



TOWN OF ROCKLAND

Board of Selectmen
Town Hall
242 Union Street
Rockland, Massachusetts 02370

Chairman:
Michael P. O'Loughlin
Vice Chairman:
Kara L. Nyman

Selectmen:
Larry J. Ryan
Rich Penney
Tiffanie Needham

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BOS Open Session Minutes of
October 5, 2021

Board of Selectmen's Meeting
Rockland High School Auditorium
52 MacKinley Way

In attendance: Chairman Mike O'Loughlin, Vice Chairman Kara Nyman, Members Larry Ryan, Rich Penney, Tiffanie Needham, Town Administrator Doug Lapp, Assistant Town Administrator Jennifer Constable, Treasurer John Ellard, and Town Land Counsel Bob Galvin.

1. Pledge of Allegiance
2. Community Announcements-Open Space Rail Trail Cleanup – Saturday October 23, 2021, 9am-1pm
3. Minutes-Open Session Minutes of September 21, 2021

MOTION to approve the Minutes of September 21, 2021, by Ms. Nyman, 2nd by Mr. Penney.
Unanimous approval

4. New Business –

-Fall Festival – Union Street, Saturday October 9 – 1:00pm-5:00pm- One Day Liquor License(s) for Vitamin Sea Brewing; Mayflower Brewing Company; Players Sports Bar & Grille

MOTION to approve One Day Liquor License(s) for Vitamin Sea Brewing; Mayflower Brewing Company; Players Sports Bar & Grille, by Mr. Penney, 2nd by Ms. Nyman. Unanimous approval.

-Public Hearing Re: Option to Purchase Assessors' Map 82-16 and Map 79 containing 36.2 acres, more or less (McCarthy Farm) per M.G.L. c.61A s.14

MOTION to open Public Hearing, by Mr. Ryan, 2nd by Mr. Penney. Roll Call Vote. Unanimous approval

Mr. O'Loughlin read the Public Hearing Notice and affirmed notices were sent by Certified Mail to the owners and their counsel. Mr. Lapp provided a chronology of the process of McCarthy Farm acquisition. He then said the developer sent an updated letter with "concepts of a deal" should the Town decide to enter into a "Development Agreement". Attorney Galvin stated if the Board exercises the option to purchase, it will be recorded at the Registry of Deeds. Mr. O'Loughlin asked the Board for any questions; they had no questions. He asked if members of the audience would like to speak in favor and the following residents went to the microphone: Donald Cann, Steve O'Donnell, Linda May Ellis, Charlene Judge, and Cheri Valli. The Board had no questions. Residents opposed were invited to speak and the following came forward: Bill Stewart. Residents Mary Parsons and Jacquelyn Teso commented. The Board had no questions.

MOTION to close the Public Hearing, by Mr. Ryan, 2nd by Mr. Penney. Roll Call Vote.
Unanimous approval.

Board deliberations –The Board commented, with all in favor of purchasing the McCarthy Farm.

MOTION to move that the Board of Selectmen exercise its statutory option under Gen. L. c. 61A §14 to purchase the land that is the subject of written notice given to the Town of Rockland dated July 27, 2021, and to give notice of said exercise to the landowner along with a draft purchase and sale agreement and to record said notice of exercise at the Plymouth County Registry of Deeds forthwith, by Mr. Ryan, 2nd by Mr. Penney. Roll Call Vote.

- Review and Approve the Results of the Town's New Money and Refunding Bond Issue – Mr. Ellard has been working on the bond sale and after a call with Standard & Poor's reminded the Board the of the Town's AA rating – good financial shape. On 9/29/21, Morgan & Stanley was the winning bidder on a \$26,425,000 30-year bond with an average interest rate of 1.722% and a savings of \$3,920,611 over the life of bond. Mr. O'Loughlin thanked Mr. Ellard for 9 years of service to the Town and wished him good luck on his new position.

MOTION to approve Treasurer Ellard's Bond Rating Package as written, by Mr. Penney, 2nd by Ms. Nyman. Unanimous approval.

-Local Rapid Recovery Plan Presentation & Adoption with BETA Group & Asst. Town Administrator– Ms. Constable refreshed the Board that Rockland received a grant from Mass Downtown Intuitive Program to develop the Local Rapid Recovery Plan. BETA Groups' Plan Facilitator Jeff Maxtutis, Lead Planner Charlie Creagh and Innes Associates Subject Matter Expert Emily Innues worked with the Town for input and help to develop a plan. Mr. Maxtutis and Mr. Creagh provided a presentation with their draft recommendations. The Board thanked the BETA Group and Ms. Constable and tabled the vote to adopt until the report is finalized.

-Town Clerk Liza Landy – 2020 Re-Precincting Plan- Ms. Landy presented the requirements by the Commonwealth to accept the new re-precincting map and assured the Board and residents re-precincting is done by population not by political party. The Board commented and thanked Ms. Landy.

MOTION to approve the new Re-Precincting Map as presented, by Mr. Penney, 2nd by Mr. Ryan. Unanimous approval.

-American Rescue Plan Act (ARPA) – Designate Town Administrator as Plymouth County ARPA Authorized Representative/Recipient and Designate Town Accountant as Plymouth County ARPA Authorized Submitter/Preparer & Vote to Execute Plymouth County ARPA Grant Agreement (MGL c. 44 s. 53A)

MOTION to approve ARPA item as written on the BOS Agenda by Mr. Ryan, 2nd by Mr. Penney. Unanimous approval.

-Other New Business Not Reasonably Anticipated – none

5. Old Business- none

Other Old Business Not Reasonably Anticipated – none

6. Town Administrator's Report & Correspondence

-Current Procurements project: Tramp House and Police Station Roof

-In the process of Inspector General Procurement recertification; occurs every three years

-Thank you to outgoing Treasurer John Ellard; met with the Auditors to assure the correct process was followed; engaged a Treasurer Consultant to work with Assistant Treasurer Allison Sullivan until the April elections

-Ms. Constable has applied for a \$200,00 Brownfield Grant to help with the Estes site

7. Selectmen's Comments

Ms. Needham- Such an incredible time to live in Rockland

Mr. Penney-Thank you to John Ellard for nine years of service

-Tremendous and exciting things going on

Mr. Ryan-Announced this will be his last term as Selectman; he and his wife are ready to enjoy retirement
-18 years of service to this great Town and good people; thank you

Ms. Nyman-Thank you to Larry as a friend and mentor
-Acknowledged and thanked Rep. Dave DeCoste for his support
-Encouraged all to get out to the Fall Festival

Mr. O'Loughlin-McCarthy Farm is a great thing – big thanks to Don Cann
-Thank you to Rep. DeCoste's letter of support
-Proves taking control how we want our Town to be developed
-Everyone get out and enjoy the Festival

MOTION to adjourn by Mr. Penney, 2nd by Ms. Nyman, Roll Call Vote. Unanimous approval.



Minutes by Susan Ide, Executive Assistant

The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Open Session Minutes approved by the BOS on 10/19/21