

## MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: March 30, 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  
Dominic Cammarano  
Norma Scogin  
Joseph Smith  
Tom Worthen (Arrived 6:57 P.M.)

Members Absent: Stuart Novick

### III. FINANCE COMMITTEE MATTERS

#### A. Additional review of Articles 23 & 24 of the 2022 Spring Annual Town Meeting Warrant w/ input from the Steering Committee.

Present before the FinCom: Diane Kenny, Steering Committee Chairman

Ms. Kenny stated she cannot speak for the Steering Committee at this time because these articles have not been discussed w/ the Committee yet. Mr. Pigeon noted the FinCom's concern w/ these articles relative to the language for a report.

Ms. Kenny discussed the forming of the Steering Committee & the overlap between the informal group & the Steering Committee. She noted this is all a new process & the Committee wants to be transparent & not break any rules. She explained the informal group is not currently part of the Committee, but it is on the Committee's agenda to discuss the informal group.

Mr. Pigeon expressed concern re: the Committee making a report at this upcoming Town Meeting vs. the October Town Meeting, thus sun setting this task. Ms. Kenny stated she doesn't see the sun setting language in the original article.

Discussion ensued re: interpretations of reporting now vs. October & if a report is made at this Town Meeting, the Steering Committee's charge would be complete. Discussion ensued re: giving a preliminary report under Article 5.

The FinCom members expressed concern re: these articles potentially being detrimental to the Committee.

Present before the FinCom: Leslie Davis, Petitioner

Ms. Davis stated she understood from the last FinCom meeting that she would withdraw Article 24 once the Committee was able to make a report under Article 5.

Ms. Davis spoke re: information she has relative to the legislative body instructing the executive body to act, non-profits related use of Town buildings without contracts & revised budget figures. Brief discussion ensued re: budget predictions/projections.

Ms. Davis stated the Town Administrator has suggested using a Revolving Fund for accounting purposes. Ms. Kenny stated an RFP was sent out for the Decas building to various firms & Jones Paine was selected, but nothing further has been done.

Ms. Davis explained using the courtyard for various events which she is estimating at 20 events. She noted the renting of sports fields & an existing rental agreement for this.

Mr. Rose asked if one handicapped bathroom in the Decas building would be enough to handle the COA if they move there. Ms. Davis stated a grant is being looked at to fix other bathrooms in the building to become handicapped accessible.

Mr. Stefanski asked when more reliable numbers will be available. Ms. Davis feels the RFP's will be a critical component as to more reliable numbers. She spoke re: other funding sources being looked at through the State level.

**B. Recommendations/votes on articles reviewed thus far.**

Annual Town Meeting Warrant Articles:

Article 1 – Election of Officers

Mr. Pigeon stated the election will be on May 3, 2022, after Town Meeting.

**MOTION: Mr. Smith moved to defer Article 1 of the 2022 Spring Annual Town Meeting Warrant to Town Meeting. Mr. Heard seconded.**

**VOTE: Unanimous (8-0-0)**

Article 2 – Recurring Business

**MOTION: Mr. Heard moved Favorable Action on Article 2 of the 2022 Spring Annual Town Meeting Warrant. Mr. Cammarano seconded.**

**VOTE: Unanimous (8-0-0)**

Article 4 – FY23 Revolving Funds

Mr. Pigeon noted two Revolving Funds will be added w/in the Special Town Meeting Warrant.

**MOTION: Mr. Smith moved Favorable Action on Article 4 of the 2022 Spring Annual Town Meeting Warrant. Mr. Stefanski seconded.**

**VOTE: Unanimous (8-0-0)**

Article 5 – Occasional Reports

**MOTION: Mr. Smith moved to defer Article 5 of the 2022 Spring Annual Town Meeting Warrant to Town Meeting. Ms. Scogin seconded.**

**VOTE: Unanimous (8-0-0)**

Article 6 – FY23 Capital Plan

Brief discussion ensued re: some items on the Capital Plan have already been funded. The Capital Planning Committee is meeting next week.

Article 9 – Upper Cape Cod Tech School Budget

**MOTION: Mr. Smith moved Favorable Action on Article 9 of the 2022 Spring Annual Town Meeting Warrant. Ms. Scogin seconded.**

**VOTE: Unanimous (8-0-0)**

Article 12 – FY23 CPC Fund Reserves

**MOTION: Mr. Heard moved Favorable Action on Article 12 of the 2022 Spring Annual Town Meeting Warrant. Ms. Scogin seconded.**

**VOTE: Unanimous (8-0-0)**

Article 13 – The 801 Village

**MOTION: Mr. Smith moved to defer Article 13 of the 2022 Spring Annual Town Meeting Warrant to Town Meeting. Ms. Scogin seconded.**

Discussion ensued re: aspects of the proposal requesting CP funds & pros/cons of said proposal as well as affordable housing in general.

Present before the FinCom: Selectman Alan Slavin

Selectman Slavin noted that due to rising material costs, the project has changed. He spoke re: 40B projects.

**VOTE: (4-3-1)**  
**Mr. Worthen, Mr. Stefanski & Mr. Cammarano opposed**  
**Mr. Heard abstained**

Article 14 – Harbor Services Permit Receipts for Appropriation

The amount of this article is \$4,375.00.

**MOTION: Mr. Smith moved Favorable Action on Article 14 of the 2022 Spring Annual Town Meeting Warrant. Mr. Heard seconded.**

Brief discussion ensued re: this same article being on the Special Town Meeting Warrant for the exact amount. It was clarified that the other is for another account.

**VOTE: Unanimous (8-0-0)**

Article 15 – Replacement of Swifts Beach Sewer Line

**MOTION: Mr. Smith moved Favorable Action on Article 15 of the 2022 Spring Annual Town Meeting Warrant. Ms. Scogin seconded.**

Mr. Stefanski briefly noted the income/expense figures from the audited WPCF financials. Discussion ensued re: said figures.

Mr. Cammarano doesn't feel only sewer users should foot all the bills related to sewer. Discussion ensued.

**VOTE: Unanimous (8-0-0)**

Article 16 – East Wareham School Transfer

**MOTION: Mr. Smith moved Favorable Action on Article 16 of the 2022 Spring Annual Town Meeting Warrant. Mr. Cammarano seconded.**

**VOTE: Unanimous (8-0-0)**

Article 17 – Replace Line Force Main from Narrows to WPCF

**MOTION: Mr. Smith moved Favorable Action on Article 17 of the 2022 Spring Annual Town Meeting Warrant. Mr. Heard seconded.**

**VOTE: Unanimous (8-0-0)**

#### Article 18 – Funding Wareham Affordable Housing Trust

Mr. Pigeon stated this article deals w/ obtaining 50% of net tax title sales. Mr. Heard stated the Trust already gets 25%. Brief discussion ensued re: what the money would be used for. Mr. Heard asked the proponents of the article to come back before the FinCom to obtain more information. The FinCom members concurred. Discussion continued.

#### Article 19 – Large Scale Photo Voltaic Install Moratorium

Ms. Scogin stated she has read the AG's opinion on the last solar Bylaw & feels the opinion indicates a moratorium is in order & the additional Bylaws. Brief discussion ensued re: pros of a moratorium.

**MOTION: Ms. Scogin moved Favorable Action on Article 19 of the 2022 Spring Annual Town Meeting Warrant. Mr. Smith seconded.**

(7-1-0)

**Mr. Cammarano opposed**

#### Article 20 – Amend Zoning Bylaw

Present before the FinCom: Brenda Eckstrom

Ms. Eckstrom noted changes the AG's office recommended relative to language in the article. Discussion ensued re: clarifications/information for this article.

**MOTION: Mr. Smith moved to refer Article 20 of the 2022 Spring Annual Town Meeting Warrant to Town Meeting. Ms. Scogin seconded.**

**VOTE: Unanimous (8-0-0)**

#### Articles 21 & 22

**MOTION: Mr. Smith moved to refer Articles 21 & 22 of the 2022 Spring Annual Town Meeting Warrant to Town Meeting. Ms. Scogin seconded.**

**VOTE: Unanimous (8-0-0)**

#### Article 23 – Decas Steering Committee

This will be voted on at next week's meeting.

#### Article 26 – Change Date & Time of Annual Spring & Fall Town Meeting

**MOTION: Mr. Smith moved to refer Article 26 of the 2022 Spring Annual Town Meeting Warrant to Town Meeting. Ms. Scogin seconded.**

**VOTE: Unanimous (8-0-0)**

Special Town Meeting Warrant Articles:

S1 – Budget Transfers  
S2 – Fund Parking Program  
S3 – Spring 2022 Capital  
S4 – Transfer Available Funds  
S5 – PEG Access Receipts to Wareham Community TV

**MOTION: Mr. Heard moved Favorable Action on Articles S1, S2, S3, S4 & S5 of the 2022 Spring Special Town Meeting Warrant. Mr. Cammarano seconded.**

**VOTE: Unanimous (8-0-0)**

Article S6 – CPC: Return Unused Funds from Completed Projects

**MOTION: Ms. Scogin moved Favorable Action on Article S6 of the 2022 Spring Special Town Meeting Warrant. Mr. Heard seconded.**

**VOTE: Unanimous (8-0-0)**

Article S7 – CPC: Beach Mobility Access Maps

**MOTION: Mr. Heard moved Favorable Action on Article S7 of the 2022 Spring Special Town Meeting Warrant. Mr. Smith seconded.**

**VOTE: Unanimous (8-0-0)**

Article S8 – CPC: Tremont Nail Remediation Project

**MOTION: Mr. Smith moved Favorable Action on Article S8 of the 2022 Spring Special Town Meeting Warrant. Mr. Heard seconded.**

Brief discussion ensued re: money amounts being used for this project.

**VOTE: Unanimous (8-0-0)**

Article S9 – Harbor Services Permit Receipts Reserved for Appropriations Account

Mr. Heard explained the article. The FinCom requested clarification if this article is a duplicate of Article 14 in the Annual Warrant.

Article S11 –Rescind Article 26 of the 2021 Annual Spring Town Meeting Warrant

Present before the FinCom: Brenda Eckstrom

Ms. Eckstrom explained this will rescind the prior article.

Brief discussion ensued re: how to proceed in voting. Mr. Cammarano expressed concern re: the FinCom voting on the previous article & now referring this article to Town Meeting.

**MOTION: Mr. Rose moved Favorable Action on Article S11 of the 2022 Spring Special Town Meeting Warrant. Mr. Stefanski seconded.**

**VOTE: (2-6-0)**

**Ms. Scogin, Mr. Pigeon, Mr. Heard, Mr. Stefanski, Mr. Rose & Mr. Cammarano opposed**

Article S12 – WHDC – Modify Quorum Requirement

**MOTION: Mr. Cammarano moved Favorable Action on Article S12 of the 2022 Spring Special Town Meeting Warrant. Ms. Scogin seconded.**

**VOTE: Unanimous (8-0-0)**

Article S13 – WHC – Modify Quorum Requirement

**MOTION: Ms. Scogin moved Favorable Action on Article S13 of the 2022 Spring Special Town Meeting Warrant. Mr. Smith seconded.**

**VOTE: Unanimous (8-0-0)**

Article S14 – Length of Lease Term for Developer of Tremont Nail Factory

**MOTION: Ms. Scogin moved Favorable Action on Article S14 of the 2022 Spring Special Town Meeting Warrant. Mr. Cammarano seconded.**

Brief discussion ensued re: waiting to vote until a discussion is held w/ those involved.

**NOTE: Ms. Scogin & Mr. Cammarano rescinded their motions.**

Article S15 – Zoning Bylaw Amendments – Solar

This article will be discussed next week.

Article S16 – Add Revolving Accounts

Mr. Pigeon noted the accounts being added. They are Little Harbor Golf Club & the Decas School property.

**MOTION: Mr. Cammarano moved to approve Article S16 of the 2022 Spring Special Town Meeting Warrant.**

FinCom members expressed waiting to vote until a discussion is held w/ the Town Administrator.

**NOTE: Mr. Cammarano withdrew his motion.**

**C. Review of articles FinCom does not feel need to be heard.**

**D. Discussion of any financial information re: articles that may become available.**

**IV. ANY OTHER BUSINESS (Unanticipated Items)**

**V. NEXT MEETING DATE & TIME**

The next meeting will be held on April 6, 2022, 6:30 P.M. in Room 27, Wareham Town Hall.

**VI. ADJOURNMENT**

**MOTION: Mr. Heard moved to adjourn the meeting at 8:45 P.M. Mr. Cammarano seconded.**

**VOTE: Unanimous (8-0-0)**

Date signed: \_\_\_\_\_

Attest: \_\_\_\_\_

Bernie Pigeon, Chairman

WAREHAM FINANCE COMMITTEE

Date copy sent to Wareham Town Clerk: \_\_\_\_\_