

MEETING MINUTES OF WAREHAM FINANCE COMMITTEE

DATE: WEDNESDAY, SEPTEMBER 27, 2017

I. CALL MEETING TO ORDER

The meeting was called to order at 6:35 P.M.

II. ROLL CALL

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

Members Absent: Joan Fontes
Pat Rumney

Also Present: Derek Sullivan, Town Administrator (Arrived at 8:08 P.M.)

III. CITIZENS PARTICIPATION

No-one came forward for Citizens Participation.

IV. FINANCE COMMITTEE MATTERS

A. Review & discuss remaining 2017 Fall Town Meeting Warrant articles.

Article 3 – Transfer of Free Cash

Mr. Pigeon noted that Mr. Sullivan has provided documentation re: the Free Cash assessment & the following allocations it will be used towards:

Stabilization Fund: \$150,000
SPED Fund: \$200,000
OPEB: \$300,000
Union Contracts
School Capital
Town Capital

Mr. Pigeon discussed the intent of this article & how it will proceed.

MOTION: Mr. Heard moved Favorable Action on Article 3 of the 2017 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

Article 30 – Solar Pilots

Present before the FinCom: Jacqui Nichols, Director of Assessment

Ms. Nichols stated basically, this article is a placeholder. She explained there are approx. nine (9) solar projects in Town. She noted not all of them are taxable pilots. She discussed how pilots work. She explained the pilot allows the solar company & its investors to know what is coming down the road, for example, expenses. The pilots are on an escalation basis of 2 ½ % every year on the property. The base starts off at fair market value. After 20 years, it starts all over again. Discussion ensued.

Ms. Nichols explained the benefit to the Town is to be a better host to the solar companies & their investors. Lengthy discussion ensued.

Ms. Nichols proceeded to reiterate the benefits of these pilots to the Town.

Mr. Heard would like to see a pro-forma on a project like this over 20 years. Ms. Nichols stated she will speak to the vendor she uses to see if something like this could be put into a report.

Article 26 – Community Preservation: Headwaters Replacement Housing

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

Ms. Slavin explained this building will house four (4) residents w/ Prader-Willy Syndrome. It would be an affordable restriction dwelling. She stated there is already a home like this in Town & in the town of Orleans in which both dwellings will be sold for a down payment on new dwellings in Town & in Sandwich. The unit (dwelling) cost is \$1.7 million & the amount being requested from Community Preservation is \$100,000. She noted it is a unique building which she described.

Mr. Heard asked if the building will be taxable. Ms. Slavin stated it is a non-profit entity purchasing the land. She expects the land to be taken off the tax rolls. She noted the land is not being purchased by Community Preservation. The request is for the affordable housing restriction.

MOTION: Mr. Heard moved Favorable Action on Article 26 of the 2017 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

Article 12 – Accept Provisions of Chapter 43D Expedited Permitting

Present before the FinCom: Ken Buckland, Town Planner

Mr. Buckland discussed the intent of the article. He hopes this will make the permitting process more efficient for the authorized projects, but he hopes to expand it to the permitting process as a whole. He noted that at the next Town Meeting, an article possibly can be placed on the Warrant to add other properties. He also noted that the three properties cited in the article are ones that came forward.

Mr. Bailey clarified that this expedited permitting is not generic for all at this time. Mr. Buckland discussed the benefit of State marketing of properties this program provides & the requirement that parcels be identified.

MOTION: Mr. Heard moved Favorable Action on Article 12 of the 2017 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: (6-0-1)
Mr. Bailey abstained

Article 14 – Amend Town Zoning Bylaws

Mr. Buckland stated the Planning Board will be discussing this article on October 16, 2017.

Discussion ensued re: solar.

Mr. Buckland discussed the positive aspects of this article for the Town.

MOTION: Mr. Heard moved No Action on Article 14 of the 2017 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

Article 19 – Authorize Sale of 505 Main Street

Mr. Pigeon stated he spoke to Mr. Ruiz of WCTV. Mr. Ruiz imparted that WCTV has money in hand to purchase the building, do renovations & expand the building. This cannot be done until WCTV has possession of the building. Basically, it would be a custodial transfer of the building.

MOTION: Mr. Heard moved Favorable Action on Article 19 of the 2017 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

Article 17 – Stone Path Malt, LLC TIF Agreements

Mr. Pigeon distributed information re: what the Town would be getting out of this agreement, what the Town would be losing and what will be replaced relative to the TIF.

NOTE: Mr. Cammarano left the table at this time.

MOTION: Mr. Heard moved Favorable Action on Article 17 of the 2017 Fall Town Meeting Warrant. Mr. Novick seconded.

VOTE: Unanimous (6-0-0)

Article 28 – Revocation & Adoption of Cemetery Rules/Regs.

MOTION: Mr. Heard moved Favorable Action on Article 28 of the 2017 Fall Town Meeting Warrant. Mr. Novick seconded.

VOTE: (5-1-0)
Mr. Bailey opposed

NOTE: Mr. Cammarano returned to the table at this time.

Mr. Sullivan arrived at this time.

Article 31 – Establish Special Education Fund

Lengthy discussion & debate ensued re: how this fund would work. The request is for \$200,000.

MOTION: Mr. Novick moved No Action on Article 31 of the 2017 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

Article 34 – Fund Director of Council on Aging

Mr. Pigeon understands the petitioner will be pulling this article.

MOTION: Mr. Novick moved No Action on Article 34 of the 2017 Fall Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (7-0-0)

Article 4 – Budget Adjustment

Mr. Sullivan discussed this article briefly.

MOTION: Mr. Cammarano moved Favorable Action on Article 4 of the 2017 Fall Town Meeting Warrant. Mr. Novick seconded.

**VOTE: (6-1-0)
Mr. Bailey opposed**

Article 5 – Union Contracts

Brief discussion ensued.

MOTION: Mr. Heard moved Favorable Action on Article 5 of the 2017 Fall Town Meeting Warrant. Mr. Novick seconded.

VOTE: Unanimous (7-0-0)

Article 7 – FY17 Unpaid Bills

Mr. Sullivan stated there are no unpaid bills.

MOTION: Mr. Heard moved Favorable Action on Article 7 of the 2017 Fall Town Meeting Warrant. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

Mr. Cammarano asked why Mr. Sullivan is in favor of Article 4. Mr. Sullivan explained that is for some reason Article 34 passes, it will set the budget out of balance.

MOTION: Mr. Cammarano moved to reconsider the FinCom's vote on Article 34 of the 2017 Fall Town Meeting Warrant. Mr. Novick seconded.

VOTE: Unanimous (7-0-0)

MOTION: Mr. Cammarano moved Favorable Action on Article 34 of the 2017 Fall Town Meeting Warrant. Mr. Novick seconded.

VOTE: (0-7-0)

B. Vote on 2017 Fall Town Meeting Warrant articles. (DONE)

C. Town Meeting dates to remember:

1. October 23, 2017 – Town Meeting

D. Any other Town Meeting matters.

V. ANY OTHER BUSINESS (Unanticipated Items)

VI. APPROVE MEETING MINUTES: SEPTEMBER 20, 2017

MOTION: Mr. Novick moved to approve the meeting minutes of September 20, 2017. Mr. Stefanski seconded.

VOTE: (5-0-2)

Mr. Heard & Mr. Lawrence abstained

VII. NEXT MEETING DATE & TIME

The next meeting will be held on October 4, 2017.

VIII. ADJOURNMENT

MOTION: Mr. Cammarano moved to adjourn the meeting at 8:46 P.M. Mr. Novick 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: _____