CITY OF WOBURN
OCTOBER 28, 2021 – 5:45 P.M.
SPECIAL MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL

Roll Call

Campbell	Ferullo
Concannon	Gately
Demers	Lannan – Absent
Dillon	Mercer-Bruen
Tedesco	

Pursuant to Title III, Section 12 of the Charter of the City of Woburn, His Honor the Mayor has called a SPECIAL MEETING of the City Council to be held in the City Council Chambers.

VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE, all in favor, 8-0-1 (Lannan Absent).

MAYOR'S COMMUNICATIONS:

A communication was received from His Honor Mayor Galvin dated October 26, 2021 as follows:

Dear President Tedesco and Council members:

In accordance with section 12 of the City of Woburn Charger, enacted by virtue of special legislation approved as Chapter 374 of the Acts of 1888, and revised by the legislature by Chapter 172 of the Acts of 1897, I am calling for a Special Meeting of the Woburn City Council to be held on Thursday, October 28, 2021 at 5:45 pm.

The purpose of said meeting is to discuss and vote on the proposed approval order, which received a first reading during the 10/19/21 City Council meeting, to authorize the Northeast Metropolitan Regional Vocational School District Committee to borrow $317,422,620 for the construction of a new vocational high school. The MA School Building Authority recently awarded the District a $140 million grant for the new building, with the balance to be paid by the member communities. Based on current enrollments, Woburn's estimated share of the debt (exclusive of interest) is approximately $28,248,583, which when reduced by our share of the MSBA grant will be approximately $15,713,552. The annual city debt service will be approximately $900,000 over the next thirty years.

Sincerely, s/Scott D. Galvin, Mayor

Motion made and 2nd that any and all communication be received and made part of the permanent record and to suspend the rules to allow His Honor Mayor Galvin or designee to speak, all in favor, 8-0-1 (Lannan Absent). His Honor Mayor Galvin thanked the City Council for having the special meeting. He stated he planned on doing it next week but because of the Municipal Election, he did it this week. The Mayor stated that the 12 member communities make up the Northeast Metropolitan Regional Vocational School District ("Northeast") and that at least two member communities have voted against it. The Mayor stated that he hopes the councilors will deliberate on approving. The City's share is $27 million but with MSBA giving a grant of up to 72%, the City's share will be about $15 million. The Mayor thanked Deborah Davis, the City's representative on the Northeast School Committee. He stated that the debt payment will be for 30 years and with interest will probably pay $28 million. The Mayor stated 114 students from Woburn go to the Northeast. The City has until November 8, 2021 to vote, if there is no vote in the negative by then, it will be considered an approval. The Mayor stated he was in support of the construction for the vocational students' quality of education. Councilor Concannon stated he is generally in support, but he was concerned on the amount of what was paid for Woburn's schools, which was a big bang for the buck. Upon inquiry from Councilor Concannon, the Mayor stated that since other communities voted no, there will now be a district wide vote on the same day most likely in March or April offering the residents a chance to decide by popular vote. Upon further inquiry from Councilor Concannon, the Mayor stated that there will be some impact for the new Linscott/Altavesta school project, but based on when debt is falling off, there is more of an impact the first couple of years. After that, it will be better. The Mayor stated that the City is not even at that point for the Altavesta, and that if the voters approve the Northeast project, both schools could come online at the same time. Councilor Dillon thanked the mayor for supporting the project, and that he will too and hope the other members will. Councilor Dillon then stated he works in property management and real estate and stated he has more problems finding plumbers, sheet workers, etc. that are licensed. He then explained the lengthy process that a plumber must go through from trade school to apprentice to journeyman to master plumber. He further stated there are not many master plumbers out there. Councilor Dillon stated that there are different avenues for different students and that you cannot call a CPA to do a plumber's job. Councilor Gately stated he has been supporting Northeast over the years, and stated representatives of the Northeast present every year during budget time and that they are perfect in today's world especially with absenteeism. Councilor Gately stated that Northeast will be able to offer more programs and expand existing ones, and that he would definitely support. Councilor Mercer-Bruen stated she echoed Councilor Gately's statements and that she has supported Northeast budgets over the years. Councilor Mercer-Bruen stated she believes Northeast is an extension of Woburn High School just like a business school is an extension. She stated that the Northeast serves the students of Woburn and they do not waste a penny. Councilor Mercer-Bruen stated she will be supporting the order and that the City can handle the debt. Motion made and 2nd to further suspend the rules to allow representatives of the Northeast Metropolitan Regional Vocational School District to speak, all in favor, 8-0-1 (Lannan Absent). Deborah Davis, the City's representative on the Northeast School Committee, stated she was super excited for the new school and she stated that the Northeast representatives are working really hard to get extra funding through the legislature. Ms. David introduced Kevin

Nigro from PMA and Jay Picone, Northeast's Director of Finance and then presented a packet of information to the City Council. Motion made and 2nd to accept documents from the Northeast Metropolitan Regional Vocational School District, all in favor, 8-0-1 (Lannan Absent). Ms. Davis then stated that the councilors were right, that Northeast is Woburn's other high school. She stated Woburn High School is not for everyone, and Northeast is not for everyone as well, and that Ms. Davis stated the new project will be a state-of-the-art facility. Kevin Nigro from PMA, the district project manager, stated Northeast will be following the same exact process that the new building of Woburn High School. Mr. Nigro stated they went through 40 schemes and decided on 1,600 students in 289,000 sq. ft. Mr. Nigro stated that he is working with MSBA which will reimburse 62.67% of the cost, and with legislation up to 67%. The cost is $630 per sq. ft. which is a median price or slightly below. Mr. Nigro said another recent school project is $722 per sq. ft. Mr. Nigro stated that they wanted a building that could maintain, operate, and be viable. Jay Picone, Northeast's Director of Finance stated that they are doing everything they can to reduce the burden on member communities and that the $141 million grant from MSBA is the largest one ever given out. Mr. Picone stated that they are still trying to get more through legislation to reduce the burden. Mr. Picone stated the students deserve this kind of education. He then thanked the City Council for listening and that he appreciated the support over the years. Upon inquiry from Councilor Concannon, Mr. Nigro stated that with the new school, there will be a new access road from Saugus, and that the student population will be able to increase from 1,200 to 1,600 students, which would alleviate some of the waitlist. Further, Mr. Nigro stated that there will be three new programs: 1. Marketing for the new age; 2. Medical Assistant; and Bio-Tech.

Motion made and 2nd to return to the regular order of business, all in favor, 8-0-1 (Lannan Absent).

UNFINISHED BUSINESS OF PRECEDING MEETING:

Motion made and 2nd to take from the table the following matter, all in favor, 8-0-1 (Lannan Absent).

ORDERED That the City hereby approves the $317,422,620 borrowing authorized by the Northeast Metropolitan Regional Vocational School District Committee, for the purpose of paying costs of designing, engineering, constructing and equipping the New Northeast Metropolitan Regional Vocational School and related athletic facilities located at 100 Hemlock Road in Wakefield, MA 01880, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of children of at least 50 years and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of Northeast Metropolitan Regional Vocational

School Committee; that the Town's estimated share of the District's debt for this purpose, exclusive of interest, and based upon current enrollments, is approximately $28,248,583, which amount will be reduced to the extent of MSBA grants received by the District, resulting in an estimated net share of principal allocable to the City, exclusive of interest, of approximately $15,713,552; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs that the District incurs in excess of any grant approved by and received from MSBA shall be the sole responsibility of the District and its member municipalities; provided further that any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized by the District shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA.

In accordance with Chapter 44, Section 20 of the General Laws, any premium received by the District upon the sale of any bonds or notes issued pursuant thereto, less any such premium received by the District upon the sale of any bonds or notes issued pursuant thereto, less any such premium applied to the payment of the costs of issuance of such bonds or notes, shall be applied to pay costs of the new High School project, and the amount authorized to be borrowed for such project shall be reduced by the amount of any such premium so applied, further reducing Woburn's allocable share of the District's debt.

s/Mayor Scott Galvin
s/President Tedesco

Motion made and 2nd to adopt the order, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately - Yes; Lannan - Absent; Mercer-Bruen - Yes; Tedesco - Yes. President Tedesco stated without objection, the motion to reconsider is laid upon the table. Hearing no objection so ORDERED.

Presented to the Mayor: October 29, 2021 s/Scott D. Galvin October 29, 2021

Motion made and 2nd to return to the regular order of business, all in favor, 8-0-1 (Lannan Absent).

Any other matter that may legally come before the City Council. - None

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Motion made and 2nd to ADJOURN, all in favor, 8-0-1 (Lannan Absent). Meeting adjourned at 6:10 p.m.

A TRUE RECORD ATTEST:

Lindsay E. Higgins
City Clerk and Clerk of the City Council