

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: September 28, 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
Norma Scogin, Vice Chair
Matt Rose, Clerk
Tom Hannon
Julie Moran
Joseph Smith
Gerald Stefanski
Tom Worthen

Member Absent: Dominic Cammarano

III. FINANCE COMMITTEE MATTERS

A. Discussion & possible vote re: Fall Town Meeting Articles 21, 22, 23, 24 & 25 (Zoning Bylaws) – Ken Buckland, Director of Planning.

Article 21 – Amendment of Zoning Bylaw Article 13, Sec. 1381

Mr. Buckland discussed the Bylaw re: non-conforming lots & noted two word changes are proposed w/in the Bylaw.

Article 22 – Amendment of Zoning Bylaw Article 12, New MS4 Regulations

Mr. Buckland discussed the new MS4 regulations proposed by the EPA re: their stormwater pollution/prevention program. There are multi-year actions the Town needs to take.

Article 23 – Zoning Bylaw – Moratorium on Marijuana Social Consumption Establishments

Mr. Buckland stated Town Meeting had previously affirmed a moratorium on marijuana social consumption establishments. The moratorium was put in place due to a lack of State regulations on this matter. A one year moratorium is allowed by the Attorney General.

Article 24 – Zoning Bylaw for Signs

Mr. Buckland explained this article deals w/ signs in windows of commercial businesses & dimension requirements of said signs. Brief discussion ensued.

Article 25 – Amendment of Zoning Bylaw Article 6, Corrections

Mr. Buckland discussed the article dealing with corrections needed re: density & dimensional regulations.

B. Discussion & possible vote re: Fall Town Meeting Articles 26 & 27 (School replacement projects) – Kevin Brogioli, Matthew D’Andrea & Kristen Flynn.

Article 26 – Boiler Replacement Project – Wareham High School

Superintendent D’Andrea spoke re: the need to replace the boiler at the High School & the roof at the Middle School. The feasibility studies for both projects have been completed. The MSBA program has indicated that these projects are eligible to receive 71+% reimbursement.

Superintendent D’Andrea explained the boiler project is estimated to cost \$2,462,614. MSBA reimbursement will be in the amount of \$1,762,739.10. The Town will incur a cost of \$699,874.90 with an additional \$73,331 in contingency funds.

Present before the FinCom: Mr. Trayhon, Facilities Manager

Mr. Trayhon briefly discussed the life expectancy & efficiency of the new boilers/equipment.

Brief discussion ensued re: reimbursement & maintaining the existing boilers until installation can commence next summer if project is approved.

Article 27 – Roof Replacement project – Wareham Middle School

Superintendent D’Andrea explained the original application to the MSBA program was for the entire roof to be replaced. During the feasibility study, it was found that sections of the roof do not qualify for MSBA qualify for reimbursement. Out of the 22 sections of roof, only seven sections are eligible for reimbursement.

Superintendent D’Andrea stated the total cost of the project is estimated at \$8,395,996. The MSBA program will reimburse seven sections in the amount of \$3,104,375. The Town will incur a cost of \$5,364,954. He noted discussions were held to break the project into two parts. He distributed information on the two part project & discussed the two parts. If approved, the project would commence in the summer of 2023. One part of the project would be to replace sections indicated (in the handout) for a cost of \$1.5 million. A second Warrant article in the spring of 2023 will be brought forward for the second part of the roof project which will cost approx. \$7.1 million.

Brief discussion ensued re: the troublesome sections of the roof. Mr. Trayhon described section breakdowns & what the project would entail. Brief discussion ensued re: increase in costs going forward, financial implications for the Town & various capital needs of the Town.

Brief discussion ensued re: status of schools post pandemic.

C. Review & final financial report for FY2022 – Derek Sullivan, Town Administrator.

Not handled.

D. Review of financial report for first quarter of FY2023 – Derek Sullivan, Town Administrator.

Not handled.

E. Discussion & recommendations for Fall Town Meeting Warrant articles previously presented.

Article 7

MOTION: Mr. Smith moved Favorable Action on Article 7 of the 2022 Fall Town Meeting Warrant. Ms. Scogin seconded.

VOTE: Unanimous (8-0-0)

Article 8

MOTION: Mr. Smith moved Favorable Action on Article 8 of the 2022 Fall Town Meeting Warrant. Ms. Scogin seconded.

VOTE: Unanimous (8-0-0)

Article 9

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

VOTE: Unanimous (8-0-0)

Article 10

MOTION: Mr. Smith moved Favorable Action on Article 10 of the 2022 Fall Town Meeting Warrant. Ms. Scogin seconded.

Brief discussion ensued re: how the golf course is doing financially. Mr. Pigeon stated the Town bought acreage & a management company operates the golf course. Several members expressed they would like to see financial reports on the golf course. Discussion continued.

VOTE: Unanimous (8-0-0)

Article 11

MOTION: Mr. Smith moved Favorable Action on Article 11 of the 2022 Fall Town Meeting Warrant. Ms. Scogin seconded.

VOTE: Unanimous (8-0-0)

Article 12

MOTION: Mr. Smith moved Favorable Action on Article 12 of the 2022 Fall Town Meeting Warrant. Ms. Scogin seconded.

VOTE: Unanimous (8-0-0)

Article 13

MOTION: Mr. Smith moved Favorable Action on Article 13 of the 2022 Fall Town Meeting Warrant. Ms. Hannon seconded.

VOTE: Unanimous (8-0-0)

Article 14

MOTION: Mr. Smith moved Favorable Action on Article 14 of the 2022 Fall Town Meeting Warrant. Ms. Scogin seconded.

VOTE: Unanimous (8-0-0)

Mr. Pigeon noted that next week, the FinCom will vote on the WPCF & petitioned articles & Saturday, October 1, 2022 is the tour of the WPCF.

Brief discussion ensued re: financial impacts to the Town for multiple project needs, such as the WPCF upgrades, capital plan & school projects.

Mr. Pigeon asked for FinCom volunteers to write the FinCom recommendations for articles.

Mr. Pigeon spoke re: the cover of the Town Meeting Warrant.

IV. ANY OTHER BUSINESS (Unanticipated Items)

Mr. Pigeon noted DOR has not certified the FY2022 Free Cash yet, thus the financials are not available. Brief discussion ensued re: need to see a “draft” of FY2022 financials.

Brief discussion ensued re: the dam issue at Tremont Nail.

V. NEXT MEETING DATE & TIME

The next FinCom meeting will be held on October 5, 2022 at 6:30 P.M.

VI. ADJOURNMENT

MOTION: Mr. Smith moved to adjourn the meeting at 8:02 P.M. Mr. Rose seconded.

VOTE: Unanimous (8-0-0)

Date signed: _____

Attest: _____

Bernie Pigeon, Chair

WAREHAM FINANCE COMMITTEE

Date copy submitted to Town Clerk: _____

WAREHAM TOWN CLERK
2023 JAN 17 PM 2:34