

FINANCE COMMITTEE

Minutes

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MILLBURY, MASS.

Time: 5:30 p.m.

Date: November 5, 2018

Present: Noonan, Kupcinkas, Kuphal, Cofske, O'Connell, Kennedy, Cooney

Absent: None

Meeting called to order at 5:34pm.

Motioned by Kupcinkas, seconded by Cofske to accept the minutes of October 2, 2018 as written. Unanimous.

Dave Marciello, Town Manager, Chris Horne, Eastland Partners, Kaye Peltier, Council on Aging were present at the meeting along with one citizen.

Motioned by Kupcinkas, seconded by Noonan to open the public hearing on the Special Town Meeting Warrant at 5:35 p.m. Unanimous.

Jen O'Connell asked if there were any questions on the Warrant from anyone from the audience. There were no questions.

Motioned by Kupcinkas, seconded by Noonan to close the public hearing at 5:36 p.m. Unanimous.

Jen O'Connell went over the Special Town Meeting Warrant.

Article 1-Transfer between accounts.

Jen O'Connell: Dave re-negotiated the insurances in August and was able to save money in that budget.

Dave Marciello: I was able to save over \$200,000. I would not want to use more than \$178,000.

Chris Kennedy: Why did you need to re-negotiate?

Dave Marciello: The contract was up and the Workers Comp was finally at a good number.

Jen O'Connell: Can you walk us through the accounts that the monies are going to?

Dave Marciello: The rain storm caused a lot of damage to the Library, Council on Aging and the Schools. The DPW was able to put sand bags down to prevent further damage. I received a bill for the work done at the Council on Aging and the bill has been paid, but they need the transfer to continue for the rest of the year. Most of the insurance money went to pay for the damage at the Schools and the Library.

David Cofske: What was the cause of the damage at the School and the Library?

Dave Marciello: The whole room at the Library was damaged. The leak came through the foundation.

David Cofske: Did they fix the root cause of the problem?

Dave Marciello: Yes, they did.

Dave Marciello: The \$85,000 is for the TIP project. They will be widening the road and paving the road. The Town is responsible for \$800,000-1,000,000 of the project. Surveys and appraisals will be done in the spring. I didn't know that this was going to be done so soon. It is moving quicker than I had anticipated.

Dave Marciello: We belong to a collaborative with our Board of Health Services. All the Towns are adding a module to their software that we need to also purchase. The whole collaborative is purchasing this now, so that we can get the same discount. If we wait until the next Town Meeting to get this, then we will be paying more money.

Jen O'Connell: If we were not going to have a Special Town Meeting, how would you have paid for this?

Dave Marciello: I would have put it in next year's budget and it would have been at a higher amount.

Jen O'Connell: You are asking for additional money for the DPW Director. We don't have one now. Why do we need this if we aren't paying anyone in this position at this time?

Dave Marciello: This is what we need in order to get a new DPW Director. Most surrounding Towns are paying more than what we advertise for this position.

Article 1-Transfer between accounts

Motioned by Kupcinkas, seconded by Kennedy to accept Article 1 as written. Unanimous.

Article 2-COA-HVAC System

Dave Marciello: The Council on Aging had an article on the 2017 Annual Town Meeting Warrant for painting the building. There is money left over. They would like to use the remainder of the monies so we need to re-purpose the article. This is to fix a portion of the HVAC system.

Article 2-COA-HVAC System

Motioned by Kupcinkas, seconded by Kennedy to accept Article 2 as written. Unanimous.

Article 3-Purchase of Clearview Country Club

Information from Andrew Vanni, Finance Director, was handed out to the Committee concerning cost to taxpayer, years on bond and the debt expiring schedule.

Steve Noonan: What is the percentage rate?

Jen O'Connell: It is 3-1/2%.

Chris Horne: The land was originally approved for 60 single family homes. This proposal would use less of the property with smaller homes. They are all single level and are more senior friendly. The cost of the homes would be around \$300,000-\$350,000 per unit. There is 1700-1800 square feet of living space. We would also upgrade Park Hill Ave. We would improve the drainage and pave the road.

Jen O'Connell: Do you have traffic study numbers?

Chris Horne: We didn't do a traffic study.

Jen O'Connell: There could be an issue at Town Meeting. The neighborhood cannot handle additional traffic. We need to decide whether we think the Town should borrow the money to purchase this property.

Dave Marciello: We would need to get approval for the \$3.1Million with a contingency of additional money associated with costs up to \$100,000 for appraisals, testing etc.

Jen O'Connell: We have a lot of projects coming up that the Townspeople also need to think about. I am not sure if they can handle the additional cost on their tax bills. About 1/3 of the population are over 60 years old.

Chris Kennedy: We have a limited amount of land in Millbury. My concern is that we cannot get it back if we let it go. We have an aging population right now, but in 20 years we may have a younger population. The land we are getting back is probably not useable land.

Chris Horne: A lot of the land is useable. Some if it is wetlands, but there is a lot that could still be used. You would be getting about \$800,000 in taxes each year for the development.

David Cofske: A lot of our roads in Town cannot handle the traffic that it already has. Additional traffic would make our roads deteriorate.

Albert Kupcinskis: We bought the land for the Dog Park. The Hayward Glen project did not cause any additional traffic. A lot of people that want to move to Millbury cannot because there aren't enough available homes. My opinion is to not have the Town buy the land.

Kevin Kuphal: I agree with a lot of what has been said, but we should make our decision based on the financial impact on the Town.

Dave Marciello: There is no reason to believe that the developers are misleading us at all. There is nothing prohibiting them from doing anything with the land. The only project before the Planning Board is for 60-single family homes. The State likes cluster developments. If they build 70 units, there will be \$800,000 in tax revenue to the Town. I am not sure how it would affect the Town as far as offset costs.

Chris Kennedy: Has the Town done any research on the offsets to the Town?

Dave Marciello: No, we have not.

Chris Horne: In our Milford and Uxbridge projects, there were no school age children. There are no maintenance costs to the Town. When each unit is purchased, there are condo fees to allow for upkeep. Dave indicated that we could do anything with the land that we wanted to. We will sign a proposal and back up what we are going to do. We plan to put in the units as specified.

Chris Kennedy: Have you been asked to help with infrastructure within the Town?

Chris Horne: We have not been asked. We would be glad to negotiate this with the Town.

Chris Kennedy: I don't think we have enough information to take this to Town Meeting.

Jen O'Connell: We need to make a decision. The Town only has a limited amount of time to make this decision. We either decide now or risk losing it anyway.

Chris Kennedy: I cannot, at this time, make a decision as to whether or not to buy this land. There just isn't enough information or research.

David Cofske: No impact study has been done. Taxes have increased steadily over the years.

Dave Marciello: Chapter 61B, Open Space for Recreation, brought us here. We just found out in August about this. Millbury has first refusal. We only have 120 days to determine if we want the property. The Cemetery wants it and the Planning Board wants it. A special election is scheduled for December 6th.

We still need 90 days to apply for the Bond. The timeline ends at the end of March. The Board of Selectmen decided to let the Townspeople decide if we should purchase the land. If it is decided to buy it, nothing would be done with it for the first year.

Jen O'Connell: I would like to get a feeling on how the Committee is going to go with this.

Chris. Dave and Nicole agreed with purchasing the property. Jen, Bert, Kevin and Steve were opposed to it.

Nicole: What is to stop the Town from buying it and then selling it?

Jen O'Connell: If the Town buys the land and ends up selling it for less, the Town will lose the land and any additional money.

Article 3- Purchase of Clearview Country Club:

Motioned by O'Connell, seconded by Kupcinkas to recommend that Article 3 be indefinitely postponed. Noonan, Kuphal, Kupcinkas and O'Connell for. Kennedy, Cofske and Cooney opposed.

David Cofske: This leaves the decision up to the voters.

Steve Noonan left at 6:55 p.m.

Question posed from the public: If the Town Meeting says no, and the election says yes, would we need to have another Town Meeting?

Dave Marciello: Yes, we would.

Dave Marciello: I think it will pass the Town Meeting and it will fail at the polls.

Chris Kennedy: Why, if this has been going on for a while, don't we have a packet to answer our questions?

Dave Marciello: There hasn't been enough time.

Dave Marciello: The developer can still go to the Planning Board with whatever they want to. They can make promises then turn around and put in 40B Housing. If they decide to do this, then the Planning Board has nothing to say. It would be up to the State.

Kaye Peltier: Will there be a public hearing at the Senior Center?

Chris Horne: Yes, there will be. We want feedback from the seniors. It is scheduled for Wednesday at 11:30 a.m.

Dave Marciello: We could have the meeting taped and played on Access TV.

Jen O'Connell: Dave and I met with Greg and Rick about the budget. I have requested that they come to our meetings once we get started.

Chris Kennedy: When is the Committee meeting? I haven't heard anything.

Jen O'Connell: Selectman Adams decided that the heads of each department meet and keep the politics out of it. The School Department is not looking for a lot next year for Capital Items.

Motioned by Kennedy, seconded by Kupcinkas to adjourn at 7:25 p.m. Unanimous.

A collection of handwritten signatures in black ink. The signatures are written over the text of the meeting minutes. Legible names include Albert P. Kupcinkas, Steve Noonan, Nicole L. Cooney, and Jen O'Connell. There are several other illegible signatures.