

WEST NEWBURY FINANCE COMMITTEE

Date & Time: Tuesday, April 27th, 2021 6:30pm

Location : 1910 Building 1st Floor Hearing Room

Attendees: Gary Roberts, Nathan Kelly, Angus Jennings

Remotely: Joe Heyman, Jim Sperelakis, Vanessa Johnson-Hall, Elisa Grammer, Wendy Reed, Jeff Durand

Meeting Minutes

1. Call to Order - 6:31 p.m.

2. Public Comment -

EG - abutter to Coffin St., haven't gotten any information about Coffin St. Project. Other acres, we don't know what's going to happen? What development will occur, and what is the financial impact of what is happening?

3. Approval of Minutes - 4/13/21 - Approved, 5-0

4. Review and recommend proposed Special or Annual Town Meeting Articles not already recommended, including:

a.) STM 10 (unbudgeted personnel costs)

AJ: SB voted to authorize upto \$90K for this item; covers costs not budgeted, including Police wages and dispatch, because the contract is not yet settled. Also, potential to be used on potential wage claim.

Funding Source: Free Cash

Sunset Clause, end FY22

Approved, 4-0

b.) ATM 14 (proposed Coffin Street land acquisition)

VJH - presented proposal on behalf of Greenbelt;

Public trail network from Riverbend to Riverrun Farm; potential to connect to River Road property in the future. Protects land for wildlife, a vernal pool, etc.

Not at liberty to speak about the remaining acreage. Private owners holding onto a landlocked parcel, and questionably developable properties.

JH - I plan to vote to approve this.

JS - Is the fee simple property developable?

VJH - need to look at the entire property; could potentially be a developable piece of land.

JK - please explain the difference between the fee simple and CR?

VJH - when you own the land, it is fee simple - owning all the rights to the land; CR is a conservation restriction - a permanent extinguishment of rights to development.

NK - Echoes the concerns of EG, which VJH cannot really answer. Town should be aware that the developer walked away from this land, and that the people that put forward \$810K to purchase the land are many of the same people who asked the Town to put forward \$100K to prevent development. So, it seems like a lot to pay considering we know that they do not want development. Further, much of the land protects itself due to the nature of it anyway, which is unbuildable, so why pay for a CR on land that is essentially already restricted. All for open space, but would be happier if this was protecting the whole parcel. It would be nice for the Town and neighborhood to know that the plan is for the land that is not restricted.

Funding Source: Community Preservation Funds (Open Space and Undesignated)

Sunset Clause: end of FY22

Approved, 3-2 (GR, NK dissent)

c.) ATM 15 (proposed transfer of funds from Free Cash to Capital Stabilization)

AJ - CIC recommends \$700K transfer from Free Cash to Capital Stabilization

JK - question about CIC memo: Why does Water Stabilization not qualify for CIC, or why are water projects treated differently?

AJ - it is not within CIC's charge to determine

JS - Question about \$600K vs. \$700K, and how did \$700K become suggested

NK - \$600K is specifically for Middle Street Bridge. \$700K is for other upcoming projects, and this amount was extensively discussed at CIC. Over time, this number needs to go up because the price of things goes up, and it was first anticipated in January 2020 at a CIC meeting that it was going to need to go up again year over year due to rising costs. CIC considered making this suggestion a higher number because there are significant capital projects upcoming, but after discussion, agreed upon this lower amount.

Approved, 5-0

5. Review any recommended revisions to proposed FY22 operating budget (if any) resulting from Select Board meeting on April 26th

AJ - two changes; proposed addition of \$25K to Police - Salary and Wage from estimated costs due to Police Reform Law;

Increase amount of assessing Salary and Wage by \$11K to fund position at Full-Time.

NK - motion to amend Operating budget with both increases; GR seconded, Approved, 5-0

6. Timeline and division of labor to produce Finance Committee Town Meeting booklet
AJ & NK will meet after

7. Communications - none

8. **Beginning at 7pm** Joint meeting with Select Board / Moderator / Town Counsel / Town Manager regarding Town Meetings to be held on Saturday, May 22, 2021 @ 10 PM

Met with the Select Board and reviewed our votes together for about an hour. Nothing substantial occurred.

9. Adjournment, 8:05 p.m.