

**MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE**

**Date of Meeting: April 5, 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  
Matt Rose  
Dominic Cammarano  
Tom Worthen  
Joseph Smith  
Gerald Stefanski

Members Absent: Julie Moran  
Tom Hannon

**III. FINANCE COMMITTEE MATTERS**

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

**B. Presentation/discussion of Annual Town Meeting Warrant articles:**

**NOTE:** Mr. Pigeon noted the CPC Article 14 - Depot Auto, LLC – Onset Train Station has been withdrawn.

**1. Article 6 – FY24 Capital Plan – Gerald Stefanski, Capital Planning Committee Chair & Derek Sullivan, Town Administrator**

Mr. Stefanski stated as of this evening, there are no capital items for the Annual Town Meeting Warrant. All the expenditures for capital items will be included in the Special Town Meeting Warrant.

**NOTE:** Present before the FinCom: Charlie Adams, Pennrose

Mr. Adams discussed Article S11 of the 2023 Special Town Meeting Warrant re: the Wareham Littleton Dr. project.

Mr. Adams distributed information re: the project. He highlighted the following:

- Seeking funds of \$300,000 that will go into the project development.
- Funding being sought will fund some of the public amenities.

April 5, 2023

- Project was Town-inspired.
- Project is Town vision for the site.
- Team has kept the project budget on track since there have been significant increases since the contract was done.
- Affordable housing needs tax credits to be built.
- Public amenities that will be offered.
- 70% preference for Wareham residents the first year.
- CPA funds invested in other Pennrose projects in the State.

Present before the FinCom: Alan Slavin, Selectboard member

Selectboard member Slavin discussed the positives of the project for the Town. He asked the FinCom to reconsider its previous vote on this article.

Brief discussion ensued re: the amount of open space at the site that will be available at the site for public use & use of tax funds for-profit entities.

Present before the FinCom: Derek Sullivan, Town Administrator

Mr. Sullivan stated the CPC gives funds as grants.

Present before the FinCom: Tricia Wurts, Selectboard member

Selectboard member Wurts stated the project is being constructed on Town-owned land w/ a 99-year lease & the Town will be making money due to the lease. She is in favor of the public amenities & Pennrose will continue to manage the property after it is constructed.

Discussion ensued re: dedicated CP funds allocated for affordable housing, affordable housing in general, & developer fees.

**MOTION: Mr. Smith moved the FinCom reconsider its previous vote on Article S11 of the 2023 Special Town Meeting Warrant. Ms. Scogin seconded.**

**Roll Call Vote:**

- Mr. Worthen – No
- Mr. Smith – Yes
- Mr. Pigeon – Yes
- Mr. Rose – Yes
- Mr. Stefanksi – Yes
- Mr. Cammarano – Yes
- Ms. Scogin – Yes

**VOTE: (6-1-0)**  
**Mr. Worthen opposed**

**April 5, 2023**

**MOTION: Ms. Scogin moved Favorable Action on Article S11 of the 2023 Special Town Meeting Warrant. Mr. Smith seconded.**

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

**VOTE: (5-2-0)**

**Mr. Worthen & Mr. Cammarano opposed**

**NOTE: The meeting proceeded w/ item C. 5. Article S16 – Cohasset Road Citizen Petition.**

Present before the FinCom:    Sheila McDonough

Ms. McDonough stated the boundary line goes right through the house at 41 Cohasset Rd. She is working w/ GAF Engineering on the matter. Brief discussion ensued re: documents on plot plan that are incorrect due to survey errors. She feels when the sewer lines went in & frontage was taken from her property, the boundary error occurred. She would like this rectified (the boundary line going through her home). She cannot sell her house w/ this issue. Discussion ensued re: Ms. McDonough's predicament.

**MOTION: Mr. Cammarano moved Favorable Action on Article S16 of the 2023 Special Town Meeting Warrant. Mr. Smith seconded.**

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

**VOTE: Unanimous (7-0-0)**

## **2. Article 7 – FY24 Budget – Derek Sullivan, Town Administrator**

Mr. Sullivan distributed budget documents. He proceeded to make a presentation & discussed the FY24 budget & highlighted the following w/ a question & answer session w/ the FinCom:

- Revenue summary items & figures

**April 5, 2023**

- Expenses percentages chart & expense summary items & figures
- Net State-aid trends from 2013 to the present & total estimated State assessments from the same timeframes
- Upper Cape Vocational -Tech School trends from 2013 to the present
- Why the average single-family tax bill matters vs. other communities

**MOTION: Mr. Cammarano moved Favorable Action on Article 7 of the 2023 Annual Spring Town Meeting Warrant. Ms. Scogin seconded.**

Brief discussion ensued re: school-side portion of the budget.

**Roll Call Vote:**

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

**VOTE: Unanimous (7-0-0)**

**MOTION: Ms. Scogin moved Favorable Action on Article 18 of the 2023 Annual Spring Town Meeting Warrant. Mr. Smith seconded.**

**Roll Call Vote:**

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

**VOTE: Unanimous (7-0-0)**

**C. Presentation/discussion of Special Town Meeting Warrant articles:**

**1. Article S1 – Budget Transfers – Derek Sullivan, Town Administrator**

Mr. Sullivan discussed the following budget transfers:

- Salaries to general Town insurance - \$80,000
- MIS salaries to Assessing - \$2,400
- MIS salaries to expenses - \$7,000 (encryption keys)
- Health to FICA - \$15,000

April 5, 2023

**MOTION: Mr. Smith moved Favorable Action on Article S1 of the 2023 Special Town Meeting Warrant. Ms. Scogin seconded.**

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

**VOTE: Unanimous (7-0-0)**

**2. Article S2 – Parking Fund Transfers – Derek Sullivan, Town Administrator**

Mr. Sullivan has placed an additional \$25,000 for Onset projects. He noted various items & costs for a total of \$79,070 (includes the additional \$25,000).

**MOTION: Ms. Scogin moved Favorable Action on Article S2 of the 2023 Special Town Meeting Warrant. Mr. Smith seconded.**

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

**VOTE: Unanimous (7-0-0)**

**3. Article S4 – Transfer of Available Funds – Derek Sullivan, Town Administrator**

**4. Article S7 – Union Contracts – Derek Sullivan, Town Administrator**

Mr. Sullivan stated these will be ready after the Selectboard votes. He noted there are four union contracts.

Brief discussion ensued re: potential library projects needed, including the HVAC.

**5. Article S16 – Cohasset Road Citizen Petition – Sheila McDonough (DONE)**

**D. Discussion/possible vote on articles already reviewed**

April 5, 2023

**E. Discussion/assignment of remaining articles for Finance Committee recommendation**

Assignment of remaining articles were made.

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

**V. NEXT MEETING DATE & TIME**


The next FinCom meeting will be held on April 12, 2023 at 6:30 P.M. in Room 27 of the Wareham Town Hall.

**VI. ADJOURNMENT**

**MOTION:** Mr. Cammarano moved to adjourn the meeting at 8:47 P.M. Mr. Smith seconded.

**VOTE: Unanimous (7-0-0)**

Date signed: 8/03/2023

Attest:   
Bernie Pigeon, Chair  
WAREHAM FINANCE COMMITTEE

Norma  
Scogn

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