

**Regular Session Minutes – Bedford, MA Select Board Meeting  
Bedford High School – Principal’s Conference Room  
November 14, 2022**

**PRESENT:** Town Manager, Sarah Stanton; Attorney George Hall and Attorney Nina Pickering-Cook from Anderson & Kreiger LLP; Chair, Emily Mitchell; Shawn Hanegan; Edward Pierce; Margot Fleischman; and Clerk, Bopha Malone.

**ALSO PRESENT:** Leanne Petto, Administrative Assistant, Town Manager’s Office; David Castellarin, Finance Director; Paul Mortenson, Finance Committee Chair; Ben Thomas, Finance Committee.

Ms. Mitchell called the meeting to order at 6:16 pm.

**22-199 Approval – Memorandum of Agreement (FY23-FY25)**

Ms. Stanton explained the primary item of the collective bargaining units being a 3% COLA increase per year for three years. She noted an overall larger financial package on the firefighters’ agreement due primarily to stipends. Both agreements include recognizing Juneteenth as a holiday. Efforts were made on all sides to come to an agreement before Special Town Meeting. She also noted that Juneteenth will impact the firefighters’ overtime and regular pay, whereas Department of Public Works will be closed.

**Mr. Hanegan moved to approve the agreement between the Town of Bedford and the Bedford Permanent Firefighters Local 2310 IAFF. Ms. Malone seconded.  
The motion passed 5-0-0.**

**22-200 Approval – Memorandum of Agreement (FY23-FY25)**

**Ms. Fleischman moved to approve the agreement between the Town of Bedford and the AFSCME AFL-CIO State Council 93, Local 1730. Mr. Hanegan seconded.  
The motion passed 5-0-0.**

**22-201 Final Warrant Recommendations for Article 6 and Article 7**

**Mr. Hanegan moved to recommend approval of Article 6. Ms. Malone seconded.  
The motion passed 5-0-0.**

**Mr. Hanegan moved to recommend approval of Article 7. Ms. Malone seconded.**

The motion passed 5-0-0.

**22-202 23 Winterberry Way – Right of First Refusal/Delegation of Authority to Municipal Affordable Housing Trust**

Ms. Pickering-Cook clarified that the board was asked to re-vote to give formal assignment of Right of First Refusal to the Municipal Affordable Housing Trust.

Ms. Fleischman moved to reaffirm the Vote of the Select Board on September 12, 2022 to exercise the Board’s right of first refusal on the Property (the “Right of First Refusal”), which terms of the Right of First Refusal are contained in the Affordable Housing Deed Rider annexed to the Deed; to assign the Right of First Refusal to the Town of Bedford Municipal Affordable Housing Trust Fund, a Municipal Affordable Housing Trust Fund created pursuant to MGL c. 44 sec. 55 C (the “Trust), retroactively effective as of September 12, 2022; and to authorize the Town Manager to execute any documents in connection with the exercise and assignment of the Right of First Refusal to the Trust, and to take any and all actions on behalf of the Board, in the Town Manager’s reasonable discretion in consultation with town counsel, in connection with the Right of First Refusal. Ms. Malone seconded. The motion passed 5-0-0.

*Materials: Record of Vote 23 Winterberry Way- Right of First Refusal/Delegation of Authority to Municipal Affordable Housing Trust*

**22-203 Adjourn to Special Town Meeting**

Ms. Fleischman moved to adjourn to Special Town Meeting. Ms. Malone seconded. The motion passed 5-0-0.

Meeting adjourned at 6:23 p.m.

Respectfully submitted by Leanne Petto