

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: March 26, 2014

I. CALL MEETING TO ORDER

The meeting was called to order 6:40 P.M.

II. ROLL CALL

Members Present: Larry McDonald, Chairman
Marilyn Donahue, Vice Chairman
Tom Worthen
Joan Fontes
David Heard
Jeffrey Tufts

Members Absent: Bonnie Cottuli
Dominic Cammarano
Marilyn Jordan

Also Present: Derek Sullivan, Town Administrator

III. CITIZENS PARTICIPATION

No-one came forward for Citizens Participation.

IV. PUBLIC HEARING ON 2014 ANNUAL TOWN MEETING WARRANT & 2014 SPECIAL TOWN MEETING WARRANT

MOTION: Ms. Donahue moved to open the public hearing on the 2014 Annual Town Meeting Warrant and the 2014 Special Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (6-0-0)

No-one came forward for the public hearing.

MOTION: Ms. Donahue moved to close the public hearing on the 2014 Annual Town Meeting Warrant & the 2014 Special Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (6-0-0)

V. BUSINESS

A. Recruitment and future FinCom position openings.

Mr. McDonald stated there will be several openings on the FinCom at the end of June 2014. Applications can be obtained online, in the BOS office, or by emailing the FinCom.

NOTE: The meeting proceeded w/ item VII. Finance Committee Matters – B. Review & vote on Special Town Meeting Warrant articles.

Present before the FinCom: Jackie Hickey, Wareham Housing Authority

Ms. Hickey explained stated she is present to seek Community Preservation funding for the following Special Town Meeting Warrant articles:

Article 22 – Community Preservation – Flooring for Agawam Village

Article 23 – Community Preservation – Remove/Replace Underground Plumbing at Building One Agawam Village

Articles 22 & 23 were read into the record.

Ms. Hickey spoke re: Article 22. She stated there is a need to remove the asbestos in the tile flooring at Agawam Village. She stated replacement would provide a safer & healthier environment. The flooring is 50 years old & has never been replaced. She stated Mr. Worthen came to look at the flooring. She added the units are not that big.

Ms. Hickey stated a ruling is being sought from DHCD & the Community Preservation Committee to see if Articles 22 & 23 are acceptable articles.

Mr. Worthen stated he looked at the flooring & feels the flooring is adequate. He feels the flooring is a maintenance item. He feels the asbestos flooring is not a hazard at this time. He doesn't feel this article fits the criteria that would serve the use of CP funds. Ms. Hickey stated the asbestos is in the tile glue & the tiles are cracked, thus there is a risk of asbestos exposure. She noted the population of Agawam Village is elderly. She stated not all the floors are in tack.

Mr. McDonald understands the amount of CP money being requested in this article is \$35,000. He asked what the total cost of the project is. Ms. Hickey discussed projects to be done in Building 2. Building 2 has eight units. She stated there are a total of 103 units at Agawam Village w/ 101 residents. She discussed projects to be done in Building 1. She noted that there is some State funding for several projects, such as Article 23.

Mr. Worthen again stated he doesn't feel the new flooring request fits the criteria for CP funds. Mr. Tufts stated there is a need to make sure this is a proper use of CP monies.

Mr. McDonald stated Town Counsel has stated that Article 22 may not meet the criteria for CP monies. Discussion ensued.

Mr. McDonald expressed concern re: the jurisdiction of the requests for Articles 22 & 23. Ms. Hickey discussed how the Housing Authority was enacted & there is a capital plan in place.

Ms. Hickey discussed Article 23. She stated this request is for Building 1 in Agawam Village. The request is for \$59,000 & is the total cost of the project. She stated the issue at Building 1 is structural & is a proper use of CP funds. Brief discussion ensued.

VI. TOWN ADMINISTRATOR'S REPORT

A. Update on FY 2015 Budget.

Mr. Sullivan had no update.

B. Any other fiscal matters.

1. Auction of tax title properties.

Mr. Sullivan explained that the Town will only get the auction funds if the properties close. He stated deposits totaled \$90,000. He explained if everything closes, the total will be \$498,339.18 (buyer's premium, assessments, recordings, estate taxes, pro forma taxes) less deposits. He spoke re: the auction expenses. He stated there were 7% auctioneer/attorney fees totaling \$82,672, recording fees totaling \$1,250, taxes owed totaling \$191,775.83, & monies due the District totaling \$35,000. The net proceeds the Town will actually receive will be \$348,897.24.

Mr. Sullivan explained these funds will go into the General Fund & then flow out to Free Cash. He stated these funds will not be available until next year when Free Cash is certified.

Mr. Sullivan stated the Town requested a letter from an attorney as to where the Town stands w/ other tax title cases. He read a letter into the record re: the attorney's comments re: the Town's other tax title areas.

Mr. Sullivan noted these funds will not go into the sale of real estate account.

Present before the FinCom: Sandy Slavin

Ms. Slavin stated several years ago there was an article at Town Meeting to utilize a tax title release for some properties, utilize Affordable Housing Trust Fund monies to sell off as affordable. She stated whenever there is a Town auction, the Affordable Housing Trust Committee looks at the properties to see if they could be used as affordable housing & if they could be utilized, they would ask the Town to hold it back.

VII. FINANCE COMMITTEE MATTERS

A. Review & vote on Annual Town Meeting Warrant articles.

1. Article 9 – WPCF Enterprise Fund.

Mr. McDonald stated this article will be handled next week.

2. Any other articles.

Article 2 – Recurring Business – A. Contract Applications. B. Compensating Balance Agreements. C. Reports to Town Meeting. D. Septic Loan Program.

Mr. Sullivan stated these are housekeeping items & they have been added together.

MOTION: Ms. Donahue moved Favorable Action on Article 2 of the 2014 Annual Town Meeting Warrant. Mr. Heard seconded.

VOTE: Unanimous (6-0-0)

Article 3 – Elected/Appointed Officials' Salaries

Mr. Sullivan stated the elected/appointed officials' salaries are as follows:

Clerk: \$67,286

Registrar: \$700

Town Moderator: \$118.00 per diem for Town Meeting

MOTION: Mr. Tufts moved Favorable Action on Article 3 of the 2014 Annual Town Meeting Warrant. Ms. Fontes seconded.

Mr. Sullivan discussed how the Town Clerk's salary is figured.

VOTE: Unanimous (6-0-0)

Article 4 – FY 2015 Revolving Funds

Mr. Sullivan stated changes to the Revolving Funds are as follows:

Library should be \$30,000.00

Social Recreation should be \$1.00

MOTION: Ms. Donahue moved Favorable Action on Article 4 of the 2014 Annual Town Meeting Warrant. Mr. Tufts seconded.

VOTE: Unanimous (6-0-0)

Article 5 – FY 2015 Capital Plan

Mr. Sullivan stated the only items to be funded out of the Capital Plan would be the lease of police cruisers. He asked not to include the figure in the motion. He is looking at six units to lease.

Mr. McDonald stated that the FinCom will be voting on Articles 6 & 7 next week & the outcome of these votes could change the issue of the Capital Plan because one article has more capital included than the other article. Discussion ensued.

The FinCom members concurred to table this article until next week.

Article 13 – High School Roof Project

Mr. McDonald stated Mr. McMillen will be in next week to discuss this article.

Article 14 – Cemetery Sales

Mr. Sullivan stated the \$90,000 included in this article will be cured in Article 18 of the Special Town Meeting Warrant. Thus, \$90,000 will be taken out of this article & reduced to \$32,000.

MOTION: Ms. Donahue moved Favorable Action on Article 14 of the 2014 Annual Town Meeting Warrant. Mr. Tufts seconded.

VOTE: (5-0-1)

Mr. Heard abstained

Article 24 – Petitioned Article – Amend Zoning Bylaw Re: Accessory Buildings

MOTION: Mr. Worthen moved Favorable Action on Article 24 of the 2014 Annual Town Meeting Warrant. Ms. Fontes seconded.

Ms. Donahue expressed concern re: what would be changing. She is not sure if this is a complete article.

Present before the FinCom: Claire Smith, Town Moderator

Ms. Smith stated she will need to hear what the petitioner's motion will be & he may amend what he wrote for the article.

Mr. Worthen & Ms. Fontes withdrew their motions.

Article 23 – Petitioned Article – Abandoned Buildings

Mr. McDonald expressed concern re: emailing the petitioner several times to attend a FinCom meeting to discuss the article, but there has been no response. He suggested the FinCom abstain from voting on this article because there is not enough information. Discussion ensued.

Mr. Sullivan stated there are avenues to deal w/ some of these properties & not all properties in disrepair are overdue in their taxes.

Present before the FinCom: Claire Smith, Town Moderator

Ms. Smith expressed concern that there has not been a public hearing held on this article.

Discussion ensued re: how to vote.

B. Review & vote on *Special Town Meeting Warrant* articles.

Article 18 – Cemetery Sales

MOTION: Mr. Tufts moved Favorable Action on Article 18 of the 2014 Special Town Meeting Warrant. Ms. Donahue seconded.

VOTE: (5-0-1)

Article 6 – Board of Health Lease Vehicle

Mr. Sullivan stated he received an email from the BOH that they wish to pass over this article.

MOTION: Mr. Heard moved to reconsider Article 6 of the 2014 Special Town Meeting Warrant. Ms. Donahue seconded.

VOTE: Unanimous (6-0-0)

MOTION: Mr. Heard moved to pass over Article 6 of the 2014 Special Town Meeting Warrant. Mr. Worthen seconded.

VOTE: Unanimous (6-0-0)

Articles 7-17 – Collective Bargaining Agreements

Mr. Sullivan stated these articles are in active negotiations at this time.

Article 22 – Community Preservation: Flooring for Agawam Village

Ms. Donahue questioned if the FinCom should wait to vote until after the legal determination is rendered. Mr. McDonald stated this article can be tabled. The FinCom members concurred.

Article 23 – Community Preservation – Remove/Replace Underground Plumbing at Building One Agawam Village

MOTION: Ms. Donahue moved Favorable Action on Article 23 of the 2014 Special Town Meeting Warrant. Mr. Heard seconded.

Mr. Worthen stated he did not see the plumbing issues at Building One, but according to the engineer, it needs to be repaired. He expressed concern re: the asbestos jackets.

Mr. McDonald stated he has seen few requests for Agawam Village in the past. Brief discussion ensued.

Mr. Tufts expressed concern re: funding for maintenance & if this will set a precedent for Community Preservation funds. Ms. Donahue stated she understands Mr. Tuft's concerns, but before creating new affordable housing for the elderly, there is a need to fix what we already have.

Mr. McDonald stated there is CP criteria & it is the CPC's charge to see if it meets the criteria.

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

Mr. McDonald stated recommendations are needed for these articles. He stated Ms. Fontes & Ms. Donahue are working on the motions. He stated he is working on the Letter to Voters.

The FinCom proceeded to assign recommendation assignments for each member for the Annual & Special Town Meeting Warrants.

C. Review Glossary of Terms.

Mr. McDonald reviewed the Glossary of Terms. He asked the members to review the document. He stated this glossary will be included in the Warrant.

Ms. Donahue stated terms for overlay, offsets, & State aid should also be included in the glossary.

Mr. McDonald stated he would like to have a pre-Town Meeting on April 16, 2014. Brief discussion ensued.

D. Dates to remember:

1. March 27, 2014 – Joint meeting w/ BOS & School Department to discuss Articles 6 & 7.

2. April 9, 2014 – Last day for FinCom to vote on Annual & Special Town Meeting Warrant articles.
3. April 28, 2014 – Town Meeting.

VIII. ANY OTHER BUSINESS

There was no other business.

IX. APPROVAL OF MEETING MINUTES: MARCH 19, 2014

MOTION: Mr. Heard moved to approve the meeting minutes of March 19, 2014 as corrected.
Ms. Donahue seconded.

VOTE: (5-0-1)
Mr. Heard abstained

X. NEXT MEETING DATE & TIME

The next meeting will be held on March 27, 2014 & April 2, 2014 at 6:30 P.M.

XI. ADJOURNMENT

MOTION: Mr. Tufts moved to adjourn the meeting at 8:45 P.M. Mr. Heard seconded.

VOTE: Unanimous (6-0-0)

Respectfully submitted,

Kelly Barrasso
Kelly Barrasso, Transcriptionist

Date signed: 4/16/14

Attest: Larry McDonald (KB)

Larry McDonald, Chairman

WAREHAM FINANCE COMMITTEE

Date copy sent to Town Clerk: 4/17/14