

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: September 14, 2016

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: David Heard, Chairman
Bernie Pigeon, Vice Chairman
Ellis Bailey, Clerk
Joan Fontes
Pat Rumney
Stuart Novick
Tom Worthen
Dominic Cammarano
Garry Lawrence

Also Present: Derek Sullivan, Town Administrator

III. CITIZENS PARTICIPATION

No-one came forward for Citizens Participation.

IV. TOWN ADMINISTRATOR'S REPORT

A. Update on FY2017 budget.

There was no update provided.

B. Any other fiscal matters.

There were no other fiscal matters.

V. FINANCE COMMITTEE MATTERS

A. Vote & sign invoice #106940 from Association of Town Finance Committee – Annual Dues - \$273.00:

To be handled later in the meeting.

B. Review & discuss 2016 Fall Town Meeting Warrant.

1. Petition Article 26 – Repair of Private Ways

Present before the FinCom: Ed Pacewicz

Mr. Pacewicz discussed Article 26. The purpose of his proposed article is allowing for safe & ready passage of police, fire, ambulance & school buses. He highlighted proposed changes in phrasing to the Town Bylaws. Two of the proposals to the Bylaw would be to have grading work on private ways limited to twice annually & abutters be charged only for the cost of any & all material used in the work.

Mr. Heard asked if a cost evaluation to the Town has been done. Mr. Pacewicz stated no. He noted that 1/3 of the ways in Town are private.

Discussion ensued re: going before the Zoning Board of appeals for a Variance vs. an article. Mr. Pacewicz noted that the cost for drainage would be astronomical.

Mr. Pacewicz stated he does not want to pay twice for services in which he is already paying taxes for. He stated private roads in his neighborhood used to be graded twice per year without question. He stated this has ceased & residents are being asked to pay for grading & other road work.

Present before the FinCom: Selectman Alan Slavin, BOS Liaison

Selectman Slavin stated roads are fixed through Chapter 90 funding. Presently, the Town is five years behind on fixing roads. The Town doesn't get paid for fixing private roads. He noted that the Town cannot spend public funds on private property.

2. Community Preservation Committee articles

Article 17 – CPC – Lopes Field Play Area Engineering Plan

Present before the FinCom: Selectman Judy Whiteside

Selectman Whiteside briefly discussed the history of Lopes Playground. She noted major issues with the playground. She explained the playground was built in 1983. It is getting old & it is time to take a look at what it has & what it could have as an integral part of the continued improvement of Onset Village. The requested funds will be paid to a professional firm of designers & building consultants to deliver a complete proposal for this area that will include schematics, list of equipment, list & cost of materials, labor requirements, permitting requirements & other written information required to rebuild, rehabilitate, expand & improve the locus known as Lopes Field. The project will start with a "design day" where the Wareham School students (K-5) will be asked for their input scheduled for October 6th. A committee of Town residents is being formed to oversee the project.

Selectman Whiteside discussed the process for the design phase, fundraising, etc. She stated the existing playground will come down, but the basketball court will remain. She noted that there may also be a senior pathway as well.

Mr. Worthen feels it is unnecessary to pay \$75,000 to design a playground. He stated there are ways to design it without the cost. Selectman Whiteside stated there are liability issues. Discussion ensued.

Ms. Slavin, CPC Co-Chair stated the CPC voted Favorable Action 5-0-0 on this article.

Article 15 – West Wareham Affordable Housing & Open Space

Present before the FinCom: Kevin Bartsch, Wareham Land Trust
Nicole Fitzgerald, Father Bill's & MainSpring
Pastor David Shaw, Wareham Area Committee for Homeless

Mr. Bartsch explained the article. The goal of the project is to acquire a 10.1 acre property at 950 Main Street in West Wareham for the purposes of affordable housing & open space conservation. This project is being advanced as a partnership between Father Bill's & MainSpring & the Wareham Land Trust with the support of the Buzzards Bay Coalition. The project contains 1.3 acres with a four unit apartment building which will be owned & managed by the Father Bill's & MainSpring to provide affordable housing opportunities for six Wareham residents in need. The remaining 8+ acres running along the banks of the Weweantic will be owned by the Town of Wareham under the care, custody & control of the Conservation Commission & will be preserved as open space with public access to trails & the river. The conservation land will be permanently protected by a conservation restriction held by the Wareham Land Trust or the Buzzards Bay Coalition.

Mr. Bartsch stated there is a total of \$135,000 available in grants. \$600,000 is being sought through the CPC & then when the grants are secured, the CPC can be reimbursed. Thus, the cost will be approx. \$497,000.

Ms. Fitzgerald spoke re: the affordable housing component. She stated the answer to homelessness is housing. She noted that the appraisal for the property came in at \$485,000. Upgrades needed for the property are a heating system, roof & some electrical.

Mr. Bartsch broke down the costs being asked for, for example survey costs, Title V inspections, etc. He noted that the septic passed the Title V inspection.

Ms. Slavin stated the CPC voted Favorable Action 3-2-0 on this article.

Ms. Fitzgerald stated that families will not be living in the units. There will be just individuals/adults. Discussion ensued.

Article 16 – CPC -Great Neck Chapel Restoration

Present before the FinCom: Angela Dunham

Ms. Dunham discussed the intent of the article. At the Fall 2009 Town Meeting, a CP grant was awarded to the Wareham Historical Society to fund a Preservation Plan for its five buildings.

The restoration of the Great Neck Union Chapel was part of the plan. This building was built in 1887 at the intersection of Great Neck & Crooked River Roads & moved again to its current location in 1967.

Ms. Dunham stated the hope is to restore the building back to a chapel. It can house 45 people. The Historical Society owns the building. The Historical Society has already invested \$2,000 into the building recently.

Ms. Slavin stated an RFP will be done for this project. She stated the CPC voted Favorable Action 4-0-1 on this article.

Article 14 – CPC – Number of Members – Community Preservation Committee

Present before the FinCom: Brian Litchfield, Co-Chair CPC
Sandy Slavin, Co-Chair CPC

Ms. Slavin explained the CPC is requesting that the number of its members be reduced from nine (9) to seven (7) members. The Committee currently only has six members & must have five present to conduct its business. Currently, there are three openings on the Committee; Wareham Historic Commission, Recreation Commission & one at-large member. The CPC is also looking to reduce the number of at-large members from three to two members.

MOTION: Mr. Bailey moved Favorable Action on Article 14 of the 2016 Fall Town Meeting Warrant. Mr. Pigeon seconded.

VOTE: Unanimous (9-0-0)

3. Any other Town Meeting matters.

Mr. Sullivan reviewed various financial articles.

Brief discussion ensued re: the Master Plan.

Discussion ensued re: Article 4 – Transfer of Free Cash to Code Enforcement Revolving Fund.

Article 6 – Establish Rental Revolving Fund for Former Hammond School

MOTION: Mr. Pigeon moved Favorable Action on Article 6 of the 2016 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (9-0-0)

Article 12 – Rescind Prior Year Bond Authorizations

MOTION: Mr. Pigeon moved Favorable Action on Article 12 of the 2016 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (9-0-0)

Article 13 – Expend Title V Septic Loan Interest

MOTION: Mr. Pigeon moved Favorable Action on Article 13 of the 2016 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (9-0-0)

Article 18 – Transfer McKinney-Vento Funds to Transportation Revolving Account

Mr. Sullivan stated that \$41,406 has been received for this account.

MOTION: Mr. Pigeon moved Favorable Action on Article 18 of the 2016 Fall Town Meeting Warrant. Mr. Novick seconded.

VOTE: Unanimous (9-0-0)

Article 21 – Home Rule Request: Mobile Homes as Affordable Housing

MOTION: Mr. Worthen moved Favorable Action on Article 21 of the 2016 Fall Town Meeting Warrant. Mr. Pigeon seconded.

VOTE: Unanimous (9-0-0)

Article 22 – Appointment of Redevelopment Study Committee

Mr. Sullivan explained in detail the intent of this article. Discussion ensued.

MOTION: Mr. Cammarano moved Favorable Action on Article 22 of the 2016 Fall Town Meeting Warrant. Mr. Novick seconded.

VOTE: Unanimous (9-0-0)

Article 23 – Street Layout – Cory Drive & Damien Drive

Selectman Slavin discussed the street acceptance procedure.

MOTION: Mr. Pigeon moved Favorable Action on Article 23 of the 2016 Fall Town Meeting Warrant.

NOTE: Mr. Cammarano suggested waiting to vote on this article until the BOS & Planning Board have voted. Mr. Pigeon withdrew his motion.

Article 24 – Reports

MOTION: Mr. Pigeon moved Favorable Action on Article 24 of the 2016 Fall Town Meeting Warrant. Mr. Novick seconded.

VOTE: Unanimous (9-0-0)

Article 25 – Zoning Study Committee

Mr. Sullivan discussed the purpose of this article. Discussion ensued re: if all these committees will ultimately come back to the Master Plan. The FinCom members concurred to wait to vote on this article until the BOS votes.

VI. APPROVAL OF MEETING MINUTES: AUGUST 17, 2016

MOTION: Mr. Pigeon moved to approve the meeting minutes of August 17, 2016. Mr. Novick seconded.

VOTE: (8-0-1)

Mr. Cammarano abstained

NOTE: The meeting went back to item V. Finance Committee Matters – A. Vote & sign invoice #106940 from the Association of Town Finance Committees – Annual Dues - \$273.00.

MOTION: Mr. Pigeon moved to approve & sign invoice #106940 from the Association of Town Finance Committees for annual dues in the amount of \$273.00. Mr. Novick seconded.

VOTE: Unanimous (9-0-0)

VII. ANY OTHER BUSINESS

VIII. NEXT MEETING DATE & TIME

The next meeting of the FinCom will be September 21, 2016 at 6:30 P.M.

IX. ADJOURNMENT

MOTION: Mr. Pigeon moved to adjourn the meeting at 8:40 P.M. Mr. Novick seconded.

VOTE: Unanimous (9-0-0)

Respectfully submitted,

Kelly Barrasso
Kelly Barrasso, Transcriptionist

Date signed: 9/21/16

Attest: Ellis Bailey (KB)
Ellis Bailey, Clerk
WAREHAM FINANCE COMMITTEE

Date copy sent to Town Clerk: 10/3/16