

Finance Board Meeting Minutes: October 20, 2014

Attendees: *George McCormack, Rachel Meredith-Warren, Caroline Colarusso (until 9PM), Devon Manchester (arrived 9:30PM), Ben Caggiano, Steven Dapkiewicz, Patty Walsh*

Mr. Dapkiewicz called the meeting to order at 7:35 PM.

The meeting minutes from September October 6th were approved with a change to the address of the Pleasant St. development and removal from Ms. Desimone from attendance.

Mr. Dapkiewicz invited Houghton to present on behalf of his client, Marjam. Marjam owns property on Fallon Rd is looking to move the pumping station to clear the way for possible retail development in the future. Mr. Houghton explained that the moving of the pumping station would be paid for in combination with Richmond/Fairfield developers who are developing a residential complex near the site. Marjam would pay for the piping and relocation, and Richmond Fairfield would pay for the physical pumping station. Ms. Meredith-Warren asked if there would be costs to the town and Mr. Grover from the audience stated that its come to light that some of the clay piping will need to be replaced that is not covered by Marjam or Richmond/Fairfield. This piping would need to be replaced regardless of development or not. It was quoted as a “ticking time bomb” by Mr. Grover.

The articles concerning this pumping station and easements to make such a move to clear for development are in articles 2,3,4,5. Mr. McCormack made separate motions to recommend favorable action on Article 2,3,4,5 and was seconded by Ms Walsh in each instance. The votes were the same 5-0 with 1 abstention from Ms. Meredith-Warren who claimed not to have enough information to vote.

The Board moved to take action on Article 1, to amend the zoning by-law to allow the property at 42 Pleasant St to be developed for residential townhouses. Ms. Meredith-Warren made a motion to recommend favorable action, seconded by Mr. McCormack and passed unanimously 6-0.

Mr. Dapkiewicz asked Mr. Grover to present the warrants related to the DPW but submitted by the BOS. Firstly, Article 23, to see if the town will vote to appropriate \$486,167 to be received from the State for Chap. 90 local transportation aid. This is money granted by the State to repair roads and occurs annually.

Secondly, Article 24, to see if the town will vote to raise and appropriate a sum of money to implement certain rehabilitation and construction projects in relation to the sewer system. This money is coming as a 75% grant from the State and 25% from an interest free loan.

Thirdly, Article 25, to borrow \$100,000 for a drainage study. Mr Grover stated he was asked by the BOS to write this warrant for the drainage problems primarily on Franklin and Spencer St, but that it is likely going to only amount to half of the \$100,000 budget and Montvale and Gorham streets will be added. Mr. Meridith-Warren expressed some concern about where the money was going to come from. Mr. McCormack said that this is not a 1 year loan but will be

over a period. Mr. Grover mentioned that other towns such as Reading are including a drainage fee of \$10 per quarter and Stoneham cannot push excess water to surrounding towns.

Ms. Colarusso left the meeting at this point, leaving the board without a quorum.

Fourthly, Article 26, to see if the town will vote to appropriate \$25,000 for the purpose of embellishing Lindenwood Cemetery. Mr. Grover said that the \$25,000 would be coming out of the interest of the perpetual care account and would include a big ticket item of a \$10,000 lawmower due to the hilly terrain of the cemetery and other miscellaneous maintenance costs. Mr. Caggiano asked Mr. Grover about seasonal help and he said that they currently have 1 on staff and there are typically 4 to 5 college students that help during the summer.

Mr. Grover was dismissed and left the meeting. Mr. Manchester arrived shortly thereafter and the board filled Mr. Manchester in on what was presented by Mr. Grover. Mr. Manchester expressed concern on Article 26, specifically the part time help. Mr. Dapkiewicz moved to bring the board to vote on the other articles first.

Article 23 – a motion to recommend favorable action by Mr. Caggiano , Ms Meredith-Warren seconded and it was unanimous

Article 24 - a motion to recommend favorable action by Mr. Caggiano , Ms Meredith-Warren seconded and it was voted 5-0 with 1 abstention (Mr. Manchester)

Article 25 – there was some dissent as to where the funds were going to come from even though it would be a loan. Mr. Dapkiewicz said he would get an answer from the Town Accountant or Town Administrator by Town Meeting and the Board could vote shortly before the meeting.

Article 26- Mr. Manchester expressed that Mr. Grover does not spend any money on part time help, he is allocated money for it every year and spends none of it. Mr. Caggiano did not think this was accurate. There appeared to be some misunderstanding as the warrant includes part time help but Mr. Grover referenced *seasonal* help. Debate ensued regarding the language and the differences between part time and seasonal. Mr. Manchester had reservations about allowing part time help money that was not being used. Mr. McCormack brought up the fact that the warrant is regarding Lindenwood Cemetery exclusively, that part time or seasonal help cannot work anywhere else. The money is coming from the interest in the trust. Patricia Walsh made a motion to recommend favorable action and was seconded by Ms. Meredith- Warren.

The Bikeway committee was in attendance and Mr. Dapkiewicz invited Mr. Anthony Wilson to address the articles concerning the bikeway and email that was circulating by the owner of Montvale Plaza. Mr. Wilson explained that the takings or permanent easements were ONLY occurring on town owned land and not private property. It is a legal matter why the town needs to ‘take’ its own land.

Article 10. to see if the town will vote to authorize the BOS to acquire land parcels and easements. Mr. Manchester made a motion to recommend favorable action and was seconded by Ms. Walsh the vote was unanimous.

Article 20: to see if the town will vote to transfer the \$41,347 to the RRR of W. It appeared that the Board had already voted on such article in the Spring Town Meeting. Ms. Meredith-Warren made a motion to recommend favorable action and seconded by Mr. Manchester

Article 17: indefinitely postponed

Article 11.- to see if the town will institute a \$30,000 façade program that would allow business owners and building owners to be eligible for loans and grants. Mr. McCormack took issue with the loan portion and said that the town should not assume credit risk with the businesses. Ms. Meredith-Warren was concerned that this would be something that would need to be funded each year. Mr. McCormack said that the return on investment was very high in Beverly where they implemented a similar program. Ms. Walsh and Mr. Manchester said they both had reservations of the loan aspect. Mr. McCormack said that to get the town's low interest rate the town would have to take some credit risk and Ms. Walsh concurred that the town may co sign. It became clear the Board was not in favor of the loan piece of the warrant. Mr. McCormack suggested the Board amend the warrant and if the Board chose to do so it needed to be specific and deliberate. Ms. Walsh suggested removing the "or loaned" in line 5. Mr. Manchester recommended favorable action with the amendment. The warrant passed with 5-0 (Mr. Caggiano abstained)

Article 13: indefinitely postponed

Article 14: to see if the town will grant a special liquor license permit. Mr. McCormack recommended favorable action, seconded by Ms. Meredith-Warren. The vote was unanimous

Article 15: to see if the town bylaw for the water and sewer review board. Ms. Walsh was concerned that the language of non voting members. Mr. Dapkiewicz shared the concern and said that the language was supposed to be amended. The board recommended favorable action unanimously.

Article 27: to see if the town will vote to appropriate a sum of money for various purchases. Mr. Manchester recommended favorable action and was seconded by Ms. Meredith-Warren. The vote was unanimous.

Article 28: to see if the town will vote to transfer a sum of money from available or surplus revenue into the Stabilization fund. Mr. Manchester recommended favorable action and was seconded by Ms. Meredith-Warren. The vote was unanimous.

Article 29: to see if the town will vote to transfer a sum of money from available or surplus revenue into the Capital Stabilization fund. Mr. Manchester recommended favorable action and was seconded by Ms. Meredith-Warren. The vote was unanimous.

Article 22: to see if the town vote to transfer a sum of money to pay prior year invoices. Mr. Caggiano recommended favorable action and was seconded by Ms. Meredith-Warren. The vote was unanimous.

The meeting adjourned at 8:40 PM

Respectfully,

George McCormack