,097.96.)

Change Order No. 4 to amend the contract between the Town and N. Granese and Sons – Contract 187, Bessom Beacon Storm Sewer Extension as a final balancing change order by *decreasing* the contract amount by Eighty-Two Thousand Eight Hundred Seventy-Four and Forty-Five Cents (-\$82,874.45).

All in favor.

ECONOMIC DEVELOPMENT GRANT. Five Corners Intersection. Brendan Callahan, Community Development and Planning Director, appeared before the Board to review a grant the Town received for the Five Corners Intersection. This intersection was identified in the town's Complete Streets prioritization plan as well as included in the towns intersection study. Motion made and seconded to accept the grant from the Executive Office of Economic Development for the Five Corners Intersection in the amount of one hundred thirty-five thousand dollars and 00/100 (\$135,000.00) and authorize the Chair to sign the State Contract on behalf of the Board to release funds to initiate the redesign project for the Five Corners Intersection. All in favor.

TEMPORARY PARKING BAN. Street Sweeping. Motion made and seconded to approve the request from Amy McHugh, Director of Public Works, for a temporary parking ban for street sweeping, June 9 – 12, 2025, from 12:01 a.m. to 7:00 a.m., as presented, and to send notification to residents and visitors via temporary no parking signs, targeted flyer, website updates, CodeRed Notifications and Marblehead Police Facebook page. All in favor.

Community Development and Planning Department. Letters of Support. Logan Casey, Sustainability Coordinator, appeared before the Board seeking letters of support for multiple grants the Community Development and Planning Department has been working on. Motion made and seconded to send letters of support for the following town projects and authorize the Chair to sign on behalf of the Board:

- Accelerating Climate Resilience Grant: Urban Heat Mitigation at Three Public Housing Properties
- Massachusetts Downtown Initiative: Marblehead Business Districts Parking Study
- Underutilized Properties Program: Abbot Hall Accessibility Improvements and Attic Stairway Project
- Mass Vacant Storefront Program: Tax-Rebate Funds
- MBTA Community Catalyst Funding: Marblehead Rail Trail Design Funding
- Real Estate Services Technical Assistance: Coffin School Reuse Study
- MassWorks Infrastructure Grant: Washington Street Redesign - Five Corners to Lee Mansion

- Municipal ADA Grant: Mary Alley Building Accessibility Improvements Project
All in favor.

GIFT TO THE TOWN. Recreation and Parks. Shelley Bedrosian, Marblehead Youth Baseball, appeared remotely before the Board regarding the private/public collaboration that is taking place to replace the lights at Gatchells Playground. Marblehead Youth Baseball has made a very generous donation to the Town for this project. After review, motion made and seconded to accept, as a gift to the Town, \$50,000 from Marblehead Youth Baseball, to be managed by the Recreation and Parks Department. This gift is to upgrade existing lighting and with new LED lamps and install new timers at Gatchells Playground on the baseball and football fields. All in favor.

CONTRACT. Town Administrator. The Board discussed the renewal of the Town Administrator's contract. Board members expressed their satisfaction and the many reasons they are pleased to be able to offer this contract, recognizing his strategic leadership and team-building efforts, and that they look forward to the continuation of Mr. Kezer's contract. Mr. Kezer thanked the Board, both present and past members, for their support and appreciated the strong, cooperative environment he has found working with everyone.

Motion made and seconded to approve the Employment Contract between the Town and Thatcher Kezer, Town Administrator, as prepared by Town Counsel. All in favor.

2025 TEMPORARY OUTDOOR DINING. Application. Café Italia. Motion to approve the following application for 2025 Temporary Outdoor Dining in accordance with the Town's policy on Temporary Outdoor Dining:

- **Café Italia, 10 Bessom Street**

subject to receipt of the required forms, fees, Insurance and approval from Police, Fire, Building Commissioner and Town Administrator. Moved by Mr. Grader, seconded by Mr. Murray. On a polled vote the Board voted as follows: Mrs. Singer, in favor; Mr. Murray, in favor; Mr. Grader, in favor; Mr. Fox, in favor; Mrs. Noonan, in favor.

EXECUTIVE SESSION MINUTES. Motion made and seconded, on advice from Town Counsel, after review of our executive session minutes, the Board *shall make public* the following Select Board Executive Session minutes:

February 26, 2025

May 15, 2024

May 23, 2024

May 24, 2023

June 28, 2023

November 2, 2021

All in favor.

Motion made and seconded, on advice from Town Counsel, after review of our executive session minutes, the Board shall continue to hold until deemed appropriate by Counsel the following Select Board Executive Session minutes:

March 12, 2025
March 26, 2025
November 13, 2023
November 23, 2020

All in favor.

TOWN ADMINISTRATOR UPDATE. The Town Administrator updated the Board on the following:

Civic Engagement and Community Programs

- Memorial Day Event
- Citizens Police Academy and Volunteer Program

Technology and Infrastructure Upgrades

- Municipal Fiber Optic Network Expansion
- Munis Software Implementation
- Accessibility and Building Improvements

ADA and Accessibility Enhancements

Electric Vehicle Transition and Policy Planning

- EV Transition Planning
Charging Infrastructure Strategy
- Employee Home Charging Policy
Vehicle Procurement and Incentives
- Council on Aging EV Planning

Regulatory and Environmental Compliance

- Floodplain Permitting
- Leaf Blower Regulation

Finance and Property Valuation

- Property Tax Abatement Update

Public Safety and Emergency Services

- Ambulance Services Contract Renewal

SELECT BOARD ANNOUNCEMENTS. The Chair stated that she and Mr. Grader attended the Town Charter Committee Public Forum. Residents can find Draft A of the Town Charter on the website as well as many resources and documents related to the draft Town Charter.

The Chair acknowledged that this is the last meeting for Select Board member Bret Murray. Board members expressed their appreciation for Bret's service and wished him well in all future endeavors. Mr. Murray thanked the Board, Town Administrator and

his family. And stated how rewarding the past two years have been for him and expressing his great pleasure to see that the town is moving in a great direction.

Motion made and seconded to adjourn at 8:50 p.m. All in favor.



Kyle A. Wiley
Administrative Aide

List of documents used: MWRA Bond votes/ Town Clerk letter , polling locations / April 23, 2025 minutes / Breast Friends Walk request / DPW request for Street Cleaning / CDPD request for letters of support / MYB Gift To Town / Outdoor Dining, Café Italia / Motions to release Executive Session Minutes.