

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: September 18, 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
Pat Rumney
Stuart Novick
Joe Smith
Gerald Stefanski
Tom Worthen
Glenn Lawrence
Dominic Cammarano (Arrived at 6:33 P.M.)

Also Present: Derek Sullivan, Town Administrator

III. CITIZENS PARTICIPATION

No-one came forward for Citizens Participation.

IV. APPROVAL OF MEETING MINUTES: AUGUST 28, 2019 & SEPTEMBER 11, 2019

MOTION: Mr. Heard moved to approve the meeting minutes of August 28, 2019. Mr. Novick seconded.

VOTE: Unanimous (8-0-0)

MOTION: Mr. Heard moved to approve the meeting minutes of September 11, 2019. Mr. Novick seconded.

**VOTE: (7-0-1)
Mr. Worthen abstained**

V. FINANCE COMMITTEE MATTERS:

A. 2019 Fall Town Meeting:

- 1. Review 2019 Fall Town Meeting Warrant Articles.**
 - a. Article 8 – Solar Pilot Agreement**

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V. FINANCE COMMITTEE MATTERS:

A. 2019 Fall Town Meeting:

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Present before the FinCom: Jacqui Nichols, Director of Assessment

Ms. Nichols explained this solar PILOT is similar to the one that was approved in the spring & others done in the past.

NOTE: Mr. Cammarano arrived at this time.

Ms. Nichols discussed the proposed solar PILOT. The location is at 2382 Cranberry Highway. The project owner is Cranberry Highway Solar, LLC. The project developer is Sunraise Investments. The leased area is 15.2 acres. The expected nameplate capacity is 3.1 MW DC. The terms are \$14,000 per MW w/an annual escalator of 2.5% (1st year \$43,400) plus an upfront payment of \$10,000 to defray legal & other expenses in the negotiation of the PILOT. This won't hit the books until 2022.

Ms. Nichols noted that the land is not included in the PILOTs. The landowners pay tax on the property.

Brief discussion ensued re: general information on solar PILOTs. Ms. Nichols stated currently, the Town has 10 solar PILOTs. Mr. Novick asked if a chart could be made of the PILOTs & what they are paying. Ms. Nichols stated she can draft something up.

Ms. Nichols also noted that there is no depreciation of the personal property. She stated PILOTs take the place of valuation taxation.

Discussion ensued re: if there are contingencies for loss of solar capacity. Ms. Nichols stated it is not looked at as an income approach. It goes up & down w/ capacity.

b. Article 11 – Harbor Services Permit Receipts Reserved for Appropriations Acct. & Article 12 – Onset Pier Debt Payment.

Present before the FinCom: Michael McQuire, Dept. of Natural Resources

Article 11

Mr. McQuire discussed the projects & needs that will be funded w/ the \$46,000 from the Harbor Services Permit Receipts Reserved for Appropriations Acct. They are as follows:

- \$16,000 for repair, replace & maintenance to equipment, markers, mooring, docks, per & public access areas.
- \$22,000 for vehicle lease payment.
- \$8,000 for Harbor master reports system management, boater safety education literature & supplies, Harbor Service mailing & printing.

Article 12

Mr. McQuire stated this is for the Onset Pier debt payment. Mr. Sullivan discussed the borrowing process for this debt payment which is at 2 ½% - 3%.

c. Article 22 – Establish a Stormwater Management & Illicit Discharge Bylaw & Article 23 – WPCF Funding Request for Process Improvements.

Mr. Pigeon stated the Chair of the Sewer Commissioners has asked to postpone the discussion on these articles until next week.

NOTE: The meeting proceeded w/ item B. Reserve Fund Transfer request from Department of Natural Resources.

Mr. McQuire discussed the Reserve Fund Transfer request in the amount of \$14,500.00. The reason for the request is there was an unexpected catastrophic engine failure on the main patrol vessel. He discussed the engine & what transpired to diagnose the issue.

Mr. Sullivan stated w/out a confirmed appropriation from the FinCom, he didn't want to sign off on the transfer request. He noted he typically doesn't like to tap into the Reserve Fund this early in the fiscal year.

MOTION: Mr. Cammarano moved to approve a Reserve Fund transfer request #01-20 in the amount of \$14,500.00 for the Department of Natural Resources for the catastrophic engine failure on the main patrol vessel. Mr. Smith seconded.

VOTE: Unanimous (9-0-0)

d. Any other Town Meeting Warrant articles.

The FinCom proceeded to review the Town Meeting Warrant articles w/ Mr. Sullivan.

Article 1 – Feasibility Study – Public Safety Complex

Mr. Pigeon stated he is on this committee & Mr. Heard has applied to be on the committee as well.

Mr. Sullivan stated there is \$107,275.35 in the account to be used for the Feasibility Study. He stated the account could see another \$75,000.00. He explained several studies have already been done, but once the committee is up & running, it could reduce some costs because potential sites have already been identified. He estimated the cost of the study to be cost approx. \$175,000.00-\$200,000.00. He noted the Municipal Facility Stabilization Fund will be the source from where the money will come from. This fund was set up at the last spring Town Meeting.

Article 2 – Authorization for Special Legislation

Mr. Sullivan discussed the history of this article. He noted the officer's widow currently pays 50% of the insurance. He stated the Town would pick up 100% through this article.

Article 3 – Approve & Fund FY20 Capital Plan

Mr. Sullivan stated Free Cash will be late this year. If it doesn't come in on time, the Capital Plan can be handled in the spring.

Article 4 – Transfer Free Cash

Mr. Sullivan noted there is approx. \$3 million in the Stabilization Fund. He noted a percentage of Free Cash goes into the Stabilization Fund.

Mr. Sullivan stated \$300,000.00 was put into OPEB last time. The OPEB account balance is \$1,047,000.00.

Discussion ensued re: OPEB, funding it & advantages of funding it.

Article 5 – FY19 Unpaid Bills

Mr. Sullivan stated there are no unpaid bills at this time.

Article 6 – PEG Access Receipts to Wareham Community TV

Mr. Sullivan stated this is a Consent Agenda item.

Article 7 – Union Contracts

Mr. Sullivan stated some contracts still need to go through the ratification process. There should be five to six contracts completed by Town Meeting.

Article 20 – Amend Zoning Bylaw: Tremont Nail Factory Redevelopment Overlay District

Mr. Sullivan explained the zoning table wasn't amended & the article will amend the table as passed previously.

**B. Reserve Fund Transfer request from Department of Natural Resources.
(DONE)**

C. Any other Finance Committee matters.

VI. LIAISON REPORTS

VII. ANY OTHER BUSINESS

VIII. NEXT MEETING DATE & TIME

The next FinCom meeting will be held on September 25, 2019.

IX. ADJOURNMENT

MOTION: Mr. Cammarano moved to adjourn the meeting at 7:24 P.M. Mr. Heard seconded.

VOTE: Unanimous (9-0-0)

Respectfully submitted,

Kelly Barrasso
Kelly Barrasso, Transcriptionist

Date signed: 9/25/19

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

Date copy sent to Town Clerk: 9/26/19