September 23rd, 2019 Minutes

Finance Committee Meeting

**Present:** Daniel Lewenberg, Arnold Cohen, Hanna Switlekowski, Anja Bernier, Ann Keitner, Patricia-Lee Achorn, Ira Miller, Charles Goodman, Edward Philips, Anil Ramoju

**Absent:** William Brack and Gordon Gladstone

1. **Discuss Fall Town Meeting articles and vote committee recommendations**

George Aronson, member of the Energy Advisory Board, presented Article 1: Long term lease authorization for solar energy for other locations & PILOT with lessee/operator of system, Article 2: Long term lease authorization for solar energy & PILOT with lessee/operator of system and amend Chapter 181 of the Acts of 2012 to authorize Select Board to enter into leases up to 30 years and Article 3: General bylaw change: amend Chapter 43: Legal affairs to authorize the town administrator, with approval, to enter into land lease agreements up to thirty years.

* Members Lajos Kamocsay and Silas Fyler attended.
* Areas of question include Gavin’s Pond parking lot, East Elementary parking lot, Heights Elementary roof and the landfill off of Mountain Street.
* Voting will approve the installation of these solar panels.
* Every parcel in town was accessed and the final areas were considered the best.
* The town will not pay anything; the solar vendor will pay for it in full.
* There will be a 20-year lease with a possibility of extension.
* Eleven timely proposals were received, and recommendations were secured under 30B procurement.
* By December of 2020, hopefully these projects will be completed (dependent on Eversource).
* There will be an investment tax credit.
* This will potentially pay 10% of the High School project.
* An open meeting for abutters will be on October 10th, 2019.
* October 17th, 2019 a Conservation Commission meeting will be held.

**MOTION:** by Anja Bernier **SECONDED:** by Ann Keitner to approve Article 1: Long term lease authorization for solar energy for other locations & PILOT with lessee/operator of system, Article 2: Long term lease authorization for solar energy & PILOT with lessee/operator of system and amend Chapter 181 of the Acts of 2012 to authorize Select Board to enter into leases up to 30 years and Article 3: General bylaw change: amend Chapter 43: Legal affairs to authorize the town administrator, with approval, to enter into land lease agreements up to thirty years **VOTED:** 10-0-0.

Article 4: General bylaw change: amend Chapter 221- Signs to permit billboards in business district D and recreation & residential overlay district within 350’ east of I-95 was discussed.

* Authorization needed to allow billboards within 350 ft east of route 95 in two areas including by the Cape Club and by Sharon Gallery).
* Up to four billboards, with income of $125,000 on each and a monthly payment of $893.00.
* Escalators will be built in if people want to pay early.
* Current plan includes two billboards at each location.

**MOTION:** by Anja Bernier **SECONDED:** by Hanna Switlekowski to approve Article 4: General bylaw change: amend Chapter 221- Signs to permit billboards in business district D and recreation & residential overlay district within 350’ east of I-95 **VOTED:** 9-0-1. Charles Goodman abstained.

Article 8: Acquire 18 Briar Hill Road was discussed.

* There are 40,000 square feet at the location and the total cost is $28,000.
* Would allow for the potential to move the water tank as well as construction staging to take place.
* Authorization is going to the town because it is coming from the water reserve in the operating budget.

**MOTION:** by Patricia-Lee Achorn **SECONDED:** by Anja Bernier to approve Article 8: Acquire 18 Briar Hill Road **VOTED:** 10-0-0.

Article 7: Acquire land on South Main Street for traffic improvements was discussed.

* This concerns a small piece of land in Shaw’s plaza, approximately 500 square feet in size.
* This gives the town the ability to facilitate the ownership of land from Shaw’s to someone else.
* There is a proposed permit for easement where signaling is too.
* The town will not be putting money down for this.

The Finance Committee will vote at the October 3rd, 2019 meeting.

Article 5: Acquire Rattlesnake Hill for open space purposes was discussed.

* Have not received the MOU or purchase and sale from Brickstone yet.
* Potential expenditure of $2.5 million of CPC funds of which $570,000 is already reserved for open space.
* Total cost is $7.5 million.
* CPC has over $500,000 for historic and affordable housing.
* $200,000 will be received from the state.
* In 2015 the Select Board signed a development agreement to allow up t0 200 units of tri/duplexes of school enrollment of 117.
* Internal estimate for water is $4 million.
* October 2nd, 2019 will be the meeting to vote.
* December 31st, 2019 will be closing if a document is written and signed.

The Finance Committee will vote at the October 3rd, 2019 meeting.

Krishan Gupta, Finance Director, presented Article 6: New High School Funding.

* Total Cost $163 million. It includes $6.3 million in contingencies. Town borrowing will be limited to actual amount spent.
* Anticipated State (MSBA) average reimbursement rate 32.5% for $53 million.
* Community Education programs are expected to contribute $3 million, pending final negotiations.
* Total maximum borrowing $107 million for 20 years.
* Borrowings will be spread over three years starting 2020 spring.
* Average expected rate, 3.5%.
* Highest tax rate impact would be in 2023 and it would decline thereafter.

The Finance Committee will vote at the October 3rd, 2019 meeting. A suggestion was made to better distribute information through the schools email list.

1. **Set timeline for editing articles**
* Rough drafts due on September 27th, 2019
* Peer review will happen until October 2nd, 2019

# **Minutes to be Voted: September 16th, 2019**

**MOTION:** by Hanna Switlekowski **SECONDED:** by Anja Bernier to approve the September 16th, 2019 minutes **VOTED:** 6-0-4. Edward Phillips, Anja Ramoju, William Brack and Charles Goodman abstained.

# **Adjournment**

**MOTION:** by Edward Phillips **SECONDED:** by Hanna Switlkowski to adjourn **VOTED:** 10-0-0.

The meeting was adjourned at 10:00 pm.