



Town of Medway
FINANCE COMMITTEE

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February 28, 2018 – 7:00 PM
Sanford Hall, Town Hall
155 Village Street

Present: Frank Rossi, Chair; Rohith Ashok, Vice Chair; Todd Alessandri, Clerk; Jeff O'Neill; Susan Segarra (7:06 PM); Michael Schrader.

Absent: Dan Doherty, Ellen Hillery, Jim Sullivan.

Staff Present: Michael Boynton, Town Administrator; Allison Potter, Assistant Town Administrator.

Others Present: Dennis Crowley, Selectman (exited meeting at 7:48 PM).

At 7:00 PM Chairman Rossi explained that the public hearing would take just a few minutes and the Medway Democratic Town Committee would then hold a forum on the topic of recreational marijuana establishments in Medway.

Mr. O'Neill made the motion to open the public hearing for the purpose of securing public input on the March 19 Special Town Meeting articles not being reviewed by another board or commission; Mr. Ashok seconded. No discussion. VOTE: 5-0-0.

Chairman Rossi read aloud each article as listed in the Special Town Meeting Warrant. For Articles 1 and 2, there were no questions nor input from those in attendance.

Article 3: Amend Zoning Bylaw: Recreational Marijuana – Mr. Boynton explained that this is a companion piece to the public vote that is taking place at the polls on Tuesday, March 6. This article would add specific definitions relative to recreational marijuana, definitions outlined in MGL Chapter 94G as well as update the Schedule of Uses. It is following up on the question to the residents on whether they choose to support having a retail facility in the community. The resulting vote could change the way the Town Meeting article is worded.

Article 4 – Amend Zoning Bylaw: Medical Marijuana -- Mr. Boynton reported that Medway currently has one growing facility that is operational. In this article, the 500-foot limit between facilities is being

clarified as to who can purchase product at a facility, i.e. two facilities cannot be located too close together.

There were no comments or questions on either Article 3 or 4.

At 7:05 PM Mr. Ashok made the motion to close the public hearing; Mr. O'Neill seconded. No discussion. VOTE: 5-0-0.

At this time, the Finance Committee moved into the Town Administrator's Conference Room to hold its meeting and allow the Marijuana Forum to proceed.

At 7:06 PM Chairman Rossi called the meeting to order in the Town Administrator's Conference Room. Ms. Segarra was now present. Mr. Boynton remained to participate in the Marijuana Forum.

Review of Special Town Meeting Articles:

The committee reviewed the March 19 Special Town Meeting Warrant.

Article 1: Enterprise Fund Transfer: Water System Improvements – Ms. Potter reported that this involves a \$50,000 transfer from retained earnings to the budget line item for water system improvements. At this time the funds are needed to move forward with design work. There is currently \$525,000 in retained earnings. One well is not performing well so the Water and Sewer Commission is considering a variety of options to improve the water there by either drilling a new well or augmenting with other means. Every project needs to go through several phases and this is the first phase.

Mr. Schrader noted that he had some concerns with the level of retained earnings and funding. He stated that he met with the DPS Director and a member of the Water and Sewer Commission to discuss rate-setting. They may need to raise rates. Selectman Crowley noted that this topic was discussed at the Board of Selectmen meeting this past Monday night. The overall increase could be around \$170 annually for a home with average flow. Responding to Mr. Ashok's question on why the sewer charge is increasing, Selectman Crowley explained that the Charles River Pollution Control costs are \$200,000 higher this year in addition to a couple of other significant expenses. Generally, costs are paid with the following split: 60% from General Fund, 20% from Water Retained Earnings and 20% from Sewer Retained Earnings. Selectman Crowley noted that he is not happy with that split and is hoping that the additional expected revenue could be used to minimize anything coming from the Sewer Retained Earnings. Discussion followed. Selectman Crowley reported that the new Department of Public Services Facility will not be built in 2019 so the Town can use the money for water, but then the increase would come next year (sticker shock). It's a trade-off.

Mr. Alessandri made the motion that the Finance Committee recommend Article 1 as presented; Mr. O'Neill seconded. No discussion. VOTE: 6-0-0.

Article 2: Accept Gift of Land and Fund Related Acquisition Costs – Ms. Potter reported that this is a gift to the Town and then the Town will be able to give it to the Redevelopment Authority. The heir to the property thought it was too soon in the process to gift directly to the Redevelopment Authority. The taxes will have to be brought up to date as well so this needs to be done before end of fiscal year.

Selectman Crowley briefly explained the history on the state's decision relative to unknown owners. Chairman Rossi agreed that the potential for developing this large parcel of combined lots is of great interest for the Town as a development opportunity.

Mr. Schrader made the motion that the Finance Committee recommend Article 2 as presented; Mr. O'Neill seconded. No discussion. VOTE: 6-0-0.

Article 3: Amend Zoning Bylaw: Recreational Marijuana – Ms. Potter stated that this article addresses recreational marijuana as a whole because, due to a moratorium, it is not referenced in the current bylaw. This inserts a section into the bylaw for either retailer or other type of establishment. She added that, if the vote on March 6 fails, the article has to be amended because the Town cannot outright ban recreational marijuana retailers. It can limit the number and type as well as restrict the zoning. At this time, Ms. Potter handed out color maps of zoning districts. All recreational establishments, retail or otherwise, require a Special Permit from the Planning Board.

Selectman Crowley noted that the Selectmen were not happy with the way the question was written, but they could not change it. A YES vote is to amend the zoning bylaw to restrict in these districts.

Mr. Ashok asked if the Finance Committee could leave this article as TBD (To Be Determined) until after the vote? Ms. Potter reported that the Planning Board is waiting for the vote as well. Discussion followed.

Mr. O'Neill made the motion that the Finance Committee assign a TBD designation to Article 3; Mr. Ashok seconded. No discussion. VOTE: 6-0-0.

Article 4: Amend Zoning Bylaw: Medical Marijuana – This is also intended to amend the Zoning Bylaw but for Medical Marijuana. There was discussion on the interpretation/meaning of the definitions. In short, there is a wholesale facility for medical purposes and this could allow another cultivator being near.

Mr. Ashok made the motion that the Finance Committee assign a TBD designation to Article 4; Ms. Segarra seconded. No discussion. VOTE: 6-0-0.

Chairman Rossi noted that Ms. Affleck-Childs will be coming in on March 14 to answer questions. The results of the Special Election will also be available.

At this time, Chairman Rossi reported that Ms. Pratt, Finance Director, was away and could not attend the meeting. He emailed the MUNIS report out to members and included a revised one showing the changes. Discussion followed on the MUNIS report and timeline for budget discussions. Ms. Potter assured the committee that the budget will be delivered in time for the meeting on March 14, noting that the Board of Selectmen recommendations will be ready. Selectman Crowley indicated that they had some questions and the Town Administrator was providing answers. Discussion followed on the ambulance account, solid waste enterprise account and others as general fund money is being added to help offset the expenses. The Ambulance Enterprise Account may be eliminated and changed into a Special Revenue Account. Selectman Crowley noted that he also wanted to consolidate some of the stabilization accounts. Mr. Crowley exited the meeting at 7:48 PM.

Upcoming Meetings and Deadlines:

Chairman Rossi reminded members that the next meeting will be March 14. Ms. Affleck-Childs will come to talk about warrant articles as they relate to proposed zoning changes. Additionally, the Capital Improvement Planning Committee and the Schools will be in to discuss the FY19 Budget. Ms. Potter reported that FY19 Budget books will be ready for the Finance Committee at the end of next week. Electronic versions will also go out.

Continuing, Chairman Rossi noted that the next regular meeting after that is April 11. The Finance Committee needs to meet with the Department of Public Services, Police and Fire and suggested scheduling an additional meeting for March 28. Mr. Boynton will also need to present general information on the Town's budget.

Annual Town Meeting is Monday, May 21. The Warrant will come out in early April. There will also be a brief meeting on Monday, March 19 prior to Special Town Meeting. Ms. Potter reported that the rooms at the high school have already been reserved.

Chairman Rossi asked Ms. Potter when reports should be due for the Annual Town Meeting Booklet. Ms. Potter responded that the booklet needs to go to the publisher on April 23. Responding to a question about the booklet from Ms. Segarra, Chairman Rossi responded that previous booklets are posted online and briefly described what the booklet is about. He will discuss it more on March 28. Tentative deadline for reports is April 16.

Chairman's Report:

Chairman Rossi reminded members of the upcoming tour of the Fire Stations on March 6 as arranged by Ms. Segarra. Members will meet at Station 1 on Summer Street at 6:30 PM, and after touring that station, the group will go to Station 2. A meeting notice will be posted to include both stations. While there is no expectation of a business meeting, a summary of the tour will be prepared to take the place of meeting minutes.

It was noted that the recent Legislative Breakfast was informative though a lot of acronyms were used and they were not defined. Chairman Rossi indicated he will ask the Town Administrator to explain them when he meets with the committee. Examples were MPO, Thrive, MAPC, SBRIT, TIP, etc. It was noted that some are associated with the schools.

Clerk's Report:

Mr. Alessandri, Clerk, reported that there is still a full balance of \$100,000 in the Finance Committee Reserve Account. Ms. Potter advised that the Town Clerk may need some funds to pay for the Special Election.

Referring to the Finance Committee account, Mr. Alessandri reported that \$1,540 of the original budgeted \$1,750 was still in the account.

Liaison Reports:

Mr. Schrader reported that he attended a December meeting on the water treatment plan and the previous discussion on water and sewer rates. The Village Street Well has high manganese levels which is a naturally-occurring mineral in water, but when it hits chlorine, it turns black. An additive is currently being used to help minimize impact. Mr. Ashok added that the cost is around \$9 million each for two satellite wells or \$12 million for a single larger facility. Mr. Schrader spoke briefly about his meeting

with DPS and Sewer and Water Commission representatives. Green sand is a coated material used in filtration.

Ms. Segarra reported that the Capital Improvement Planning Committee is coming to the next meeting with its list of priorities.

Mr. Alessandri reported that the schools are coming to the next meeting, and that he will meet with Mr. Aicardi, Business Manager, next week. The School Committee has developed a fiscal policy that they will vote on soon. They are specifying minimum and maximum reserve levels for School Choice and hoping to create a Special Education Stabilization Fund. Circuit breaker funds are down so they want to safeguard funds over time. Brief discussion followed.

Addressing his question to Mr. O'Neill, Chairman Rossi asked about the Charter Review Committee. Mr. O'Neill responded the committee chair has asked for assistance from another member. It is likely that some minor changes might come forward in the short term with major changes up for review later.

Review of Meeting Minutes:

The committee reviewed draft minutes from January 10, 2018.

After discussion, Mr. Ashok made the motion to approve the minutes of January 10, 2018 as amended; Mr. Alessandri seconded. No discussion. VOTE: 6-0-0.

At 8:42 PM Mr. Ashok made the motion to adjourn; Mr. Alessandri seconded. No discussion. VOTE: 6-0-0.

*Respectfully submitted,
Jeanette Galliardt
Night Board Secretary*