

Minutes of Finance Committee-Final

DATE: October 29, 2008

LOCATION: Sanford Hall

PRESENT: Frank Faist, Eric Arbeene, Jeff Devolder, Phil Giangarra, Jan Fish, Mark Brown, Larry Ellsworth, Phyllis Cerel, Paul Marble and Wendy Harrington, Secretary

ABSENT:

GUESTS: Suzanne Kennedy, Susy Affleck-Childs, PB, Alison Slack, Affordable Housing, Eric Alexander, Affordable Housing, Andy Rodenhiser, PB, Mark Cerel, Town Moderator, Rich Dunne, Selectman, Mark Flaherty, Water Superintendent, Melanie Phillips, Treasurer/Collector,

PURPOSE: Regular monthly meeting and Public Hearing

Frank Faist called the Finance Committee (Fin Com) meeting to order at 7:10pm.

Update on FinCom Budget Phil Giangarra, Clerk, advised that we are on track and will check with the Town Accountant to ensure his record keeping matches hers.

Budget Timeline Update Frank Faist advised we are on track in the development process. The schools are starting a rough draft in early December and the Town is working on a forecast of revenues.

Larry Ellsworth commented that the joint session with the School Committee was very helpful. He explained that Dr. Evans would like a transparent budget process. Jeff Devolder is the FinCom Rep for the School Budget sub committee and is attending the working sessions.

September 10, 2008 Minutes Meeting minutes were reviewed. **Larry Ellsworth moved that the Committee approve the minutes of 9/10/08 as amended; Seconded by Paul Marble; no discussion; 7-0 two abstentions.**

Outstanding items Bulk rate was discussed and has been resolved. There is extra money in the Post Office account which can be used to pay postage on the ATM book in the spring. Annual Town Finance Meeting is coming up, no one from Medway FinCom plans to attend.

Secretary Timesheets Secretary Timesheets were reviewed for a total of 20.5 hours or \$256.66. **Larry Ellsworth moved that the Committee approve the timesheets presented for 20.5 hours or \$256.66; Seconded by Jan Fish; no discussion; 9-0.**

Public Hearing As part of the new Town Charter, FinCom is required to hold a public hearing to review the articles on the upcoming Town Meeting Warrant. Moderator Cerel advised that he likes to see a positive motion on every article. If there is a negative motion he will look for the proponent of the motion to enter a positive motion, if not, he will go back to FinCom to dismiss/delete/remove the article.

FinCom left regular session meeting at 7:42 and moved to Public Hearing

Public Hearing began at 7:42pm Frank Faist explained to those present that there would be an open discussion on each article's content. A request for any public comment will be addressed as well. The articles will be voted on by FinCom once FinCom returns to regular session meeting.

Review/Recommendations-Fall Town Meeting Warrant

Article 1- Article one is a house keeping item for accounting. This is an adjustment to the way accounting recognizes indirect costs on the tax recapitulation sheet. No public comment.

Article 2- This article is to see if the Town will vote to rescind Article #6 of the 2008 ATM and vote in its place to appropriate the sum of \$911,373 to operate the Water Dept Enterprise Fund. And further that the Indirect cost appropriation of \$144,140 which was raised and appropriated in the General Fund Operating Budget at the 2008 ATM be allocated to the Enterprise Fund for funding. No public comment.

Article 3- This article is to see if the Town will vote to rescind Article #7 of the 2008 ATM and vote in its place to appropriate the sum of \$281,332 to operate the EMS/Ambulance Department Enterprise Fund. No public comment.

Article 4-This article moves salary from the Board of Assessor's to Planning Board and Building Inspector salary. This is due to reassignment of a staff person from Assessor's to work FT, ½ in Building, ½ in Planning. No public comment.

Article 5- This article will provide raises to certain non-union personnel who follow the union contract. The municipal contract has not been signed and the Town Administrator would like to provide raises totaling \$23,123.47 to these employees. No public comment.

Article 6- This article transfers \$41,880.30 from salary reserve to the police department as their contract has been settled. No public comment.

Article 7- This article simply re-allocates funding on purchases of equipment with the total remaining at \$180,000. Fire alarm/lift from \$30,000 to \$12,000, sweeper from \$110,000 to \$123,000, Dump truck from \$40,000 to \$45,000. No public comment.

Article 8- Article 8 is for acquiring property for crosswalk revamping to comply with state regulations. Administrator Kennedy advised that the motion will say "acquire by gift" and if unable to acquire will come back to ATM. Motion will say a gift. No public comment.

Article 9- Article 9 requests approval to transfer monies from the water main account to water testing. No public comment.

Article 10- Article 10 is to transfer \$20,750 to the emergency water account to cover unexpected costs (i.e. cleaning of a well, break down of equipment). No public comment.

Article 11- Article 11 is to transfer \$554,000 which was unspent funds on the Village Street Well to the Industrial Well. These monies will be used for unexpected litigation on this well. No public comment.

Article 12- Article 12 is anticipating the demolition or renovation of the Highland Street Well but the Town is awaiting a study to be done by Tata & Howard. More information will be available after 11/3/08. No public comment.

Article 13- CPC to pay the legal bills for 50 Winthrop Street, which is held up in Probate Court, this article transfers those funds. Exact amount of money is not available today, but will be in the near future. No public comment.

Article 26-This article allows the Town to solicit for information for a possible organic farm at 50 Winthrop Street. This article authorizes the town to engage in the RFP process but the town can only solicit for organic farming or related activities. No public comment.

Article 14- This is a no cost Article presented by the Veteran's Agent which provides those town employees who go into active service to maintain their employment status and be compensated by the Town the difference between their US pay and their Town pay for a combined total of what they were being paid by the Town prior to their active service. Public Comment: Selectman Dunne advised that the Selectmen supported this article and requested the funding come from salary reserve. Administrator Kennedy suggested funding may come from FinCom reserve as it would be an emergency expense. Jeff Devolder offered that this could affect reservists every year as they are called for a 2 week active duty session.

Mark Cerel suggested that FinCom should look at the statute, read the language and do due diligence. Jeff Devolder would like to see the number of reservists and guardsmen and Administrator Kennedy was unsure of these numbers. No public comment.

Article 24-This article provides residents the ability to donate to the elderly and disabled to help pay their taxes, through their tax bill. Present to discuss was Treasurer/Collector Melanie Phillips. A committee would establish the requirements for rewards based on need. No public Comment.

Article 25- This article provides for trench digging permits, for the safety of our residents. This article was placed as a requirement of Town Counsel. No public comment.

Article 27- This article provides for the town owned property at 9 Walker Street to be transferred to affordable housing, with the source of funding for any incurred expenses coming from CPC. This land was acquired by tax taking in 1940 and has the town has received no tax income on it since then. There is the potential for Habitat for Humanity to establish the property for affordable housing. This would need to go through the RFP process if passed at Town Meeting. No public comment.

Article 15- This article amends the Site Plan section of the Zoning Bylaw to strengthen and add language that will enable the Planning Board to establish mitigation measures as part of a site plan approval decision. No public comment.

Article 16- Article 16 accomplishes the same thing for the OSRD section of the Zoning Bylaw. No public comment.

Article 17- Article 17 accomplishes the same for the ARCPUD section of the Zoning Bylaw. No public comment.

Article 18- Article 18 amends the Site Plan section of the Zoning Bylaw to revise the text regarding the process for modifying a previously approved site plan. Provides specific direction for the Planning Board and Inspector of Buildings. The change will make the process clearer. No public comment.

Article 19- Article 19 amends the Adaptive Use Overlay District section of the Zoning Bylaw to adjust the boundaries of the area covered. It adds 5 parcels on the north side of Main Street to the District and removes Choate Park. No public comment.

Article 20- Article 20 amends the Zoning Bylaw to eliminate the provisions of the Commercial VI zoning district and amends the Zoning Map to change the zoning of this area from Commercial VI to the “new” Commercial I district that was approved by Town Meeting on 6/2/08. No public comment.
Article 21- This article simply amends the Zoning Bylaw to update the list of all the various zoning districts in Medway. No public comment.

Article 22- Frank removed himself from this discussion as he has a conflict of interest with this article. This article proposes additional streets for acceptance as public ways. Streets involved are parts of Freedom Trail, Independence Land, Ivy and Hunter Lanes, Broad Acres Farm Road, Stable Way and a portion of Olde Surrey Lane. These are all still in the process of being completed. ConCom and the Planning Board are meeting this week to finalize and ensure that all conditions have been met by the Developers. Susy Affleck-Childs of the Planning Board explained that the new process is that developers are required to pay money into a construction account so that counsel can be paid if there is a need to do so. More information may not be available until the night of Town Meeting. Andy Rodenhiser added that he thinks these roads will ultimately be approved and the outstanding issues are open space issues. No public comment.

Article 23- Article 23 expands the existing Priority Development site in the 495 Business Park under the State’s 43D Expedited Permitting program. This article adds a portion of the Oak Grove/bottle cap area adjacent to Cybex and includes some of the parcels owned by the Town of Medway and by Dick and Peg Williams. This will be a private/public partnership to jointly participate to produce and RFP for the highest bidder. Once property is 43D it is marketed by the State and grant money will help to title work, etc. No public comment.

Seeing no further public discussion, Jan Fish moved that the Committee close the public hearing and return to regular session; Seconded by Mark Brown; no discussion 9-0. Frank added that written comments are required within 10 days.

Article 22 was discussed. It was advised that no positive action has taken place between ConCom and the developer. Frank outlined the options available: approve, dismiss, TBA on floor, or defer decision until meeting before town meeting.

The committee proceeded to list all Articles and if a member had a question/concern on an Article the Article was held for further discussion. The following were passed through unanimously the first time through. Thus a motion to approve.

Phyllis Cerel moved that the Committee approve the following Articles: 1,2,3,4,5,6,7,8,9,10,11,15,16,17,18,19,20,21,23,24; Seconded by Larry Ellsworth, 9-0

The following had been held for further comment/discussion and then voted on. Eric Arbeene moved that the Committee approve Article 12 at TBD; Seconded by Mark Brown; no discussion;9-0.

Phyllis Cerel moved that the Committee approve Article 13; Seconded by Phil Giangarra; no discussion 9-0.

Phyllis Cerel moved that the Committee TBD Article 14 so that the group may read the MGL that pertains to this Article and do more research; Seconded by Jan Fish; no discussion; 9-0.

Paul Marble moved that the Committee TBD Article 22 for the outcome of the meetings that ConCom and the PB have this week; Seconded by Larry Ellsworth; no discussion; Jeff Devolder abstained as he lives on a street in question; 8-0.

Larry Ellsworth moved that the Committee TBD Article 25; Seconded by Phil Giangarra; Motion defeated. Phyllis Cerel moved to approve; Seconded by Jeff Devolder; no discussion; motion approved.

Larry Ellsworth moved that the Committee approve Article 26; Seconded by Phyllis Cerel; Discussion: preordained an organic farm; 9-0.

Jan Fish moved that the Committee TBD Article 27; Seconded by Phyllis Cerel; no discussion 8-1.

Articles to TBD are: 12, 14, 22, 27

At 10:58pm Phyllis Cerel moved that the Committee adjourn; Seconded by Jan Fish; no discussion 9-0.

The next meeting of the Medway Finance Committee will be November 10, 2008 at 6pm at Medway High School, Room A111.

Respectfully submitted,
Wendy Harrington
Finance Committee Secretary
*approved 12/10/08