

Select Board Regular Meeting
Monday March 18, 2019 - 7:00 p.m.
Longmeadow High School, Room A15, 535 Bliss Road, Longmeadow, MA

Present: Chair Mark Gold, Marie Angelides, Thomas Lachiusa, William Low and Richard Foster.

Also Present: Town Manager Stephen Crane, Paul Pasterczyk, Jackie Sullivan, Tom Mazza, Marty O'Shea, Stephen Metz, Armand Wray, Lawrence Rubin, Marybeth Bergeron, Bronwyn Monahan, Mario Mazza.

The meeting was called to order at 7:00 p.m. by Select Board Chair Mark Gold.
The Pledge of Allegiance was recited.

Announcements: Mark Gold announced, as part of the ongoing budget and Warrant Article review, there will be a special Select Board Meeting on March 21 at 6:30 p.m. at the high school in room A15. Mark Gold also announced that the Department of Public Utilities is holding a hearing in the High School Auditorium on March 27, 2019 at 7:00 p.m. with regards to the Kinder Morgan stepdown. It is a public hearing which all citizens may attend.

Resident Comments: None

Select Board Comments: Marie Angelides spoke about the Special Town Meeting that is being held on Tuesday, March 26, 2019. A citizen filed a petition asking that the new Adult Center be built according to the preliminary plan presented at the Annual Town Meeting in May 2018. Marie Angelides sat down with the lead petitioner, the manager of the Gift Shop, a volunteer of the Gift Shop and the head of the Building Committee and they have all come to an agreement. There have been some design changes due to the increase costs of materials and needed changes in the preliminary plans to accommodate the programs and services. This petition is asking that we pull back the bid and stop the project. The request is that we go back to the preliminary design. With the added design costs and increases in the cost of building next construction season the town will need to go back to Town Meeting for added funding of 1 to 1 ½ million dollars and another June ballot vote may also be required. Marie Angelides clarified the status of the design and corrected some misinformation that motivated this petition. Longmeadow is planning on keeping the gift shop at the current location. The Maple Street Gift Shop at Greenwood sells donated items and greeting cards. The Friends group for the Council on Aging runs the gift shop to support programming at the Senior Center. Another issue is the Pickle Ball courts, the Pickle Ball courts are part of the bid that has gone out. There is also concern the gym is slightly smaller. The square footage of the gym is actually larger with the inclusion of the elevated track. Marie Angelides explained that moving from preliminary design to final design is a complicated process. The Building Committee has been meeting almost weekly to have the building bid ready this year. The meetings are posted and open to the Public. With this information and the agreement to work together for a positive solution on the gift shop the petitioner has decided to not go forward. There still has to be a Special Town Meeting on March 26, 2019. Marie Angelides believes the Town Moderator will advise Town Meeting on the best way to proceed on the Article.

Town Manager Report:

Library Operating Agreement

Town Counsel has been working on this issue and has recommended that an executive session discussion regarding the operating agreement would be appropriate. She is available on April 1 for this purpose.

Bliss Park/Article 97

A certified copy of the vote was recorded by Town Counsel on March 8, 2019. A copy of the recording is enclosed.

Gas Metering Station

The Commonwealth of Massachusetts Energy Facility Siting Board (EFSB) will be holding a public hearing regarding the metering station portion of the project. While Columbia Gas has not formally filed a project application, the EFSB hearing will "provide an opportunity for residents, public officials, and other interested persons to provide comments regarding their concerns relating to the 261 Upgrade Projects and the Longmeadow Metering Station." Town officials will attend the hearing to gather information and generate questions about the project that will be submitted to the EFSB by the April 10 deadline. Any questions the Board has could be incorporated into that submission.

It should be noted that the first phase of the project is the installation of a gate station by Kinder Morgan to which Columbia Gas will connect a metering station. The gate station project will be reviewed by the Federal Energy Regulatory Commission (FERC) and the metering station will be reviewed by the EFSB. In both cases, the Town

continues to engage its consultant on this project to review notices and discuss options. Although the Town has not received detailed plans for either project, dialogue remains open with Kinder Morgan, Columbia Gas, Longmeadow Country Club, and the Pipeline Awareness Group. Town departments continue to monitor this project and are prepared to take the necessary steps to ensure that the town's interests are heard and protected.

New Adult Center

The prequalification of both subcontractors and general contractors is nearly complete and the number of responses was seen as a positive sign for the bidding process. The most recent cost estimates are being finalized and the two estimators have a reconciliation meeting scheduled. There are a number of variables that the design team will be reviewing to value engineer the building to ensure that it remains on budget. The bid package will include add alternates that must be carefully chosen in the event that bids are favorable because the alternates must be awarded in the order they are listed. The pre-permitting process will also be getting started with a presentation to the Planning Board at an upcoming meeting.

DPW Project

The removal of the ACM soils is complete, and the next task will be the installation of the temporary cap at the former landfill that should be completed by the end of March. The Town continues to pursue funds from the Commonwealth to offset the costs of addressing the ACM soils and landfill capping and will pursue deadline extension to DEP compliance timelines to allow time for funding options to materialize. Nevertheless, a warrant article is proposed to fund the final capping because the work will need to be completed in the upcoming construction season even if state funding is not available. Regarding the new facility, construction of the new DPW facility is expected to begin again in early April. In all, the project has been delayed about seven months.

Streetlights

The audit of the streetlights is underway and will be completed by the end of March. There was a miscommunication regarding the timing of the audit but detailed information regarding the costs of the project as well as anticipated savings will be available by the Annual Town Meeting. There is an article proposed for the Warrant that authorizes debt to finance the purchase of street lights and poles as well as the conversion of the existing light fixtures to high efficiency LED lighting. The Town is using a grant from the State's Green Communities program to fund the audit of the existing streetlights and poles as well as design a lighting system that will maximize efficiency while providing light levels that enhance safety. The Town has also engaged the Towns of West Springfield, Agawam, and the City of Springfield to negotiate as a group for the purchase of the streetlights from Eversource as well as the eventual procurement of the LED fixtures and associated maintenance.

The Town currently pays Eversource \$268,641.00 per year to lease 1,498 streetlights; an expense that will be eliminated and replaced by the annual cost of this bond (est. at \$90,000.00 per year for 10 years) and an ongoing maintenance cost (estimated to be \$43,500.00 per year), for a savings to the town of \$130,000.00 per year for the first 10 years and \$220,000.00 per year thereafter. The Town will also receive rebates from Eversource as well as incentives from the Massachusetts Department of Energy Resources (DOER) that could reduce the overall cost by almost \$100,000.00. This proposal for bonding a capital purchase to reduce ongoing costs was previously used successfully by the town to purchase our fiber optics system.

Old Business:

- 1. Tom Lachus made a motion approve the March 5, 2019 Special Meeting Minutes. Richard Foster seconded the motion. **The vote was 5 in favor 0 opposed.***
2. Review of progress on Priorities: (Bliss Park -Article 97, street lights, Library Operating Agreement, Kinder Morgan project, Adult Center, DPW) –
Stephen Crane stated that he spoke to Rose Crowley the town counsel who is working on the **Library Operating Agreement** and she recommended holding an executive session with the Board to talk about her analysis, she is available on April 1 2019.
Stephen Crane stated that for **Bliss Park Article 97** the Town generated a certified copy of that vote from the Town Meeting, the Town Clerk certified the copy of the vote it was sent to Town Counsel and was recorded; the Board has a copy of the recorded document.
Stephen Crane stated that with regard to the **Metering Station** there is going to be a hearing on March 27, 2019 by the Energy Facilities Sighting Board at the High School. It is intended for residents, Public Officials and any other interested persons to provide comments regarding concerns related to the 261 upgrade projects and the Longmeadow Metering Station. Stephen plans on attending the hearing as well as the Fire Chief and the Deputy Fire Chief. This may generate some questions for the Sighting Board, and we have until April 10, 2019 to submit questions. Richard Foster asked if we had any authority over this. Stephen Crane stated that it is more of a listening session, since there is really no official filing. Stephen Crane also informed the Board he has been

consulting with an Attorney on this. Richard Foster stated that they keep hearing about all the dangerous fumes, someone must have some information on this. Stephen Crane informed him that they have an open dialogue with all parties involved, and if there are any questions we can submit those questions.

Adult Center Update: Stephen Crane informed the board that they are still over budget, it is a concern that the estimates are over budget, but Mr. Crane believes that they are being fairly conservative. They have done the prequalification's of subcontractors which Marybeth Bergeron was a part of. There are still a number of variables in the design, the Building was only a feasibility study when it was presented to Town Meeting and as you go through the design process things change. There are two independent cost estimators and they have a reconciliation meeting later this week. The Building Committee will be informally presenting to the Planning Board on Monday, so they will be in pre-permitting process as well. Mark Gold asked when they expect a bid package to go out. Marybeth Bergeron stated the first week of April.

DPW: Stephen Crane stated that the removal of the ACM soils is complete. They are working on the temporary cap that the Board approved Thursday (3/14/19) night and this should take about two weeks. If the weather stays favorable he would expect them to be out on site by April 1, 2019 starting to do the work of the actual project. They did lose seven months due to unforeseen circumstances. Stephen Crane requested an extension today (3/18/19) from DEP for the design of the permanent capping for the landfill.

Street Lights: Stephen Crane stated that they started the agreement with Real Term. There was a miscommunication, Stephen Crane thought the audit was being done and it was not being done, however it is being done now it will be completed by the end of the month. There is a Phase 2 for that agreement and it needs a separate notice to proceed. If they like the results of the audit they will go into design of the system and continue to work with Agawam and West Springfield. The Town will be eligible for some incentives from the Metropolitan Area Planning Commission as well as utility companies that will offset the costs. Stephen Crane does think they will be able to reduce the overall cost. There is a Town Meeting Warrant Article for funds Mr. Crane is confident that by the time they have to make the motions for that Warrant Article they will have a good number to make the motion with. Tom Lachiusa stated he has been watching this process since he has been on the Board and the savings is really impressive Mr. Lachiusa appreciates the work that everyone has done, this has been going on for a long time and has been a struggle. Richard Foster asked when the final wrap up is done is it going to have the age of the poles, replacement frequencies and who owns the poles. Stephen Crane stated that they can certainly ask. Mark Gold said that it is his understanding that as part of the audit they will find out who owns the poles. Marie Angelides asked when we buy the poles are we able to assume the leases and maybe when they are out counting they can see which poles have Verizon material.

Mark Gold commented on the working relationship with all the entities involved in the metering station that Mr. Crane spoke of. Mr. Gold stated that back in October the director of marketing from Columbia Gas at one of the meetings, during that meeting the Director of Marketing was going to send the Board a report regarding an incident that happened in January of 2018 and that never happened. Mark Gold wrote him a letter saying we are still waiting for your report. Mr. Gold never heard back from him and asked Stephen Crane to call Columbia Gas and let them know that they owe the Select Board a report. Mark Gold explained why the Agenda said discussion and possible vote were due to the fact that a lot of the time they are waiting on the Town Attorneys for answers because the Attorneys were tied up with other things, and the discussion was should they possibly get a second set of Attorneys. If we want two or three things to be done at once we might need a second set of Attorneys. Mark Gold wanted to find out if everyone on the Board was satisfied with the speed that these things are happening. Richard Foster asked if there was a history of back-ups because if we do then Mr. Foster feels that we do need more Attorneys. Marie Angelides stated that she would hate to bring on more Attorneys, because our legal fees are very high. Ms. Angelides opinion is that we hired a firm and if the Town Attorney is really busy he should be bringing someone else in. Stephen Crane wanted to let the Board know what is actually happening with Town Counsel. Doherty Wallace has taken a team based approach to Town issues. The firm has also had some transitions. Mr. Crane met with the firm and they are going to keep the team-based approach and he feels that things will run more smoothly. Traditionally there has not been an issue with backups, lately we have thrown a lot of stuff at them that was not generated by us. Stephen Crane suggests we give it a little more time because they have gone through a transition. Mr. Crane feels we benefit from the firm because of the Institutional memory. Mark Gold said we will give them some time, but he is disappointed by the amount of time things are taking to get done.

New Business:

1. **Middle School Statement of Interest** – Mark Gold stated that in their packets they have two SOI’S (Statement of Interests) to the Massachusetts School Building Authority, one for Glenbrook Middle School and one for Williams Middle School.

Superintendent Marty O’Shea and Chair of the School Committee Armand Wray were present; Marty O’Shea appreciates the opportunity of the Select Board to consider supporting the submission of the Statements of Interest to the Massachusetts School Building Authority. It is a very competitive application process and they have made multiple attempts to apply. Marty O’Shea stated that the key reason is that they believe the needs of the Middle Schools exceed what can be addressed through typical maintenance and custodial care. Given the age of the buildings, the conditions of the buildings and the educational needs. Mr. O’Shea feels a more ambitious approach is warranted. The Statements of Interest have been updated based on some feedback they received from the Building Committee. Marty O’Shea appreciated Marybeth Bergeron taking a few tours through the buildings. Mr. O’Shea stated they are at a crossroads, the buildings have largely been untouched since they were built, Williams Middle School in 1959 and Glenbrook Middle School in 1967. They believe something is needed and partnering with the MSBA makes sense. The question Marty O’Shea is often asked is hat is the plan, at this stage the plan is to simply communicate with the MSBCA what the needs of the buildings are and from there if they are fortunate enough they would let a feasibility study guide them as to what would be the most cost-effective solution and the most educationally effective solution.

Marie Angelides asked about a program that the State had for repairs, can you do both? Marty O’Shea stated that the SOI’S that are before you are for the Core program. The MSBA does have an accelerated repair program which can be used to replace windows and doors, roofs and boilers. Mr. O’Shea stated that the critical question is, if they apply for the accelerated repair program would that jeopardize some of the bigger solutions that they need. There are also very specific thresholds that you have to meet before you are considered for the accelerated repair program.

Mark Gold commented about the two SOI’s, we have not really made the internal decision to either fix one school, replace the other school or combine them into one school. Mark Gold asked Armand Wray from the School Committee point of view, what do you anticipate being in a feasibility study that will move us that extra step to make that decision? Shouldn’t we make the tough decision upfront and go forward with the MSBA and say as a community we have decided that here is what we need to do, and can you help us financially do that. Armand Wray stated that (speaking for himself) having gone through the process before it is a long process, lots of steps in between to keep everyone informed, we are talking about more than just roofs, windows and boilers. At Glenbrook we are concerned with student safety, there are safety concerns at Glenbrook. Mark Gold asked should the School Committee make the tough choice of here is where we want to be, instead of saying MSBA will you come in and tell us what we can do and what you will support can we say, we as a Community think it is best to tear down one school and renovate the other or make one single large school whatever the case may be. Can the MSBA tell us through a feasibility study what they think is best. Armand Wray stated that unfortunately that is not the way the MSBA process works the only way they can address this is to work with the Government Agency (MSBA). Marty O’Shea stated that the MSBA wants to work with the Community to identify a solution that works for the community. The MSBA will want to know what the sentiment of the School Committee is, what is the sentiment of the Select Board and what is the sentiment of the Town. Tom Lachus stated that Mark Gold made a good point for you to think about as a School Committee, if we already knew we were only going to need one building that would make it a little easier rather than the State having to commit to two buildings. Richard Foster asked do they want one school or to schools? Marty O’Shea said the very first thing that needs to happen is an enrollment study to find out if they have the student enrollment to sustain two middle schools or if it can be combined into one middle school. Marty O’Shea realizes how much Longmeadow values neighborhood schools and he also realizes how much Longmeadow values 21ST Century learning spaces.

Motion was made by Marie Angelides for the SOI for Glenbrook Middle School

Resolved: Having convened in an open meeting on March 18, 2019, prior to the SOI submission closing date, the Select Board of the Town of Longmeadow, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated no later than April 12, 2019 for the Glenbrook Middle School located at 110 Cambridge Circle, Longmeadow, MA which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no

alternative exists. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town to filing an application for funding with the Massachusetts School Building Authority.

The motion was 2nd by: Richard Foster

Vote:5 in favor 0 opposed.

Marie Angelides made a motion for the SOI for Williams Middle School: Resolved: *Having convened in an open meeting on March 18, 2019, prior to the SOI submission closing date, the Select Board of the Town of Longmeadow, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form no later than April 12, 2019 for the Williams Middle School located at 410 Williams Street, Longmeadow, MA which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town to filing an application for funding with the Massachusetts School Building Authority.*

The Motion was 2nd by Richard Foster.

The Vote was 5 in favor 0 opposed.

2. Renew Seasonal Liquor License: Clubhouse Café:

Richard Foster made a motion to approve the seasonal liquor license for Clubhouse Café.

*Marie Angelides seconded the motion. **The vote was 5 in favor 0 opposed.***

3. Approve One-Day Liquor License Applications (2):

Knights of Columbus - *Tom Lachus made a motion to approve the one-day liquor license for the Knights of Columbus Spelling Bee fund raiser. Marie Angelides seconded the motion.*

The vote was 5 in favor 0 opposed.

Lacrosse Booster Club – *Tom Lachus made a motion to approve the one-day liquor license for the Lacrosse Booster Club for a comedy night event that will be held on April 27, 2019 at 735 Longmeadow St. The motion was seconded by Marie Angelides.*

The vote was 5 in favor 0 opposed.

Mark Gold noted that both of these have been approved by the Police Department.

4. Appoint Registrar of Voters (1)

Tom Lachus made a motion to reappoint Manny Wenig as a Registrar of Voters for a three-year term expiring on March 31, 2022. Mark Gold seconded the motion.

The vote was 5 in favor 0 opposed.

Marie Angelides asked about the Warrant Article coming up at Town Meeting to add a fourth Registrar of Voters. If the warrant article is voted on can we find out how soon we can appoint the fourth person. Paul Pasterczyk stated that they can appoint someone upon acceptance. Mark Gold would like it noted that if the warrant article passes at the Town Meeting and extends the Registrar of Voters to four people he would like the Town Clerk to put on the Select Board agenda shortly after Town Meeting to appoint a fourth Registrar of Voters.

5. Appoint (Quarterly) Board/Committee Members (5):

Audit Committee- *Motion was made by Marie Angelides to appoint Peter Nassar to the three-year term and to appoint William Sceery to the one-year associate term on the Audit Committee. The motion was seconded by William Low. **The vote was 5 in favor 0 opposed.***

Conservation Committee and The Energy and Sustainability Committee - *Marie Angelides made a motion to appoint James Ryan to the one-year associate term expiring 6/30/2019 and to appoint James Ryan to one of the*

*three-year terms on The Energy and Sustainability Committee expiring on 6/30/2019. Richard Foster seconded the motion. **The vote was 5 in favor 0 opposed.***

Cultural Council- *Marie Angelides made a motion to appoint Robert Humberston and Andrea Schultz to the Cultural Council both for a three-year term expiring on 6/30/2021. Tom Lachiusa seconded the motion. **The vote was 5 in favor 0 opposed.***

Mark Gold congratulated them and reminded them they do need to be sworn in at the Town Clerks Office before showing up at a committee meeting and participating.

6. **Audit Committee Recommendation:** The Town of Longmeadow Audit Committee recommends the extension of Melanson Heath Auditors Services for Fiscal Years 2020 and 2021. Mark Gold noted that the Audit Committee sent the Select Board a letter describing why they feel this is the right thing to do. *Marie Angelides made a motion to extend the auditors contract by two fiscal years, Fiscal Year 2020 and 2021. William Low seconded the motion. **The vote was 4 in favor 0 opposed, Mr. Foster was out of the room temporarily.***

7. **Capital Planning Committee Presentation of Recommendations:** Dr. Stephen Metz presented the Select Board with a summary of the various proposals. Dr. Metz stated that the report was presented to the Select Board on February 25, 2019. Dr. Metz stated as part of the Longmeadow Capital Planning budget process the Capital Planning Committee has received proposed projects for funding consideration for Fiscal Year 2020 from The Town Manager. In addition, they have heard presentations by The Town Manager, the Director of the Department of Public Works, The Fire Department Chief and residents of the community that provided further information of the proposed Capital projects. A total of 17 projects were presented by the Town Manager. Dr. Metz gave an overview of the capital planning process and the criteria used in ranking the requested projects. Dr. Metz went through his priority listing of the capital projects and briefly explained each. Dr. Metz stated that not all projects could be accommodated because of the significant difference in the proposed allocations and the financial requirements of the proposed projects.

Dr. Metz noted that the capital projects recommended by the Energy Task Force are included in the supplemental list, the Committee recognizes the importance of these projects and urges the Select Board to seek a method of funding to fund these projects.

Mark Gold asked where there any major changes made to the priorities that Dr. Metz received from the Town Manager and if so what was the rationale. Dr. Metz stated there was not a whole lot of major changes. Dr. Metz and Mario Mazza answered any questions the Board had with regard to the projects. Mark Gold thanked Dr. Metz and the Capital Planning Committee for all their work.

8. **Sign Annual (May) Town Meeting Warrant:**

*Marie Angelides made a motion to accept Article 33. Tom Lachiusa seconded the motion. **The vote was 5 in favor 0 opposed.***

*Marie Angelides made a motion to accept Article 34 with the understanding that the language may change to make it compatible with Mass. General Law. Tom Lachiusa seconded the motion. **The vote was 5 in favor 0 opposed.***

*Marie Angelides made a motion to accept Article 36. Richard Foster seconded the motion. **The vote was 5 in favor 0 opposed. (This article number may change; it is the cleanup of the charter.)***

*Marie Angelides made a motion to accept Article 37. William Low seconded the motion. **The vote was 5 in favor 0 opposed.***

*Marie Angelides made a motion to accept Article 38. William Low seconded the motion. **The vote was 3 in favor 2 opposed Mark Gold and Richard Foster opposed.***

*Marie Angelides made a motion to accept Article 39. William Low seconded the motion. **The vote was 5 in favor 0 opposed.***

*Marie Angelides made a motion to accept Article 40. William Low seconded the motion. **The vote was 5 in favor 0 opposed.***

*Marie Angelides made a motion to accept Article 41. William Low seconded the motion. **The vote was 5 in favor 0 opposed.***

Select Board Comment: Tom Lachiusa stated that he feels it is great that they received the Bliss Park ADA Grant and thanked Stephen Crane for his part in this.

*Richard Foster made a motion to adjourn the meeting. William Low seconded the motion. **The vote was 5 in favor 0 opposed.*** The meeting was adjourned at 10:00 pm. There will be a Special Select Board Meeting on Thursday March 21, 2019 at 6:30 pm at The Longmeadow High School Room A15.

03 18 19 Regular Meeting
04 16 19 Approved

Subcommittee Report: None

Respectfully Submitted,
Jackie Sullivan

Documents: Agenda, Town Managers report, Select Board draft minutes March 5, 2019 Special joint meeting, 2019 Glenbrook SOI, 2019 Williams SOI, Requirements, SOI Vote, checklist liquor license, Clubhouse Café Liquor license application, One Day liquor license 0406, One Day liquor license 042, Board Committee Appointments Memo, Registrars Memo to SB, Registrar of Voters nomination-Dem, Registrars Letter to Dem. Chair, MGL Chapter 51 S15, Audit Comm. Recommendation, Appendix A General Fund request, Appendix B Final recommendation, Warrant 2019 ATM,