



TOWN OF ROCKLAND

Select Board
Town Hall
242 Union Street
Rockland, Massachusetts 02370

TOWN CLERK, ROCKLAND
OCT 23 '25 PM 3:53

Chair:
Michael P. O'Loughlin
Vice Chair:
Lori Childs

Members:
Tiffanie Needham
John J. Ellard, Jr.
Steven G. O'Donnell, Jr.

Telephone: 781-871-1874

Select Board Open Session Minutes of
October 7, 2025

Select Board Meeting
H. Bernard Monahan Memorial Room
Town Hall, 242 Union Street, Rockland

In attendance: Chair Michael O'Loughlin, Vice Chair Lori Childs, Members Tiffanie Needham, John Ellard, Steven O'Donnell, Asst. Town Administrator Courtney Bjorgaard, and Town Administrator Doug Lapp.

1. Pledge of Allegiance
2. Community Announcements - William N. Mullen Memorial Park Dedication, 10/18/25; Fire Department Appreciation Day 10/25/25
3. Minutes-9/16/2025

MOTION to approve the minutes of 9/16/2025, by Mr. O'Donnell, 2nd by Ms. Needham. Unanimous approval

4. New Business

-Union Point Update- John Twohig, New England Development/Brookfield Properties – Paul Cicada and John Twohig presented a Power Point on the Redevelopment Overview of Union Point (South Weymouth Naval Air Station) including a brief history, conceptual master plan, water & sewer infrastructure, moving forward, funding, and redevelopment interests. Board members asked questions with a brief discussion. The Board thanked Mr. Twohig and Mr. Cicada for attending the meeting and are looking forward to future updates.

-Department Head Updates-

-Treasurer -\$1.5M Bonding Borrowing: Review and Approve Note Results & Related Matters – Mr. Lapp provided a brief review of \$1.5M bonding borrowing.

Treasurer Allison Sullivan said results were provided to the Board of the BAN sale that happened on 9/30/25 and she is requesting the Board's vote of approval of the sale. She gave a brief update on the Treasurer Department and was pleased to announce the hiring of a new Assistant Treasurer and having a fully staffed office.

Mr. O'Loughlin read: I, the Clerk of the Select Board of the Town of Rockland, Massachusetts, certify that at a meeting of the Board held on October 7, 2025, of which all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

-Vote to approve the sale of \$1,500,000 4.00 percent General Obligation Bond Anticipation Notes (the "Notes") of the town dated October 23, 2025, and payable October 23, 2026, to Fidelity Capital Markets, a division of National Financial Services LLC, at par and accrued interest, if any, plus a premium of \$18,195.

-Further Vote that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated September 23, 2025, and a final Official Statement dated September 30, 2025, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

-Further voted that the Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver a significant events disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Notes for the benefit of the holders of the Notes from time to time.

-Further vote that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review, and update said procedures, in order to monitor and maintain the tax-exempt status of the Notes and to comply with relevant securities laws.

-Further vote that any certificates or documents relating to the Notes (collectively, the "Documents"), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a ".pdf" file or by other electronic transmission shall be as effective as delivery of manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.

-Further vote that each member of the Select Board, the Town Clerk 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 forgoing votes.

-I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth on 940 CMR 29.03(2)9b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Notes were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended. Dated October 7, 2025.

MOTION to approve as read above, by Ms. Childs, 2nd by Mr. O'Donnell. Unanimous approval

-Interim Sewer Superintendent Dave Taylor - Authorization to File for State Revolving Fund & General Sewer Updates
Mr. Lapp recommends the Board vote to authorize the position of Sewer Superintendent to be allowed to sign and execute documents for State Revolving Fund (Mass Clean Water Trust).

MOTION to authorize the position of Sewer Superintendent to sign & file for Sewer as requested, by Ms. Childs, 2nd by Ms. Needham. Unanimous approval

Mr. Taylor provided a Sewer Department update – submittals, reporting, financial in chronological order.

-Rockland Veterans Agent & Rockland Allied Veterans Council Chairman-Tri Town Parade Update- Veterans Agent Tim White said the Town of Whitman, along with other Veterans organizations, have decided to hold a Veterans Day celebration on Sunday 11/9 rather than a parade. He said many of the older Veterans are unable to participate and it has been hard to get the younger Veterans to step in. Mr. White then provided an update on the Veterans Department. Mr. Lapp told the Board he is working with Ms. Bjorgaard on getting the Veterans Agent a larger office space this fiscal year.

-Recreation Director- General Updates-Director Jeanne Blaney thanked her staff and provided an update on the Recreation Department.

-Highway Superintendent- General Updates- Superintendent Dave Taylor thanked his staff and provided an update on the Highway Department.

-Other New Business Not Reasonably Anticipated - none

5. Old Business-

-Fire Station Building Project Update- Mr. Lapp provided a preliminary timeline for the Fire Station Building Project.

-Other Old Business Not Reasonably Anticipated - none

6. Town Administrators Report & Correspondence

-Thank you to the Department Heads – so proud of the outstanding staff we have in Rockland

-The previously announced Highway & Park Union final agreement was not ratified by their full membership, and we will have to reopen negotiations

-Attended an MMA statewide municipal health insurance meeting – increases, not good news for public or private sectors

-Jim Paul has resigned from the Historical Commission – thank you to Jim for his many years of service

-Community Preservation Committee Public Outreach Meeting on 10/10 @1:00pm at the Senior Center

-Closed Monday 10/13 for the Columbus Day holiday

-Phelps Elementary School rooftop solar project is finally getting underway

-Announcement to the Community: Fire Chief Scott Duffey received notification from the Executive Office of Public Safety & Security that seven Rockland Fire Department members will be honored for outstanding acts of heroism and bravery at the 36th Annual Firefighter of the Year Award Ceremony in Worcester, on 11/25/25. Congratulations to: Captain Jason Fricker, FF Thomas Henderson, FF Liam O'Flaherty, FF Robert Creighton, FF Caio Costa, FF Marc Oshry and FF Reid Broderick.

-Tremendous job by the Rockland Fire Department under the leadership of Chief Duffey.

7. Select Board Comments

Mr. O'Donnell-CPA Public Outreach Meeting 10/10 1:00pm – great place to ask questions

-Attended a summit at his job “Thriving Together: The Impact of Relationships on Organizational Excellence.” Guest speaker spoke about leadership in a complex environment, and one statement really struck him was “fear has no place in your success equation.” Mr. O'Donnell indicated that he is letting that be his mantra this week and hopefully for the foreseeable future.

Mr. Ellard-Thank you to the Department Heads for their updates

-Would like to see department updates staggered out on separate meeting agendas

Ms. Needham-Thank you to the Department Heads who came out tonight – we are so fortunate

-Thank you to Member O'Donnell for the time put into his comments – found them very moving

Ms. Childs-Saturday 10/18 William Mullen Memorial Park Dedication; encourages everyone to attend

Also on 10/18, several surrounding SS communities participating in the No Kings Protest

Mr. O'Loughlin-Agrees with members comments, we have great Department Heads & employees

-Compliments to Jeanne Blaney for another great Fall Festival – over 4,000 people attended

8.Executive Session

Mr. O'Donnell – I move that the Select Board vote to enter into executive session to discuss strategy with respect to pending litigation where an open meeting may have a detrimental effect on the litigating position of the Town of Rockland and the chair so declares pursuant to Mass. Gen. L. c. 30A sec. 21(a)(3) to wit: Falco v. Town of Rockland Public Records Case; and not to return to open session at the conclusion of the executive session.

Mr. O'Loughlin - Per M.G.L. c.30A, § 21(a)(3) – Chris Falco v. Town of Rockland- Public Records Request Complaint – the Chair determines that it will be a detrimental effect on the litigating position on the Town of Rockland so it shall be held in executive session and Per M.G.L. c.30A, § 21(a)(7) for the review and approval of Executive Session minutes: 9/16/2025.

not to reconvene by Roll Call Vote - Unanimous approval



Minutes by Susan Ide, Executive Assistant

Open Session Minutes approved by the BOS on 10/21/25