

# **Minutes of the November 3, 2021 Carver-Wareham Regional Refuse Disposal District**

Zoom Virtual Public Meeting. Bob Belbin called meeting to order at 5pm. All votes are Roll Call Votes.

Present: Bob Belbin, Jim Munise, Amanda Cobb, Dave Menard, Kevin Bradshaw

Also Present: Executive Director Jeffrey Osuch, Derek Sullivan

Absent: Mary Dormer, Attorney Tom Crotty

(Tom O'Brien unavailable to attend this meeting to advise on investment of District Funds)

## **MINUTES:**

Approve minutes of September 29, 2021 meeting and September 29, 2021 Executive Session meeting – J. Munise moved to approve and release, A. Cobb seconded. Vote to approve unanimous 5-0-0.

## **FINANCIAL:**

- Payroll \$2,146.80 – A. Cobb moved to approve, J. Munise seconded. Unanimous 5-0-0.
- Warrant for bills \$1,858.83 - A. Cobb moved to approve, K. Bradshaw seconded. Vote 5-0-0.
- Eastern Bank - \$973,142.55 as of Oct. 1.

Derek Sullivan addressed the most recent Draft Lease Agreement - outstanding issue is insurance: who covers, District or Wareham? General Liability through Evanston Insurance. Would cost \$168 to add Wareham as additional insured. Quote of \$5,564.00 Atty Crotty to amend.

Atty. Crotty will amend the language of the Agreement to reflect 3.5-year extension from July 1, 2022 at a cost of \$10/month or \$120/year.

Page 3 of Lease Agreement - Wareham cannot charge Carver greater than a 15% differential charged to Wareham residents.

Bob Belbin suggests we include 3 sheds on the list of equipment.

J. Munise moves to approve the updated version after final document prepared by Atty. Crotty.

A. Cobb seconds - Vote 5-0-0.

Jeffrey Osuch says per Atty. Crotty, we need to get a lease appraisal for the Route 28TS to lease to Wareham the land and equipment (as required per MA statute). There have been 3 prior site appraisals:

Realworth	\$250K - 1/20/20
Clancy Appraisal	\$525K - 2/21/20
Sean Fitzgerald	\$875K - 4/8/20

Director Osuch suggests we ask Realworth (if available) to give us updated lease value for the land and equipment (because it's a lease, not an IMA – inter-municipal agreement).

So moved by J. Munise, seconded by K. Bradshaw; vote 5-0-0.

## **REPLACEMENT COUNSEL:**

Tom Crotty has recommended John Markey of New Bedford as possible successor.

Jim Munise will also ask Wareham Town Counsel, and Bob Belbin will also reach out to Carver Town Counsel for recommendations. Atty. Crotty may be available for 6-8 months after "retirement".

Bob Belbin suggests we request a cover letter/resume from any interested parties. Jeff Osuch will send out request.

## **CARVER-WAREHAM DRAFT AGREEMENT:**

Bob Belbin addressed questions about the latest draft:

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Should we keep 3 members from each town or drop to 2? All agree to keep 3.  
In section II - should we add wording about leasing property? Atty. Crotty to amend.  
Change language to eliminate "Plymouth County" - ask Atty. Crotty to amend.  
Should we establish a "stabilization fund" or sort of "kitty" where each town contributes cash?  
Essentially the moneys already contributed constitute such a "kitty". Board was opposed.

Jeff Osuch said that the 3 Towns (including Marion) would be financially responsible for the Landfill.

Section VIII B. - Carver assessed \$121,447.17; Wareham \$188,000.00. These amounts are supposed to be returned to the towns. J. Munise and D. Menard say keep the moneys in the account and return at the end of 30 years.

B. Belbin addressed the method for determining split: equalized valuation, or percentage amount (e.g., Wareham 65% and Carver 35%).

A. Cobb suggests that since mechanism exists to modify the agreement, we keep the equalized valuation and revisit/amend if necessary at a later date.

Bob Belbin suggests Equalized Values average for the last 5 year period. Jeff Osuch will check with the Division of Local Services for Information.

Jim Munise points out that the current Agreement must be approved by Town Meetings of both Towns. We need to be aware of the deadline for articles on Town Meeting agendas.

But also pointed out that per Section V - since possibility of amendment is already addressed here, do we need Town Meeting approval to amend, or only Selectmen of each Town?

Jeff Osuch will propose change (only Selectmen needed to approve amendments) to Atty. Crotty.

### **DRAFT AUDIT:**

D. Menard moved to approve the draft audit and pay Powers and Sullivan. A. Cobb seconded.

Approved 5-0-0.

### **OTHER BUSINESS**

Disclosure of District + SEMASS agreement for pension liability: On October 8, 2021 Bob Belbin signed agreement with SEMASS. SEMASS will pay \$270,000 in 30 days and moneys will be placed into District's General Fund.

Hazardous Waste Day – Saturday, November 20 - both towns will publicize in newspapers, Facebook groups and on respective Town websites.

J. Munise moves to adjourn; D. Menard seconds. Unanimous vote to adjourn at 6:20pm

Next meeting scheduled for Wednesday, December 1, 2021 at 5:00pm via Zoom.

Respectfully Submitted



Amanda Cobb, Secretary, CMWRRDD