

**Select Board Meeting
July 28, 2026, 7:00 PM
Sanford Hall, Town Hall
155 Village Street**

Present: Dennis Crowley, Chair; Maryjane White, Vice-Chair; Frank Rossi, Clerk; Glenn Trindade, Member; Todd Alessandri, Member

Staff Present: Michael Boynton, Town Manager; Allison Potter, Assistant Town Manager; Sandy Johnson, Communications Director; Alexander Williams, Treasurer/Collector; Brittany Iacponi, Finance Director; Nolan Lynch, Deputy DPW Director

At 7:01 PM, Mr. Crowley called the meeting to order and led the Pledge of Allegiance.

Public Comment

There are no associated backup materials

There was no public comment.

Select Board Community Announcements

There are no associated backup materials

Mr. Crowley encouraged residents to attend future meetings to voice their opinions on town-related matters. He also reported that Celebrate Medway Day had been canceled due to inclement weather and traffic concerns from road closures, noting that organizers plan to return with a full event next year.

Mr. Rossi promoted the remaining free Summer Concert Series performances on August 3, 10, and 17, highlighting the success of a recent Chris Stapleton tribute concert. He also commented on the Parks and Recreation Department's summer camps and classes.

Ms. White reminded residents of the free Wednesday evening Movies in the Park at Choate Park.

Appointment Considerations

The Board reviewed Mary Beaumont's resume, Paul Fahey's resume and letter of interest, Arthur Colman's Letter of interest, the Democratic Town Committee Recommendation & the Republican Town Committee Recommendation.

a. Municipal Complex Building Committee – Mary Beaumont

This item was not discussed and was moved to a future meeting.

b. Board of Registrars (1) – Paul Fahey (D), Arthur Colman (D), Frank Ward (R)

Paul Fahey, 23 Meadow Road, introduced his prior experience running the election department for the City of Revere for three years, where he managed elections, recounts, and served as a member of their election board. He noted that he currently serves on the Affordable Housing Committee and the Economic Development Committee for the Town of Medway. He explained the Town rules against serving on two Select Board-appointed committees if appointed to the Board of Registrars; he stated he would step down

from the Affordable Housing Committee if appointed to the Board of Registrars while remaining on the Planning Board-appointed Economic Development Committee. Mr. Rossi inquired about how the Board represents the Political Parties; Ms. White answered that there must be equal representation of the two major parties, Democrat and Republican, with a neutral party that is the Town Clerk. Mr. Crowley asked how engaged the committee will be outside of election season; Ms. White informed the Board that the committee is involved year-round, for petitions, certifying voter lists, recount duties, and assisting at the polling sites. The Board praised Mr. Fahey for his extensive background and noted that he is a strong fit for the role.

Art Colman of 4 Drybridge Road introduced himself by referencing his work at the local elections and serving on the Open Space Committee. Upon learning that he could not simultaneously serve on the Open Space Committee and the Board of Registrars due to the dual-appointment rule, Mr. Colman expressed that his primary preference was to remain on the Open Space Committee. Board members commended Mr. Colman for his dedication, civic participation, and honesty regarding his preference. Mr. Crowley encouraged him to continue volunteering and to look into other town committees to be involved with.

Mr. Trindade moved that the Select Board appoint Paul Fahey to the Board of Registrars for a three-year term expiring on June 30, 2029. Seconded by Ms. White. VOTE 5-0-0.

Approval:

The Board reviewed the Memo from Alex Williams, Town Treasurer/Collector, the vote of the Select Board & UFASI Municipal Sale information, and the comments from Town Department staff on the Road Race application.

a. Bond Anticipation Notes for 2026 Debt Issuance - \$12,150,000

Mr. Williams requested approval for the August BAN sold on July 22nd, outlining the project allocation: \$6.5 million for municipal complex building design, \$2.75 million for CPA-funded Winthrop Street land acquisition, \$1.8 million for Lovering water tank rehabilitation, and \$1.1 million for a new fire truck. Mr. Williams confirmed a net interest cost of 2.786%. He added that while the base note rate was 4%, an upfront premium of \$147,501 effectively reduced the borrowing rate, supported by the Town's AAA credit rating. Mr. Boynton noted that the preferred 30-year bond for the Municipal Complex Project is anticipated to land between 3.5% and 4% for the base note rate. He informed the Board that at its most recent meeting, the Municipal Complex Building Committee projected borrowing needs of only \$6.9 million rather than the full \$7.9 million approved at Town Meeting. Mr. Boynton cautioned the Board that if the proposed project moves forward, this design debt can be rolled into the long-term 30-year bond; however, if the project is ultimately rejected, the short-term BAN financing will convert to a mandatory 5-year repayment schedule. Addressing the reduced budget for the complex, Mr. Crowley inquired about the overall figures. Mr. Boynton clarified that the Town will only borrow what is strictly needed to complete the project.

Mr. Crowley questioned why \$1.8 million was requested for the water tank and communications tower when the construction contract totaled roughly \$1.26 million, prompting Mr. Boynton to confirm that leftover funds are expected and noting the Town's preference not to borrow unneeded amounts. Mr. Crowley asked what the consulting fee for the water tank would be and what expenses were anticipated against the remaining \$600,000 balance. Mr. Lynch responded that the consulting fee is \$235,000, which was paid previously through the retained earnings account, and around \$300,000 in additional expenses is anticipated against the balance. Mr. Rossi also asked about borrowing the full \$1.8 million for the water tank, implying that if only \$1.2 million is needed, why would they ask for \$1.8 million. Mr. Williams clarified that they are taking the \$1.8 million for the current year, but if they renew the BAN next year, they can lower the total if the full \$1.8 million proves unnecessary. Mr. Rossi asked if the premium is added to the \$12,150,000 total borrowing. Mr. Williams confirmed that the total cash received will

increase to \$12,297,000 on August 5th. Mr. Crowley suggested options for any remaining funds, including a Town Meeting transfer to the Water Enterprise Account, reallocation, or simply reducing the borrowed sum. Mr. Williams reiterated that next year they will evaluate where each project stands to determine the exact amount of borrowing. He explained that the primary driver for issuing a BAN was the Municipal Complex project, and it was most cost-effective to bundle all projects into one BAN rather than paying separate issuance costs. Depending on circumstances next year, they can issue another BAN or move to a permanent bond. Mr. Crowley commended Mr. Boynton and Mr. Harris, Chair of the Municipal Complex Building Committee, for their hard work and for collaborating with the OPM and architect to reduce the overall cost of the municipal complex project.

Mr. Trindade moved that the Board adopt the vote prepared by bond counsel, as included in the agenda packet, in connection with the sale of the Town's August bond anticipation notes, in the amount of \$12,150,000. Seconded by Ms. White. VOTE 5-0-0.

b. Medway Turkey Trot – November 26, 2026

Mr. Trindade moved that the Board vote to approve the Medway Turkey Trot on November 26, 2026, conditioned upon the Police Chief's recommendations and evidence of insurance coverage. Seconded by Ms. White. VOTE 5-0-0.

Contract Approvals:

The Board reviewed all memos from Nolan Lynch, Deputy DPW Director, Contract from Gale Associates for On-Call engineering, schedule of fees, certificate of insurance, Proposal from Gale Associates for the turf replacement of North and Lamson Fields, Proposal from Kleinfelder for Infiltration and Inflow services, and contract from TEC for sidewalk improvements.

a. Gale Associates – On-Call Engineering Services

Mr. Lynch explained that the Town has previously used Gale Associates on singular contracts for field design, but because free cash was recently approved at Town Meeting for both field and playground design, setting up a single, flexible on-call contract rather than multiple separate ones would be the most efficient approach. Mr. Alessandri asked where the funding for these services will come from; Mr. Lynch confirmed that the funding will come from the free cash appropriation. Mr. Crowley raised concern regarding whether the funds would cover both the North Street and Winthrop Street playgrounds, as presented at Town Meeting, noting that the proposed \$50,000 engineering cost seemed high if restricted to just one location. Mr. Lynch clarified that the \$50,000 budget is intended to cover comprehensive engineering through bidding documents and that DPW plans to prioritize the North Street playground due to its higher usage, drainage issues, slope considerations, and work around the basketball court. Mr. Lynch added that depending on the initial proposal costs, Winthrop Street could still be added in the project, and he reassured Mr. Crowley that any potential costs exceeding \$50,000 would come back before the Board for approval. Addressing the Winthrop Street playground, Mr. Rossi and Mr. Trindade noted its small footprint and lack of parking. Mr. Alessandri raised additional concerns about potential added costs if parking issues were to be addressed. Mr. Crowley expressed concern regarding the public's expectations, reminding the Board that Town Meeting voters were told both locations would be addressed, noting that the Winthrop Street playground is mostly used by nearby residents who do not require parking. Mr. Lynch reassured Mr. Crowley that as long as the figures come back favorable for the North Street playground, they will continue to work towards upgrading the Winthrop Street playground.

Mr. Trindade moved that the Board vote to approve the contract with Gale Associates for on-call engineering services through June 1, 2029, and authorize the Chair to execute it. Seconded by Ms. White. VOTE 5-0-0.

b. Gale Associates – Lamson and North Field Turf Replacement Design - \$72,500

Mr. Lynch explained that the North and Lamson fields are nearing the end of their lifespan and proposed engineering and designing them simultaneously to prepare bid documents for the next construction season, while adding test cuts to evaluate subsurface drainage conditions. In response to questions from Mr. Crowley, Mr. Lynch confirmed that the proposed \$72,500 contract with Gale Associates covers design through bid documents but does not include construction services. To cover costs beyond the \$50,000 free cash appropriation, Mr. Lynch noted that funds will be drawn from the \$50,000 previously approved in the Field Stabilization Fund, leaving the remainder untouched. Mr. Rossi asked about the design timeline and when they plan to put it out to bid. Mr. Lynch said the test cuts will occur during school breaks, with bid documents targeted for winter to secure favorable pricing. Mr. Lynch noted that construction funding would be presented at the 2027 May Annual Town Meeting, where debt projections have been added. Mr. Trindade asked about past cracking on Lamson Field, prompting Mr. Lynch to explain that an initial test cut revealed a missing drain manhole and level inverts from the original construction, which DPW plans to repair after coordinating with the Conservation Commission. Mr. Boynton noted that if the Planning Board approves the Heritage of Main Street development, the development agreement includes a \$300,000 annual payment to the Town. He would like to use this payment to offset bonding costs, which he and Mr. Lynch estimate to be around \$2 million overall.

Mr. Trindade moved that the Board vote to approve the contract with Gale Associates for the turf replacement of Lamson and North Fields, in an amount not to exceed \$72,500, and authorize the Chair to execute it. Seconded by Ms. White. VOTE 5-0-0.

c. Kleinfelder – Fiscal year 2027 Inflow and Infiltration Services - \$78,720

Mr. Lynch explained that this is the third iteration of the service contract with Kleinfelder to identify and limit inflow and infiltration in the Town's sewer system. By utilizing targeted zone monitoring and past data, they will use Insituform on-call services to repair weak points found in the system. Mr. Crowley inquired about funding for this contract, specifically asking if it was part of the \$60,000 allocated for contract services in the budget or from a separate account. Mr. Lynch and Mr. Boynton explained that it will be funded through the Sewer I&I account created by a previous Town Meeting article, which currently holds roughly \$400,000. Mr. Crowley recalls having to transfer \$200,000 into this fund every other year and questions if this was completed recently. Mr. Boynton comments that they did skip it this past year, but he is planning to add it as an item to vote on at the next May Town Meeting. Mr. Crowley asks if there are plans in place to address the current sewer capacity issue the Town has, and if they will start to spend down the \$400,000 in the Sewer I&I account. Mr. Lynch responded that they have a contract with Insituform that can help with repairs to prevent water from entering the sewer system, which can help address the sewer capacity issue. Mr. Crowley asked where these issues stem from. Mr. Lynch replied that it is hard to pinpoint where the majority of these influxes come from; he noted that it is a mix of manhole/ trunk line groundwater infiltration. Mr. Boynton highlighted the difficulty of addressing areas of Town with the highest groundwater table due to access limitations and public notification requirements.

Mr. Trindade moved that the Board vote to approve the contract with Kleinfelder for FY27 Infiltration and Inflow Services in an amount not to exceed \$78,720 and authorize the Chair to execute it. Seconded by Ms. White. VOTE 5-0-0.

d. TEC – Village Street Sidewalk Design - \$120,000

Mr. Lynch introduced the contract extension with TEC to continue sidewalk improvements along Village Street from Town Hall to Oakland Street, emphasizing that retaining the same engineering firm ensures continuity. Mr. Boynton explained the engineering challenges of bringing steep, century-old topography up to ADA standards and suggested potential solutions, such as retaining walls or repositioning sidewalks along property lines. Ms. White noted that Village Street has been narrowed; Mr. Boynton confirmed that this technique helps slow car traffic and shorten pedestrian crosswalks in high-density areas. Mr. Rossi asked whether the \$120,000 contract is in the budget and what Mr. Lynch estimates the total project cost to be. Mr. Lynch replied that this is a free cash item and estimated the total project cost at roughly \$1.2 million to \$1.3 million, driven by key infrastructure needs such as retaining walls and intersection work. Mr. Crowley asked about the intention to put sidewalks on both sides of the road. Mr. Lynch confirmed that this is their goal and that they hope to extend the sidewalks to Oakland Street. Addressing Mr. Crowley's concerns about funding the project through the annual road and sidewalk budget, Mr. Lynch noted that grant opportunities would be explored and advised against taking on new borrowing obligations until after the next May Town Meeting. Mr. Crowley asked Mr. Lynch to investigate the roads around Howe Street due to poor street conditions. Mr. Lynch explained that they do not own a large portion of this road, but he will investigate the area.

Mr. Trindade moved that the Board vote to approve the contract with TEC for Sidewalk Improvements along Village Street in an amount not to exceed \$120,000 and authorize the Chair to execute it. Seconded by Ms. White. VOTE 5-0-0.

The Board offered praise for the DPW and Parks Department for their hard work, and Trevor Albury's management of the Evergreen Cemetery.

Discussion/Vote: March 2027 Special Town Meeting and March 2027 Special Election for Municipal Complex Project

There are no associated backup materials

Mr. Crowley requested a brief overview, noting his desire to proceed to a vote without lengthy deliberation. Mr. Harris reported that the committee met the previous evening and voted to recommend that the Select Board establish a Special Town Meeting to vote on this project. Ms. White asked why they chose to hold the meeting in March; Mr. Harris explained that this will be after school vacation week and allows for more residents to be in attendance. In response to questions from Mr. Rossi about cost savings, Mr. Harris explained that Consigli, the construction management team, is currently projecting a \$2 million cost savings. Mr. Trindade further explained that these are not firm numbers and they could change in the following months leading up to this Special Town Meeting in March. Mr. Rodenhiser commented that this is a good decision for the project, noting that an early spring start allows for foundation work to occur during peak weather months.

Mr. Trindade moved that the Board vote to schedule a Special Town Meeting for Monday, March 1, 2027, and a Special Election for Tuesday, March 9, 2027, for the purpose of voting on the funding of the proposed Municipal Complex Project. Seconded by Ms. White. VOTE 4-1-0 Mr. Crowley notes he fully supports holding a Special Town Meeting for this item, but he personally preferred to hold it later in the Fall.

Approval of Minutes: May 18, 2026, June 1, 2026 & June 15, 2026

The Board reviewed the draft minutes from May 18, 2026, June 1, 2026, and June 15, 2026

Mr. Trindade moved that the Board approve the minutes from May 18, 2026, as amended. Seconded by Ms. White. VOTE 5-0-0.

Mr. Trindade moved that the Board approve the minutes from June 1, 2026, as amended. Seconded by Ms. White. VOTE 5-0-0.

Mr. Trindade moved that the Board approve the minutes from June 15, 2026, as amended. Seconded by Ms. White. VOTE 5-0-0.

Action items from Previous Meeting

The Board reviewed the action items dated June 29, 2026

This agenda item was not discussed

Town Manager's Report

There are no associated backup materials

Mr. Boynton informed the Board of his NBC 10 Boston interview regarding the task force efforts to reopen Norwood Hospital, emphasizing that the facility's closure is a regional issue causing severe emergency room wait times and ambulance delays across surrounding towns. He detailed the legislative effort to take the property via eminent domain to bypass land trust demands, noting that while the exterior shell is built, finishing the interior will require \$200–\$300 million and a new hospital system operator. He highlighted the contradiction of state housing mandates, such as 40B and MBTA Communities legislation that encourage local housing growth without ensuring matching healthcare infrastructure. Mr. Crowley asked about the rationale and likelihood of eminent domain success. Mr. Boynton noted that a legislative resolution significantly increases the odds of reopening the facility. Mr. Rossi suggested posting a link to the interview on the Town website to showcase the Town Manager's leadership.

Mr. Boynton updated the Board on the municipal facility project, reporting that design work is 60%-70% complete and scheduled for presentation to the Planning Board on August 11. He noted that the project team is actively addressing neighborhood feedback, including pricing a new sidewalk on the west side of Pond Street from Mahan Circle to Main Street. He is collaborating with Medway Cable Access to develop updated community outreach materials, including AI-generated virtual renderings of the proposed Town facilities, ahead of a targeted mid-to-late September video release. Additionally, Mr. Boynton outlined ongoing administrative coordination with staff, including the Finance Director, Town Treasurer, and Principal Assessor, to plan how to properly fund the project over the coming months. He concluded by recognizing the cross-departmental efforts supporting the project and daily operations, specifically commending Mr. Pelletier, Mr. Lynch, the DPW team, and Ms. Potter.

This time is being reserved for topics that the Chair did not reasonably anticipate would be discussed

There are no associated backup materials

Mr. Rossi inquired about presentation plans for the municipal facility project at the Fall Town Meeting; Mr. Boynton confirmed that while a full video series is still in progress, a comprehensive PowerPoint will be shared, with finalized budget numbers expected in early January following architect and construction manager recommendations.

Ms. White asked if there will be open houses to show the current municipal buildings; Mr. Boynton replied that another public open house and a specific neighborhood meeting will coincide with the Planning Board review, with additional building open houses potentially occurring in October. Ms. White suggested featuring specific areas like the police evidence room to illustrate current code deficiencies versus future upgrades.

Mr. Alessandri asked about the timeline for the Village and Holliston Street project, with Mr. Boynton confirming that site grading is underway and monument relocation is scheduled for the upcoming week, followed by final landscaping.

Mr. Crowley requested "Don't Block the Intersection" pavement markings at Shaw's and Walgreens, which Mr. Lynch confirmed will be completed during upcoming Route 109 specialty striping. Mr. Crowley asked about adding speed limit signs on Adams Street. Mr. Boynton and Mr. Lynch explained that town-wide statutory 25 mph limits at entry points allow Medway to minimize sign clutter. Mr. Alessandri suggested adding the temporary flashing radar speed monitors along the street.

Select Board Reports

This item was not discussed.

Mr. Trindade moved to adjourn at 8:23 PM. Seconded by Mr. Alessandri. VOTE 5-0-0.

Respectfully submitted,
Sophie Boucher
Executive Assistant
Town Manager's Office