

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: September 19, 2018

I. CALL MEETING TO ORDER

The meeting was called to order at 6:36 P.M.

II. ROLL CALL

Members Present: Bernie Pigeon, Chairman
David Heard, Vice Chairman
Ellis Bailey, Clerk
Dominic Cammarano
Joan Fontes
Gerald Stefanski
Glenn Lawrence

Members Absent: Stuart Novick
Pat Rumney

Also Present: Derek Sullivan, Town Administrator

III. CITIZENS PARTICIPATION

No-one came forward for Citizens Participation.

IV. FINANCE COMMITTEE MATTERS

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

Present before the FinCom: Sandy Slavin, Chair of the Community Preservation Committee

Article 8 – CPC – Return Unused Funds from Completed Projects

Ms. Slavin explained that this article seeks to transfer to the Community Preservation Undesignated Fund account \$35,000 for a grant received from the West Wareham Affordable Housing and Open Space Fall 2016 Town Meeting Article #15 and to transfer to the Community Preservation Historical Preservation Reserve account \$68.27 from the Methodist Meeting House Fall 2014 Town Meeting Article #24.

Ms. Slavin stated both of the above projects have been completed and closed. Unexpended funds need to be returned to the appropriate Community Preservation fund.

Article 10 – CPC – Lillian Gregerman Bandshell

Ms. Slavin explained this article seeks to replace the existing bandshell at Prospect Park with a new expanded facility. It would be a totally new structure, new display screens, new storage, and improved sound system. There will also be an additional seating for 200 people and improvements to pathways.

Ms. Slavin stated the preliminary cost estimate is \$333,000. She noted that Municipal Maintenance and volunteers would provide the maintenance.

Article 12 – CPC – CP Fund Reserves Adjustment

Ms. Slavin explained that the CPC is required by law to reserve 10% of the fiscal year's estimated revenue for historical preservation, affordable housing, and open space/recreation grants. In FY2018, the CPC estimated CP revenue of \$780,000 and the total for FY2018 was \$893,628. There is a need to increase the FY2018 reserve amount by \$11,400 to both the affordable housing and open space/recreation categories.

Article 11 – CPC – Tremont Nail Remediation

Ms. Slavin explained this article seeks approval to borrow \$1,430,000 over ten (10) years for the environmental clean-up of the Tremont Nail property. All interest and principal will be paid using CP funds.

Ms. Slavin stated this article has been put forth to Town Counsel & Town Counsel's determination is that this is a lawful project to use CP funds under the historical category. The principle and interest payments will be approx. \$170,000 per year for ten years. The CPC believes there will be sufficient funding to pay this for ten years.

Article 17 – Request for Transfer of WPCF Funds

Mr. Pigeon stated this request will be placed under the Capital Plan.

Present before the FinCom: Ken Buckland, Town Planner

Article 13 – Amend Zoning Bylaw Article 4: Overlay Districts

Mr. Buckland stated the Tremont Nail Factory has been the subject of several recent proposals.

Discussion ensued re: current allowable uses & potential uses.

Mr. Sullivan discussed rental income from using the Morton building on the property. He feels rental from the property buildings is a better use going forward at this point to make the property a viable location.

Discussion ensued re: the property and the financial upsides.

Mr. Buckland stated this article will make it easier for businesses to come in.

Brief discussion ensued re: applying for grants relative to the property.

Article 14 – Amend Zoning Bylaw Article 5: Supplemental Regulations

Mr. Buckland explained these are revised and new definitions to regulate outdoor storage of materials, equipment, boats, trailers, and vehicles. The Building Commissioner, who is responsible for enforcing the Zoning Bylaws, has asked for additional language that clarifies what and when outdoor storage is specifically regulated. This will help enforce the overall cleanup of the Town.

Article 15 – Amend Zoning Bylaw Article 6: Density & Dimensional Regulations

Mr. Buckland explained these amendments are intended to reduce the number of projects that must now go before the Zoning Board of Appeals.

Article 16 – Amend Zoning Bylaw Article 11: Signs

Mr. Buckland briefly explained the proposed amendment to the Sign Bylaw.

Present before the FinCom: Claire Smith, Town Moderator

Ms. Smith asked how these amendments will affect signage for special events & if now, w/ these proposed changes, can special event signage only be up for 18 hours. Mr. Buckland stated this is an existing piece in the current Bylaw already & it hasn't been enforced. He stated there may be a need to look further into the Bylaw to examine the issue of special event signage. Mr. Heard stated there should be a reasonable length of time for short-term signage for events, such as open houses.

Article 1 – Approve & Fund FY2019 Capital Plan

Mr. Sullivan stated he has asked the BOS to pass over this article for now. The next Capital Planning Committee meeting is October 11, 2018. As of now, there is nothing to report.

Article 2 – Transfer of Free Cash

Mr. Sullivan stated he hopes to have Free Cash for this Town Meeting. Free Cash is not certified as of yet.

Mr. Sullivan noted there is approx. \$3,209,000+ in the Stabilization Fund currently. He discussed the fund briefly.

Lengthy discussion ensued re: funding the Stabilization Fund & investment rates.

Mr. Sullivan discussed the OPEB Trust fund balance. He noted that the returns have been very good. He discussed how this is an Irrevocable Trust.

Discussion ensued re: when employees turn 65 & they must go on Medicare & the Town pays 75% of Part B.

Article 3 – FY2018 Unpaid Bills

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

Article 7 – Transfer from PEC Access RRFA Account to Fund WCTV

Mr. Sullivan stated he doesn't have final figures, but it is estimated at \$200,000 - \$300,000.

Article 9 – House Numbering Bylaw

Mr. Sullivan stated this article will take the existing Bylaw to the next level.

Discussion ensued re: various other articles on the Warrant, such as Article 19 – Petition – Securing Services of a Dredging Consultant. Ms. Smith read a new motion for Article 19 that was submitted. Discussion ensued re: applying for a grant for the dredging study.

MOTION: Mr. Cammarano moved to close the hearing on the 2018 Fall Town Meeting Warrant. Mr. Stefanski seconded.

VOTE: Unanimous (7-0-0)

MOTION: Mr. Heard moved Favorable Action on Article 7 of the 2018 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

MOTION: Mr. Cammarano moved Favorable Action on Article 8 of the 2018 Fall Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

MOTION: Mr. Cammarano moved Favorable Action on Article 9 of the 2018 Fall Town Meeting Warrant. Ms. Fontes seconded.

Mr. Heard would like to wait to vote until after the public hearings are held on Monday. Ms. Smith noted that Bylaws don't require public hearings.

Mr. Cammarano & Ms. Fontes withdrew their motion.

MOTION: Mr. Cammarano moved Favorable Action on Article 10 of the 2018 Fall Town Meeting Warrant. Ms. Fontes seconded.

VOTE: Unanimous (7-0-0)

MOTION: Mr. Stefanski moved Favorable Action on Article 11 of the 2018 Fall Town Meeting Warrant. Ms. Fontes seconded.

VOTE: (5-2-0)

Mr. Heard & Mr. Cammarano opposed

MOTION: Mr. Cammarano moved Favorable Action on Article 12 of the 2018 Fall Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

The FinCom members concurred to hold off voting on Articles 13-15 until after the public hearings are held.

Mr. Pigeon stated he will ask the WPCF Superintendent to come before the FinCom to discuss Article 17.

Mr. Pigeon stated that Article 18 is being withdrawn by the petitioner.

Mr. Pigeon stated the Harbormaster will attend next week's FinCom meeting to discuss Article 19.

Discussion ensued re: Article 20. Mr. Pigeon stated the Wareham Housing Authority is an agency that reports to HUD. The Wareham Housing Authority receives subsidies from HUD. He noted the CPC can provide funds for housing, but not new construction. He feels the Wareham Housing Authority wants to create a subsidiary group w/in the Wareham Housing Authority. He doesn't believe they can do that under State statute. He added that there seems to be an issue w/ the signatures on the Warrant petition. He doesn't feel the position of this article at this time is possible.

The FinCom members concurred that this article should be revised & be brought back at the Spring Town Meeting.

MOTION: Mr. Heard moved Favorable Action on Article 20 of the 2018 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (0-7-0)

Mr. Heard asked the FinCom to reconsider their vote on Article 11.

MOTION: Mr. Cammarano moved to reconsider the FinCom's vote on Article 11 of the 2018 Fall Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Mr. Heard stated he would like to change his vote on Article 11. Brief discussion ensued.

MOTION: Mr. Heard moved Favorable Action on Article 11 of the 2018 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

V. APPROVE MEETING MINUTES: AUGUST 22, 2018 & SEPTEMBER 12, 2018

MOTION: Mr. Cammarano moved to approve the meeting minutes of August 22, 2018. Mr. Stefanski seconded.

VOTE: (5-0-2)

Mr. Cammarano & Ms. Fontes abstained

MOTION: Mr. Cammarano moved to approve the meeting minutes of September 12, 2018. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

VI. LIAISON REPORTS

There were no liaison reports.

VII. ANY OTHER BUSINESS

There was no other business.

VIII. NEXT MEETING DATE & TIME

The next FinCom meeting will be held on September 26, 2018.

IX. ADJOURNMENT

MOTION: Mr. Cammarano moved to adjourn the meeting at 8:28 P.M. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Respectfully submitted,

Kelly Barrasso, Transcriptionist

Date signed: _____

Attest: _____
Ellis Bailey, Clerk
WAREHAM FINANCE COMMITTEE

Date copy sent to Town Clerk: _____