

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: March 8, 2023

I. CALL MEETING TO ORDER

The meeting was called to order at 6:30 P.M.

II. ROLL CALL

Members Present: Bernie Pigeon, Chair
Norma Scogin
Tom Hannon
Gerald Stefanski
Matthew Rose
Joseph Smith
Tom Worthen
Julie Moran
Dominic Cammarano

III. FINANCE COMMITTEE MATTERS

A. Acceptance of meeting minutes (if any). (NONE)

**B. Discussion of Annual Town Meeting Warrant housekeeping articles:
1,2,3,4,5,7,8,10,16,17 & 19.**

Mr. Pigeon noted that since the Cherry Sheet has been submitted to the Town, there is a \$2 million increase. The Town Administrator is now working on changing some budgets to reflect this increase. Some positions may be funded/restored.

The FinCom members proceeded to review/discuss the following articles:

Article 1 – Election of Officers

Article 2 – Recurring Business

Article 3 – Compensation of Certain Appointed/Elected Officials

Mr. Pigeon noted the Town Clerk is retiring early. The position will become appointed in FY2024. Brief discussion ensued.

Mr. Pigeon noted salaries for the Registrar & Moderator.

Article 4 – FY2024 Revolving Funds

Brief discussion ensued re: why the golf course revolving fund has been omitted from the list.

Article 5 – Occasional Reports

Mr. Pigeon spoke re: various entities that can supply reports to Town Meeting.

Article 6 – FY2024 Capital Plan

Mr. Stefanski noted the Capital Planning Committee is meeting next week to finalize the Capital Plan for the Annual Town Meeting. The committee is also discussing finalize the capital items for the Special Town Meeting which may take a few more weeks to finalize.

Article 7 – FY2024 Budget

Mr. Pigeon highlighted the \$2 million increase from the Cherry Sheet & how the School Dept. will benefit. Discussion ensued re: the School Dept. budget

Article 8 – EMS Budget

Article 9 – Upper Cape Technical School Budget

Mr. Cammarano stated tomorrow evening, Upper Cape will be presenting their budget to the School Committee & next week, the public hearing on the budget will be held.

Article 10 – WPCF Enterprise Fund

Article 11 – FY2024 CP Fund Reserves

Brief discussion ensued re: which housekeeping articles to vote on.

Article 1

MOTION: Mr. Smith moved Favorable Action on Article 1 of the 2023 Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (9-0-0)

Article 2 – Recurring Business

MOTION: Mr. Smith moved Favorable Action on Article 2 of the 2023 Annual Spring Town Meeting Warrant. Ms. Scogin seconded.

VOTE: Unanimous (9-0-0)

Article 3 – Compensation of Certain Appointed/Elected Officials

MOTION: Mr. Smith moved Favorable Action on Article 3 of the 2023 Annual Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (9-0-0)

Article 5 – Occasional Reports

MOTION: Mr. Smith moved Favorable Action on Article 5 of the 2023 Annual Spring Town Meeting Warrant. Ms. Moran seconded.

VOTE: Unanimous (9-0-0)

Article 8 – EMS Budget

MOTION: Mr. Smith moved Favorable Action on Article 8 of the 2023 Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

Roll Call Vote:

- Mr. Smith – Yes**
- Mr. Hannon – Yes**
- Mr. Worthen – Yes**
- Mr. Cammarano – Yes**
- Mr. Stefanski – Yes**
- Ms. Moran – Yes**
- Mr. Rose – Yes**
- Ms. Scogin – Yes**
- Mr. Pigeon – Yes**

VOTE: Unanimous (9-0-0)

Article 11 - FY2024 CP Fund Reserves

MOTION: Mr. Smith moved Favorable Action on Article 11 of the 2023 Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

Roll Call Vote:

- Mr. Hannon – Yes**
- Mr. Cammarano – Yes**
- Mr. Stefanski – Yes**
- Mr. Rose – Yes**
- Mr. Pigeon – Yes**
- Ms. Scogin – Yes**
- Mr. Smith – Yes**
- Mr. Worthen – Yes**
- Ms. Moran - Yes**

VOTE: Unanimous (9-0-0)

Article 16 – Harbor Services Permitted Receipts Reserved for Appropriations Acct.

It was noted that \$8,750 is the amount being requested.

MOTION: Mr. Smith moved Favorable Action on Article 16 of the 2023 Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

Roll Call Vote: **Mr. Smith – Yes**
 Mr. Hannon – Yes
 Mr. Cammarano – Yes
 Mr. Worthen – Yes
 Ms. Scogin – Yes
 Mr. Pigeon – Yes
 Mr. Rose – Yes
 Mr. Stefanski – Yes
 Ms. Moran – Yes

VOTE: Unanimous (9-0-0)

Article 19 – Transfer McKinney-Vento Funds to Transportation Revolving Account

Mr. Pigeon briefly discussed the McKinney-Vento funds.

MOTION: Mr. Smith moved Favorable Action on Article 19 of the 2023 Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

Roll Call Vote: **Mr. Smith – Yes**
 Mr. Hannon – Yes
 Mr. Cammarano – Yes
 Mr. Worthen – Yes
 Ms. Scogin – Yes
 Mr. Pigeon – Yes
 Mr. Rose – Yes
 Mr. Stefanski – Yes
 Ms. Moran – Yes

VOTE: Unanimous (9-0-0)

Article 12 – CPC: Woodland Cove Phase II

Mr. Smith stated he will speak re: all affordable housing developments as a whole relative to money/figures. He feels the median income being used should be more friendly to be considered affordable. He feels these projects, with or without Town/CP funding, will move forward.

Mr. Cammarano doesn't feel CP money should be given to private entities to make money & make a profit. Ms. Scogin stated affordable housing is a great need & CP monies are to be used under the affordable housing component. She is impressed w/ the two proposed projects in Town & is in favor of the projects.

Mr. Rose feels there is a difference between the two projects. He stated Woodland Cove is the largest & no preference to Wareham residents, unlike the Littleton Dr. project. He feels Woodland Cove is too large & they are asking too much rent.

Mr. Cammarano feels Woodland Cove is adding costs to the Town. Mr. Hannon stated there are very few affordable units at Woodland Cove.

Ms. Moran expressed concern re: things changing as projects evolve, such as deciding not to have a community center. Mr. Pigeon explained the CPC has oversight of CP monies given & it is given after the project is complete. The CPC makes sure items that were stated would be done are done before CP money is given.

Mr. Stefanski concurs w/ Mr. Rose that there are two different projects. The Littleton Dr. project entities were invited in by the Town, Woodland Cove was not invited in. He doesn't feel Woodland Cove should receive any CP monies.

Mr. Worthen expressed concern re: the school system being under pressure already. He discussed the amount of mobile homes in Town which are not counted as affordable housing. He is not in favor of any of the projects until the State recognizes the mobile homes as affordable housing. If this was done, low income/affordable housing wouldn't be a problem in Town anymore because the mobile homes would go towards meeting the 10% threshold. Discussion ensued.

MOTION: Mr. Rose moved Favorable Action on Article 12 of the 2023 Annual Spring Town Meeting Warrant. Mr. Smith seconded.

Roll Call Vote:

- Ms. Moran – No**
- Mr. Hannon – No**
- Ms. Scogin – Yes**
- Mr. Rose – No**
- Mr. Smith – No**
- Mr. Worthen – No**
- Mr. Stefanski – No**
- Mr. Cammarano – No**
- Mr. Pigeon – No**

VOTE: (1-8-0)

Mr. Pigeon, Mr. Cammarano, Mr. Stefanski, Mr. Worthen, Mr. Smith, Mr. Rose, Mr. Hannon & Ms. Moran opposed

Article 13 – CPC: Sawyer Conservation Area

Present before the FinCom: Nancy McHale, Wareham Land Trust

Ms. McHale updated the FinCom & stated the Land Trust obtained an appraisal of the land in the amount of \$42,500. The purchase price is \$30,000. A recorded survey has been found that shows the property is 10.17 acres, not 12 acres the Assessors records show. Brief discussion ensued re: 21E process & archeological survey which are not applicable to this property.

MOTION: Mr. Smith moved Favorable Action on Article 13 of the 2023 Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

Roll Call Vote:

- Mr. Smith – Yes**
- Mr. Hannon – Yes**
- Mr. Worthen – Yes**
- Mr. Cammarano – Yes**
- Ms. Moran – Yes**
- Ms. Scogin – Yes**
- Mr. Rose – Yes**
- Mr. Pigeon – Yes**
- Mr. Stefanski – Yes**

VOTE: Unanimous (9-0-0)

Article 14 – CPC: Depot Auto, LLC/Onset Train Station

Mr. Smith feels the concept is a good idea. He stated the entities are asking for \$400,000 for the exterior of the building. He expressed concern re: giving CP monies where there is a mortgage on the property & adding \$1 million+ project on top of it.

Mr. Cammarano again expressed concern re: granting CP funds to private entities to make a profit.

Mr. Stefanski feels the project is underfunded at this time & no permits have been granted at this time.

Mr. Pigeon stated the applicants noted the money being requested is for the exterior of the building only.

Mr. Rose understands the concept of the project, but the plans that were submitted don't match the existing building & according to their design, will not be a historic match.

Ms. Moran asked if there can be conditions on giving the money until certain criteria are met, such as a structural survey, permits, etc.

Mr. Pigeon noted further, that the article reads that the funds request will fund the entire restoration of the entire train station vs. what the applicants presented. He doesn't feel CP funds should be used to subsidize an entire project. He feels the applicants came in too early.

MOTION: Mr. Smith moved Favorable Action on Article 14 of the 2023 Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

Roll Call Vote: **Mr. Smith – No**
 Mr. Worthen – Yes
 Mr. Hannon – No
 Mr. Cammarano – No
 Mr. Stefanski – No
 Mr. Rose – No
 Mr. Pigeon – No
 Ms. Scogin – Yes
 Ms. Moran – Yes

VOTE: (3-6-0)

Mr. Smith, Mr. Hannon, Mr. Cammarano, Mr. Stefanski, Mr. Rose & Mr. Pigeon opposed

Article 15 – CPC: Tremont Nail Factory Office Building

Ms. Scogin is in favor of this project. The Town needs to protect the building, starting on the outside.

Mr. Rose expressed concern re: Town owning the property, but then handing it over to a developer. The office building cannot change due to a restriction on it.

MOTION: Mr. Smith moved Favorable Action on Article 15 of the 2023 Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

Mr. Worthen feels more information needs to be given re: what is going to happen with this property down the road & getting a better picture of what is going to happen. He expressed concern re: spending money on this property until a concrete plan is in place. Brief discussion ensued.

The FinCom concurred to table this vote for a later date.

NOTE: Mr. Smith & Mr. Cammarano withdrew their motions.

Article 17 – Amend Zoning Bylaw/Parking

Brief discussion ensued re: intent of the article.

MOTION: Mr. Smith moved Favorable Action on Article 17 of the 2023 Annual Spring Town Meeting Warrant. Mr. Cammarano seconded.

Roll Call Vote: **Mr. Smith – Yes**
 Mr. Worthen – Yes
 Mr. Hannon – Yes

Ms. Moran – Yes
Mr. Cammarano – Yes
Mr. Stefanski – Yes
Mr. Rose – Yes
Mr. Pigeon – Yes
Ms. Scogin – Yes

VOTE: Unanimous (9-0-0)

C. Discussion of CPC process & funds report.

IV. ANY OTHER BUSINESS (Unanticipated items)

Mr. Pigeon noted the Special Town Meeting Warrant.

Mr. Pigeon stated Mr. Smith has suggested each member take a department where there is interest to include in the paragraph for the Warrant written by members. Ms. Scogin suggested members write why they love Wareham. Ms. Moran suggested writing about the importance of being involved in Town government. Brief discussion ensued.

V. NEXT MEETING DATE & TIME

The next meeting will be held on March 15, 2023 at 6:30 P.M. in Room 27 of the Wareham Town Hall.

VI. ADJOURNMENT

MOTION: Mr. Smith moved to adjourn the meeting. Mr. Cammarano seconded.

VOTE: Unanimous (9-0-0)

Date signed: 3/22/23

Attest: Bernie Pigeon

Bernie Pigeon, Chair

WAREHAM FINANCE COMMITTEE

Date copy sent to Wareham Town Clerk: 3/23