

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: March 20, 2019

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: Bernie Pigeon, Chairman
David Heard, Vice Chairman
Dominic Cammarano (Arrived at 6:35 P.M.)
Gerald Stefanski
Tom Worthen
Glenn Lawrence
Pat Rumney

Members Absent: Stuart Novick
Joan Fontes

III. CITIZENS PARTICIPATION

No-one came forward for Citizens Participation.

IV. APPROVE MEETING MINUTES: MARCH 13, 2019

MOTION: Mr. Heard moved to approve the meeting minutes of March 13, 2019 as amended. Mr. Stefanski seconded.

VOTE: Unanimous (6-0-0)

V. FINANCE COMMITTEE MATTERS

A. 2019 Spring Town Meeting:

1. Review & vote 2019 Spring Town Meeting Warrant articles.

Present before the FinCom: Selectman Peter Teitelbaum

NOTE: Mr. Cammarano arrived at this time.

Article 15 – Town Meeting Process

Selectman Teitelbaum stated the intent of the article is to provide more time to review articles & it changes the Town election dates. This article would also eliminate the need for placeholder articles.

Mr. Pigeon expressed concern re: the timeframes proposed for closing the Warrant & Town Meeting dates.

Article 14 – Delete Charter Review Committee

Selectman Teitelbaum explained the last time the Charter Review Committee met, they came up w/ 45 articles. He stated 15 of those articles would have changed Town government & Town Meeting went six nights dealing w/ these articles. He explained that the BOS & petitioners can place articles on the Warrant vs. a Charter Review Committee. He doesn't feel a Charter Review Committee is a good idea.

Mr. Cammarano asked what the actual procedure is to change an item in the Charter. Selectman Teitelbaum explained the process.

Mr. Cammarano stated as he understands, the Charter Review Committee only recommends changes to the Charter & then the process Selectman Teitelbaum described would then be implemented. Discussion ensued.

Present before the FinCom: Jim Munise

Mr. Munise feels a Charter Review Committee is beneficial. He thinks it is easier to change the Charter vs. changing Bylaws.

Article 17 – Littleton Drive Parcel

Selectman Teitelbaum explained how this parcel was conveyed to the Town by a bank. It was originally proposed as a sub-division in the 1970's. Four of the lots were sold. He noted the parcel is mostly wooded upland. He discussed the current vision for the property.

Discussion ensued re: what controls there are over what the Redevelopment Authority does w/ the property.

Discussion ensued re: giving the property to the Redevelopment Authority vs. selling it outright.

NOTE: The meeting proceeded w/ item VII. Any Other Business (Unanticipated Items).

Special Town Meeting Warrant articles:

Present before the FinCom: Derek Sullivan, Town Administrator

Article 9 – Transfer of Tax Title Property

Selectman Teitelbaum stated the intent of the article is to get these properties back on the tax rolls. Mr. Heard asked if these properties could be considered for a new police station. Mr.

Sullivan stated these properties are remote & landlocked. Mr. Cammarano noted when the highway was put in, it killed the right-of-way to these properties & they are now landlocked.

NOTE: The meeting went back to item V. Finance Committee Matters – A. 2019 Spring Town Meeting: 1. Review & vote 2019 Spring Town Meeting Warrant articles.

Article 22 – Petition: Commercial Aquaculture Regulation

Present before the FinCom: Garry Buckminster, Harbormaster/Shellfish Constable

Mr. Buckminster stated this article was put on last year's Town Meeting Warrant. He stated this article speaks to the radius in notifying abutters. He explained the BOS are granted authority to make shellfish regulations. He stated last year, a moratorium was placed on new aquaculture. He has reviewed the Town's aquaculture regulations & has submitted them to Town Counsel for review. He feels this article would create a hardship for someone wanting to get into the aquaculture business. He stated it is already a long process to go through. He feels what he has drafted for regulations would cover many of the concerns of the petitioner. He stated once the regulations come back from review, they will go before the BOS for acceptance & public hearings.

Mr. Buckminster stated his draft of the regulations includes a 1000 ft. boundary for notification to abutters. He didn't use a radius. He doesn't recommend passage of this article. He feels the regulations he has drafted/proposed are sufficient.

NOTE: The meeting proceeded w/ item VII. Any Other Business (Unanticipated Items).

Article 11 – Petition: Name Onset Pier in Honor of Harry C. Besse

Present before the FinCom: Mr. Besse

Mr. Besse stated he is not looking for any financial monies from the Town. He discussed Harry C. Besse's history in the Town. He stated Harry C. Besse was his uncle. He feels his uncle deserves recognition for what he did for the Town. He is asking for a memorial for his uncle to be put on the pier.

Discussion ensued re: re-naming the pier. Mr. Pigeon suggested waiting to re-name the pier until the financing & such is set for the new pier reconstruction. Mr. Cammarano suggested placing a memorial plaque vs. re-naming the whole pier.

NOTE: Mr. Sullivan submitted a Reserve Fund Transfer request to the FinCom. The request is for \$40,000.00 for the purpose of demolishing a property that presents a public hazard. (Information attached as reference).

Mr. Sullivan stated the property is located at 2787 Cranberry Highway. He discussed the poor condition of the structure on the property & how it is hazardous. The request is for \$40,000.00 for the demolition.

MOTION: Mr. Heard moved to approve Reserve Fund Transfer request #01-19 in the amount of \$40,000.00 for the demolition of a property that presents a public hazard at 2787 Cranberry Highway. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

NOTE: The meeting went back to item V. Finance Committee Matters – A. 2019 Spring Town Meeting: 1. Review & vote 2019 Spring Town Meeting Warrant articles.

Article 9 – Upper Cape Reg. Tech School Budget

Mr. Pigeon stated the BOS will be meeting w/ Upper Cape's Superintendent.

Article 16 – Union Contracts

Mr. Sullivan stated negotiations are ongoing. One union contract will be going before the BOS for approval.

2. FinCom recommendations for Town Meeting Warrant articles.

B. Any other Finance Committee matters.

VI. LIAISON REPORTS

VII. ANY OTHER BUSINESS (Unanticipated Items)

The FinCom members discussed Special Town Meeting Warrant articles w/ the Town Administrator.

Article 1 – Budget Transfers

Mr. Sullivan discussed one budget transfer. He noted the Police budget was impacted by two retirements as well as sick leave buy-back. There is a need for a budget transfer into the Police budget.

Article 2 – Fund Parking Program

Mr. Sullivan discussed what some of the parking funds were used for, such as street lighting. He discussed potential updating of the parking kiosks.

Article 3 – Spring 2019 Capital

Mr. Sullivan stated capital items are still being considered. He spoke re: the need for a possible vehicle for Municipal Maintenance & the old Municipal Maintenance vehicle will be given to the School Bus Manager.

Article 4 – Transfer of Available Funds

Mr. Sullivan stated as of right now, the Town is not running a deficit on snow & ice. He discussed proposed transfers.

Article 5 – Solar Pilots

Mr. Sullivan discussed looking at four parcels. He stated the solar pilots have no impact on municipal processes.

Article 6 – PEG Access Receipts to Wareham Community TV

Mr. Pigeon explained the article.

Article 7 – Municipal Facility Stabilization Fund

Mr. Sullivan explained the Town will be getting revenue from cannabis & this article will establish a Municipal Facility Stabilization Fund & dedicating 25% of cannabis revenue & fees to fund repair, maintenance & upgrades to municipal facilities & more specifically, a new police station.

Article 8 – Rescind Prior Year Bond Authorizations

Mr. Sullivan explained this article is to rescind un-issued balances of prior year bond authorizations. Mr. Pigeon noted there are no monies involved & it is just rescinding authorizations.

NOTE: The FinCom members proceeded to vote on the Spring Town Meeting Warrant articles.

Article 17 – Littleton Drive Parcel

MOTION: Mr. Heard moved to recommend approval of Article 17 of the 2019 Spring Annual Town Meeting Warrant. Mr. Stefanski seconded.

VOTE: (1-0-6)

Discussion ensued.

Mr. Heard & Mr. Stefanski withdrew their motions, thus the vote is null & void.

MOTION: Mr. Stefanski moved the FinCom table their vote on Article 17 of the 2019 Spring Annual Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Discussion continued.

Article 19 – CPC: Anderson Field Track Resurfacing, Storage & Fence Project

Mr. Heard stated he & Mr. Pigeon walked the track property w/ the School Athletic Director. He explained that work is needed at the track, but unfortunately, maintenance has not been done. He is not sure why a fence is needed. He thinks the track resurfacing is a good idea, but the maintenance issue needs to be addressed prior to any resurfacing, for example, drainage is not being maintained at the track property. Discussion ensued re: maintenance needs.

Mr. Pigeon stated he spoke w/ the Conservation Commission Administrator re: the track property. Mr. Pigeon stated it looks like the catch basins have never been cleaned, there is grass growing over some of the catch basins & the drainage ditch is overgrown. He feels this drainage ditch is where some of the overflow water is coming from.

Mr. Pigeon suggested considering the entire track property vs. just “patching” & obtaining a better maintenance plan. Discussion ensued.

MOTION: Mr. Cammarano moved the FinCom recommend approval of Article 19 of the 2019 Spring Annual Town Meeting Warrant. Mr. Stefanski seconded.

VOTE: (0-7-0)

Article 20 – Receipts Reserved for Appropriation Sales of Lots & Graves

MOTION: Mr. Cammarano moved the FinCom recommend approval of Article 20 of the 2019 Spring Annual Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Brief discussion ensued.

Article 22 – Petition: Commercial Aquaculture Regulation

MOTION: Mr. Cammarano moved the FinCom recommend approval of Article 22 of the 2019 Spring Annual Town Meeting Warrant. Mr. Heard seconded.

VOTE: (1-6-0)

NOTE: The FinCom proceeded to vote on the 2019 Spring Special Town Meeting Warrant.

Article 2 – Fund Parking Program

MOTION: Mr. Cammarano moved the FinCom recommend approval of Article 2 of the 2019 Spring Special Town Meeting Warrant. Mr. Lawrence seconded.

VOTE: Unanimous (7-0-0)

Article 5 – Solar Pilots

MOTION: Mr. Cammarano moved the FinCom recommend approval of Article 5 of the 2019 Spring Special Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Article 6 – PEG Access Receipts to Wareham Community TV

MOTION: Mr. Cammarano moved the FinCom recommend approval on Article 6 of the 2019 Spring Special Town Meeting Warrant. Ms. Rumney seconded.

VOTE: Unanimous (7-0-0)

Article 7 – Municipal Facility Stabilization Fund

MOTION: Mr. Cammarano moved the FinCom recommend approval on Article 7 of the 2019 Spring Special Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Article 8 – Rescind Prior Year Bond Authorizations

MOTION: Mr. Cammarano moved the FinCom recommend approval of Article 8 of the 2019 Spring Special Town Meeting Warrant. Ms. Rumney seconded.

VOTE: Unanimous (7-0-0)

Article 9 – Transfer of Tax Title Property

MOTION: Mr. Cammarano moved the FinCom recommend approval of Article 9 of the 2019 Spring Special Town Meeting Warrant. Ms. Rumney seconded.

VOTE: Unanimous (7-0-0)

Article 10 – New Housing Units at Agawam Village

Mr. Worthen would like to see all the economics of this request. The FinCom members concurred that more information is needed.

Article 11 – Finance Committee Term Limits

MOTION: Mr. Cammarano moved the FinCom recommend approval of Article 11 of the 2019 Spring Special Town Meeting Warrant. Ms. Rumney seconded.

VOTE: Unanimous (7-0-0)

Article 12 – Name Onset Pier in Honor of Harry C. Besse

Discussion ensued.

VIII. NEXT MEETING DATE & TIME

The next meeting will be held on March 27, 2019 at 6:30 P.M.

IX. ADJOURNMENT

MOTION: Mr. Heard moved to adjourn the meeting at 9:36 P.M. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

Respectfully submitted,

Kelly Barrasso
Kelly Barrasso, Transcriptionist

Date signed: 3/27/19

Attest: Bernie Pigeon (KB)
Bernie Pigeon, Chairman
WAREHAM FINANCE COMMITTEE

Date copy sent to Town Clerk: 3/28/19



TOWN OF WAREHAM
FINANCE COMMITTEE
REQUEST FOR TRANSFER FROM RESERVE FUND

DATE: 3/19/19

AMOUNT REQUESTED: \$ 40,000

ACCOUNT NAME: Administration - Expenses

ACCOUNT NUMBER

PRESENT BALANCE IN ACCOUNT: N/A

IN DETAIL, EXPLAIN PURPOSE OF REQUEST: Request is for demolition of property that presents a public hazard.

IN DETAIL, EXPLAIN WHY REQUEST IS EXTRAORDINARY OR UNFORSEEN:

AUTHORIZED BY TOWN ADMINISTRATOR: Derek Sullivan

Date: 3/19/19

FINANCE COMMITTEE ACTION

DATE:

VOTE:

TRANSFER AMOUNT:

DATE:

VOTE:

COPY DISTRIBUTION: FINANCE COMMITTEE, DEPARTMENT HEAD, TOWN ACCOUNTANT,
TOWN ADMINISTRATOR



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Director of Inspectional Services

February 7, 2019

Louisa Garcia
C/O/ Ervin Russell & Beneficiaries
2787 Cranberry Highway
Wareham, MA 02571

To all responsible parties,

On November 18, 2018, I called and spoke with Mr. Ervin Russell regarding a life threatening situation at 2787 Cranberry Highway in Wareham, MA, a building which you own and/ or are in control of. In our conversation, Mr. Russell expressed his knowledge of the situation but stated that he had no way of getting the beneficiaries approval and that "reaching out to them would be futile on his part as they have not spoken in years." I informed Mr. Russell that the situation needs to be addressed as quickly as possible due to the possibility of building collapse into Cranberry Highway which could have fatal consequences. I informed him that if nothing was done to correct the matter, I would be issuing a demolition order and Mr. Russell thanked me for my "affirmative approach". At the end of our conversation Mr. Russell also informed me that he would not be attempting to reach out to the beneficiaries and that I should proceed with the process".

On January 31, 2019, a notice of Unsafe Structure was sent by certified mail as well as domestic mail to both listed addresses and both were confirmed by Mr. Ervin Russell during our conversation. M.G.L. ch 143 §7 states that, "any person so notified shall be allowed until 12:00 noon of the day following the service of the notice in which to begin to make the structure safe". As of this day, no attempt has been made to make the structure safe and a Board of Survey has been assembled. The written report is as follows:

Board of Survey members present,

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- Town Council, Richard Bowen
 - Building Commissioner, David Riquinha
 - Wareham Fire Chief, Matthew Rowley
 - Town Engineer, David Menard
 - Disinterested party, Former Fire Chief, Charles Klueber
 - Deputy Fire Chief, Patrick Haskell
 - Fire prevention Officer, Chris Smith



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Director of Inspectional Services

On February 7, 2019, a Board of Survey was formed in accordance with the requirements of M.G.L ch 143 § 8. All members listed were present at the site and an inspection of the premises was made. All members voted and unanimously decided that the structure, in its current condition is a danger to life and limb and must be demolished as quickly as possible.

You are hereby notified that your structure located at 2787 Cranberry Highway is a danger to bystanders and will be demolished as soon as expeditiously as possible. The Town of Wareham will secure three proposals from local demolition contractors and the most suitable proposal will be accepted. The expense of such demolition shall constitute a debt due the Town in accordance with M.G.L ch 139 §3A and ch 143 § 9.

Sincerely,

David Riquinha
Town of Wareham
Director of Inspectional Services
Zoning Enforcement Officer