

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: March 23, 2022

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: Bernie Pigeon, Chair
David Heard, Vice Chair
Gerald Stefanski, Clerk
Matthew Rose
Tom Worthen
Joseph Smith
Norma Scogin
Dominic Cammarano (Arrived at 6:35 P.M.)

Members Absent: Stuart Novick

III. FINANCE COMMITTEE MATTERS

NOTE: Various members of the FinCom spoke of their experience today touring Upper Cape Cod Tech Vocational School & need to market the school to more Wareham students.

A. Review of Petitioned Articles for Annual Town Meeting.

1. Article 19 – Photovoltaic (Solar) Moratorium

Present before the FinCom: Annie Hayes

Ms. Hayes spoke re: proposed moratorium to allow time for the complete drafting of a Solar Bylaw, what she feels should be included & excluded from a Solar Bylaw, importance of proper locations for solar, importance of natural resources, increase in electrical costs to residents & the importance of including precise language to the Bylaw.

Discussion ensued re: moratoriums that have passed in other communities & various aspects pro & con of solar.

2. Article 23 – TM Act Favorably on Decas Steering Committee Report

3. Article 24 – TM Hear Report of Decas Steering Committee

Present before the FinCom: Leslie Davis
Jared Fredrickson

Ms. Davis stated she nor Mr. Fredrickson are members of the Steering Committee.

Mr. Fredrickson discussed Article 24 & noted progress being made. He understands a report will be made at the April Town Meeting. Mr. Pigeon expressed some confusion/conflict as to what the purpose of the articles deal with. Ms. Davis explained Article 24 is to hear the report of the Steering Committee & doesn't change the Bylaw. Discussion ensued.

Brief discussion ensued re: Article 5 – Occasional Reports.

Mr. Pigeon expressed concern re: the articles. Mr. Smith was under the impression said report would be provided in October. Mr. Fredrickson stated the report at this upcoming Town Meeting would not be the final report, but an update. Discussion continued re: clarifying the articles & the reporting process.

Discussion ensued re: the Steering Committee speaking during Article 5 discussion, then withdrawing Article 24.

Ms. Davis stated there are four components of Article 23 & submitted documentation re: components. One component are RFP's. She spoke re: letters of interest in renting portions of the building. Mr. Pigeon expressed concern re: this information not coming from the Steering Committee, but from Ms. Davis as a private entity. He doesn't feel the FinCom can act on this without it being represented by the Steering Committee. Lengthy discussion ensued. Mr. Pigeon suggested postponing this discussion so as to have the Steering Committee come before the FinCom.

Ms. Davis proceeded to discuss access to support the vision at the site & moving the COA to the site.

B. Review of Annual Town Meeting Warrant articles.

- 1. Article 15 – Replace Swifts Beach Sewer Line**
- 2. Article 17 – Replace Line Force Main from Narrows to WPCF**

Present before the FinCom: Guy Camphina, WPCF Superintendent
Jim Giberti, Sewer Committee

Mr. Camphina discussed the large amount of infiltration/inflow in the Swifts Beach area, attempts to remedy the sewer line & need to replace the sewer line/liner. He discussed at length remedies reviewed & looking at remedies for the long term.

Discussion ensued re: sump pumps & grinder pumps.

Mr. Camphina discussed a unique program that may reimburse 100% for said project(s), capacity issues at the plant, the comprehensive wastewater plan going forward & official permitting at the plant.

Brief discussion ensued re: rate increases for system users.

3. Article 18 – Special Legislation Wareham Affordable Housing Trust

Present before the FinCom: Jim Munise

Mr. Pigeon explained the intent of the article is to take 50% of the net proceeds from the sale of properties taken from tax title sales be placed in the Affordable Housing Trust.

Mr. Munise briefly discussed the history of the Affordable Housing Trust & funding needs. He noted upcoming hearings for a Housing Production Plan.

Mr. Munise stated the Affordable Housing Trust would determine who/what projects would get the funding & looking at a consultant to handle the business aspects. Brief discussion ensued re: where proceeds from tax title sales go presently. Mr. Munise gave examples of where/how the tax title proceeds could be used relative to affordable housing. Brief discussion ensued.

Brief discussion ensued re: administrative costs, use of a consultant & addressing funding needs for the Trust.

C. Pass on reviewing of certain articles.

- 1. Article 14 – Harbor Services Permit Receipts Reserved**
- 2. Article 16 – Transfer East Wareham School to Town**

D. Vote on articles reviewed by FinCom.

The FinCom concurred to vote on articles at the next meeting.

IV. ANY OTHER BUSINESS (Unanticipated Items)

Mr. Pigeon stated FinCom member volunteers are needed to write the recommendations for articles for the Warrant.

Mr. Pigeon stated the School Committee has made some budget changes & the FinCom may want to have them back to discuss. The FinCom members concurred.

Mr. Pigeon would like input as to the cover for the Warrant. Brief discussion ensued.

Brief discussion ensued re: Article 3 relative to Town Clerk compensation & a change that needs to be made due to article dealing w/ this position being appointed vs. elected.

V. NEXT MEETING DATE & TIME

The next meeting date is March 30, 2022, 6:30 P.M., Room 27, Wareham Town Hall.

VI. ADJOURNMENT

MOTION: Mr. Heard moved to adjourn the meeting at 9:01 P.M. Mr. Worthen seconded.

VOTE: Unanimous (7-0-0)

Date signed: _____

Attest: _____

Bernie Pigeon, Chairman

WAREHAM FINANCE COMMITTEE

Date copy sent to Wareham Town Clerk: _____