

## **MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE**

**DATE: SEPTEMBER 12, 2018**

### **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  
                                 Ellis Bailey, Clerk  
                                 Joan Fontes  
                                 Dominic Cammarano  
                                 Pat Rumney  
                                 Stuart Novick  
                                 Gerry Stefanski  
                                 Glenn Lawrence

### **III. CITIZENS PARTICIPATION**

No-one came forward for Citizens Participation.

### **IV. FINANCE COMMITTEE MATTERS**

#### **A. Review & vote 2018 October Town Meeting Warrant articles.**

Article 19 – Petition: Securing Services of a Dredging Consultant

Present before the FinCom:      Don Jepson

Mr. Jepson discussed the intent of the article. The intent is to see if the Town will vote to raise & appropriate, transfer or borrow a sufficient sum of money not to exceed \$10,000 to contract w/ a marine dredging consultant to do research to identify areas w/in the Wareham River, outside the Federal navigational channel, that need to be dredged. The consultant will develop a framework of how to proceed & produce a pathway to move forward.

Mr. Jepson explained the purpose of the dredging is to revitalize the harbor by creating sufficient depth that will allow deeper draft vessels & commercial vessels to visit & use the harbor. Over time, the harbor has filled w/ sediment that precludes larger vessels from visiting & mooring in the harbor. The US Army Corp. of Engineers Conditions Survey done last year showed areas that have filled in to include the mooring fields & the channel to the Tempest Knob boat ramp. These are but two examples of areas outside the Federal navigational channel that are in need of dredging. There is no current plan to dredge areas outside the Federal navigational channel. The application before the US Army Corp. of Engineers is to dredge only the Wareham River Channel.

Mr. Jepson discussed events leading up to this request. He noted this is the first step of many. He discussed the timeline w/ the Army Corp. of Engineers. He doesn't want this matter to be buried & not be a priority.

Mr. Jepson spoke re: the Harbormaster's opinion on this matter.

Mr. Bailey expressed concern w/ paying for a study & then finding out the Town can't afford it. Mr. Jepson explained this is just a plan to see what can be dredged & then there will be other steps to follow. He cannot give a money figure as to the cost of the entire project.

Mr. Heard stated there is a need to know where the study money will come from & where money is available.

Mr. Jepson expressed the importance of having this dredging study.

#### Article 20 – Petition: New Housing Units at Agawam Village

Present before the FinCom:     Bob Poulatis, Wareham Housing Authority  
  Jean Conaughton, Wareham Housing Authority  
  Jackie Hickey, Wareham Housing Authority Director

Mr. Poulatis discussed the history of the Agawam Village property. He stated the Wareham Housing Authority has been working to upgrade the property w/ State funding.

Mr. Poulatis discussed the intent of the article. The intent is to see if the Town will vote to transfer from the Community Preservation Affordable Housing Reserve Fund up to the sum of \$650,000 & transfer from the Community Preservation Undesignated Fund up to the sum of \$330,000 or any other monies available in the Community Preservation Fund; to award a grant to the Wareham Housing Authority to construct, manage, control, operate, & govern up to six (6) additional housing units of affordable senior housing at the Agawam Village site. Said units shall be self-sustaining, independent, & separate from other units operated by the Wareham Housing Authority. The minimum rental rate shall not be less than the actual per unit costs thereof, but may be reduced by any additional aid for said purpose.

Mr. Poulatis discussed the positive aspects of enhancing the buildings & the positive aspects for the Town.

Mr. Heard asked re: the two different monetary figures being requested. Mr. Poulatis explained that for six (6) additional units & three (3) duplexes, the cost is estimated at \$980,000. He understands that \$650,000 would be more acceptable w/ fewer units.

Mr. Cammarano noted the past financial & accounting difficulties the Wareham Housing Authority has had. Mr. Poulatis stated these issues do not exist anymore. He stated the accounting issues have been addressed & operations are being run properly.

Brief discussion ensued re: unit descriptions.

Discussion ensued re: various other articles, in particular Article 5 – Minot Forest School Debt Exclusion & making sure this article is presented properly at Town Meeting.

#### **V.     APPROVE MEETING MINUTES: AUGUST 22, 2018**

The minutes will be taken up at the next meeting.

**VI. LIAISON REPORTS**

There were no liaison reports.

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

**VIII. NEXT MEETING DATE & TIME**

The next FinCom meeting will be held on September 19, 2018.

**IX. ADJOURNMENT**

**MOTION: Mr. Cammarano moved to adjourn the meeting at 7:45 P.M. Mr. Novick seconded.**

**VOTE: Unanimous (9-0-0)**

Respectfully submitted,

\_\_\_\_\_  
Kelly Barrasso, Transcriptionist

Date signed: \_\_\_\_\_

Attest: \_\_\_\_\_  
Ellis Bailey, Clerk  
WAREHAM FINANCE COMMITTEE

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