

TOWN OF PEMBROKE
APPROVED
ADVISORY COMMITTEE MINUTES
22 APRIL 2019

Stephen Curley, Chairperson opened the meeting of the Advisory Committee in Pembroke Town Hall at 7:00PM on 22 April 2019. Also present were Linda Peterson, Stephen Walsh, Kelly Seifert, Elizabeth Monks and Matthew Norton

Absent: Maria Karas

Guests: Michael Buckley, Town Accountant and Patrick Chilcott, Bristol Group Developer Representative

Stephen Curley began the meeting with the request from the Board of Selectmen seeking Advisory's recommendation on whether or not to exercise its right of first refusal to purchase 94 West Elm Street (the Pembroke Country Club). The property is selling for 4.3M.

- Michael Buckley, Town Accountant noted that the Board of Selectmen will vote at their meeting on April 23, 2019 whether to open the Special Town Meeting Warrant and add topic as an Article. He said the funding source would come from debt exclusion, requiring an override and a new election. This would cost \$300,000 to \$400,000 in debt service each year. Stephen Walsh asked about bonding for 40 years versus 20 years. Patrick Chilcott said he has an issue with the amount of money it would take. Is it the right thing for the Town?
- Stephen Curley said it would be a financial disaster. Stephen Walsh said we don't know how much revenue is generated. If Article 18 in the Annual Town Meeting Warrant – Zoning Bylaw – Add Age Qualified Cluster Development Bylaw passes there would be a condo association responsible for the roads, over 55 age, so no one under 18; this would not impact the schools. If the zoning Article does not pass, the golf course can turn around and sell the whole thing. Stephen Curley noted that it wouldn't be for sale if they were making a profit.
- Patrick Chilcott asked about the tax difference. Stephen Curley said now it's a 61A designation time of sale; go back 5 years for favorable tax. The 61A would have to match the 3 year contract, then it extends another two years paying \$75,000 and the town would pay \$375,000 a year. The town would lose out on revenue and back taxes for these five years. He said Andy Wandell explained the town would get cash 150 times 1M in tax revenue for the over 55 cluster.
- Kelly Seifert asked about the school impact. Patrick Chilcott explained that schools spend \$12,000 per student; the town's portion is \$7,000. State aid, Chapter 70 over the past 10 years has only increased by .45%. This year the school will be laying off 10.5 teachers. We can't close a school until we pay back the money spent on repairing the schools roofs. Patrick Chilcott said the school committee has asked State Representatives' Culter and deMacedo to cover and absorb the special needs funds of \$250,000, by next year. This was recently spent on one child who recently moved in to town.
- Linda Peterson said if the town bought it they would have to contract it out to be managed. Do we want to ask the voters for an override to buy it and add another election. The election cost would be approximately \$10,000. Stephen Curley said the town is looking at a proposed new Fire Station, Police Station, DPW shed and the Community Center is in the planning stages. It would cost the town 4.3M to buy the golf course. We need to balance the growth. Linda referred to the Weathervane development in Weymouth. The representative from the Bristol Group said the sale of the over 55 housing would include amenities to the golf course as an incentive. The golf course would stay; don't know if it will remain public.

Stephen Curley asked the committee to take a vote as to whether they support or not support the purchase.

Upon motion moved by Matthew Norton and 2nd by Kelly Seifert, to support the First Right of refusal to purchase 94 West Street was

VOTED¹: Unfavorable Action to support the First Right of refusal to purchase 94 West Street.
Linda Peterson, Stephen Walsh and Elizabeth Monks abstained.

¹⁻⁹ The Chairperson did not vote on these motion.

Stephen Curley said there is limited information to vote yes. The committee could reconsider their vote next week. He suggested reaching out to the Police Chief, Fire Chief and Water Commissioners what the impact would be to their departments if the town doesn't make the purchase and the development goes through.

Stephen Curley asked Michael Buckley, Town Accountant if there were any financial changes to the Special Town Meeting & Annual Town Meeting Warrant Articles.

- Special Town Meeting Article 1 – funding is from Overlay Surplus/Free Cash for the Police Department Wages & Salaries \$150,000. The Police Chief underestimated what he needed. He continues to staff 4 people per shift 24/7. He has 3 Lieutenants working 1 is retiring, 1 promoted and in training and 1 current. Two cases of overspending. Stephen Curley said its Ed's responsibility to review with the Police Chief. The Police Chief has to live within his budget.
- Michael said they have \$800,000 set aside for FY20 - \$300,000 for Police Department in October = \$500,000 leaving \$80,000 in reserve. Community Center Wages & Salaries is due to transferring the custodial wages. DPW – Taylor Street water and icing issues at a cost of \$10,000 and Vehicle Maintenance of \$10,000. Unemployment \$35,000 – more to come from the school department.

Upon motion moved by Linda Peterson and 2nd by, Elizabeth Monks - Article 1 - Special Town Meeting To see if the Town will vote to authorize the below listed transfers to supplement Fiscal Year 2019 appropriations, and to authorize the below listed reductions in Fiscal Year 2019 appropriations or take any other action relative thereto – **HOLD POLICE DEPARTMENT WAGES & SALARIES OF \$150,000**

Police Department – Wages and Salaries -	\$150,000 Overlay Surplus/Free Cash
Police Department – General Expenses -	\$35,000
Fire Department – General Expenses -	\$10,000
Department of Public Works – General Expenses -	\$20,000 – DPW Wages & Salaries
Community Center – Wages & Salaries -	\$19,852
Unemployment Assessment –	\$35,000

VOTED²: Favorable Action for Article 1 Special Town Meeting - To see if the Town will vote to authorize the below listed transfers to supplement Fiscal Year 2019 appropriations, and to authorize the below listed reductions in Fiscal Year 2019 appropriations, or take any other action relative thereto: **HOLD POLICE DEPARTMENT WAGES & SALARIES OF \$150,000** Stephen Walsh supported the motion. Kelly Seifert abstained

Stephen Curley suggested holding on the budget article in the Annual Town Meeting Warrant Article. Town Manager budget still falls on Ed Thorne. Steve will ask for hold/low level.

Article 3 – To see if the town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money for the purpose of funding the cost of items of the first year of any new collective bargaining agreements between the Town and the Pembroke Patrolmen's Association, Pembroke Permanent Firefighters Association, Pembroke Police Superior Officers Association, Council 93, Local 1700 (Town Hall), and Council 93 Local 1700 (Public Works), or take any other actin relative thereto.

Upon motion moved by Linda Peterson and 2nd by Matthew Norton, To see if the town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money for the purpose of funding the cost of items of the first year of any new collective bargaining agreements between the Town and the Pembroke Patrolmen's Association, Pembroke Permanent Firefighters Association, Pembroke Police Superior Officers Association, Council 93, Local 1700 (Town Hall), and Council 93 Local 1700 (Public Works), or take any other actin relative thereto was

VOTED³: Unfavorable Action – Article 3 - To see if the town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money for the purpose of funding the cost of items of the first year of any new collective bargaining agreements between the Town and the Pembroke Patrolmen's Association, Pembroke Permanent Firefighters Association, Pembroke Police Superior Officers Association, Council 93, Local 1700 (Town Hall), and Council 93 Local 1700

(Public Works), or take any other action relative thereto. Kelly Seifert, Stephen Walsh and Elizabeth Monks supported the motion.

Advisory did not receive contracts, per agreement, 30 days prior to Town Meeting.

Article 5 – Solid Waste Operating Budget

Upon motion moved by Matthew Norton and 2nd by Kelly Seifert - **Article 5 – Solid Waste Operating Budget**

VOTED⁴: Favorable Action - Article 5 – Solid Waste Operating Budget. Linda Peterson, Stephen Walsh and Elizabeth Monks supported the motion.

Article 6 – Capital Budget – HOLD – waiting to hear from Ed Thorne, interim Town Administrator regarding Advisory's questions i.e. DPW request for two new trucks; Recycling Center Roadway repair; Outreach Vehicle; CPC money used for Recreation requests to Mattakeesett Street Fields and Magoun Park Scoreboard.

Article 9 – Revolving Fund Limits – Michael Buckley, Town Accountant explained they had three funds last year but wanted to increase hours for their Assistant, so all funds go to General Fund.

Upon motion moved by Stephen Walsh and 2nd by Matthew Norton - **Article 9 – Revolving Fund Limits**

VOTED⁵: Favorable Action - Article 9 – Revolving Fund Limits. Linda Peterson, Kelly Seifert and Elizabeth Monks supported the motion.

Article 14 – Land Conveyance to Conservation Commission – Michael Buckley, Town Accountant explained these parcels of land are located off Plymouth Street near Crystal Lake and Thompson Street.

Upon motion moved by Linda Peterson and 2nd by Kelly Seifert - **Article 14 – Land Conveyance to Conservation Commission**

VOTED⁶: Favorable Action - Article 14 – Land Conveyance to Conservation Commission. Stephen Walsh, Matthew Norton and Elizabeth Monks supported the motion.

Article 34 – Community Preservation Funded Projects Proposals – Recommendation D – To appropriate, as a supplement to the grant awarded in 2016, the sum of \$47,350.00 from FY19 annual revenues and that said funds be granted to the town manager to repair rotted wood around windows and doors and for the replacement of the rear fire egress at the GAR Hall (AKA Pembroke Police Boys' Club) on Center Street for historical restoration purposed, or take any other action relative thereto.

Upon motion moved by Stephen Walsh and 2nd by Linda Peterson - **Article 34 – Community Preservation funded Projects Proposals – Recommendation D –** To appropriate, as a supplement to the grant awarded in 2016, the sum of \$47,350.00 from FY19 annual revenues and that said funds be granted to the town manager to repair rotted wood around windows and doors and for the replacement of the rear fire egress at the GAR Hall (AKA Pembroke Police Boys' Club) on Center Street for historical restoration purposed, or take any other action relative thereto.

VOTED⁷: Favorable Action - Article 34 – Community Preservation funded Projects Proposals – Recommendation D – To appropriate, as a supplement to the grant awarded in 2016, the sum of \$47,350.00 from FY19 annual revenues and that said funds be granted to the town manager to repair rotted wood around windows and doors and for the replacement of the rear fire egress at the GAR Hall (AKA Pembroke Police Boys' Club) on Center Street for historical restoration purposed, or take any other action relative thereto. Kelly Seifert Matthew Norton and Elizabeth Monks supported the motion.

Article 35 – Citizen’s Petition Article to Fund SSCAC at \$5,000 – HOLD - need more information

The committee will wait to vote their recommendations on the Zoning Bylaw Articles until they hear how the Planning Board voted.

- Stephen Curley prepared his presentation on the Pembroke Budget scheduled for Monday, May 6, 2019. He asked members to review and let him know if you have any changes or suggestions.
- An email will be sent to Deborah Wall, Library Director to post this information on the front page of the Pembroke website.
- Advisory reviewed and discussed the FY19 YTD Budget as of March 31, 2019 received from Michael Buckley, Town Accountant
- Stephen Curley distributed the motion assignments for the Articles for Town Meeting.

The Advisory Meeting minutes of April 8, 2019 was reviewed and discussed.

Upon motion moved by Stephen Walsh and 2nd by Linda Peterson the meeting minutes of April 8, 2019 was

VOTED⁸: To accept the meeting minutes of April 8, 2019. Kelly Seifert supported the motion. Matthew Norton and Elizabeth Monks abstained.

Request for Transfer from the Reserve Fund received from Matthew Heins, Planning Board Assistant to pay legal advertisements for the public hearings for the 16 proposed zoning bylaw amendments for town meeting May 14, 2019 in the amount of \$680.92.

Upon motion moved by Kelly Seifert and 2nd by Stephen Walsh - **Request for Transfer from the Reserve Fund** received from Matthew Heins, Planning Board Assistant to pay legal advertisements for the public hearings for the 16 proposed zoning bylaw amendments for town meeting May 14, 2019 in the amount of **\$680.92** was

VOTED⁹: To approve the **Request for Transfer from the Reserve Fund** received from Matthew Heins, Planning Board Assistant to pay legal advertisements for the public hearings for the 16 proposed zoning bylaw amendments for town meeting May 14, 2019 in the amount of **\$680.92**. Linda Peterson, Matthew Norton and Elizabeth Monks supported the motion.

The next Advisory meeting is scheduled for Monday, April 29, 2019 at 7:00PM.

Advisory adjourned at 9:15PM.

Respectfully submitted,

Linda Peterson, Clerk

¹⁻⁹ The Chairperson did not vote on these motion.