



**TOWN OF NAHANT  
Advisory and Finance Committee**

**Members**

Robert Vanderslice, Co-Chair  
John Fulghum, Co-Chair  
Barbara Beatty  
DeWitt Brown  
Jeff Lewis  
Dana Sheehan  
Julie Tarmy  
Judy Zahora

Wednesday August 26, 2020 Meeting Minutes

Members Present: Fulghum, Tarmy, Lewis, Beatty, Vanderslice, Brown, Zahora, Sheehan

Members Absent: none

Others Present: Emily, K. Marden, D. Monteith, A. Cort, J. Antrim, S. Solomon, B. Rogers, K. Callanan, Marcia, Ellen, call-ins

Meeting called to order at 7:07 p.m.

The first three articles on the warrant have been removed and a new article, dealing with eminent domain, has been added. It will appear immediately following the CPC articles. This leaves 36 articles plus the individual CPC sub-articles.

Goal for tonight is to discuss and vote on remaining articles:

- 4. Omnibus
- 5. Water/sewer enterprise
- 7. Rubbish enterprise
- 11N. CPC eminent domain
- 12. Eminent domain authorization
- 21. DPW capital (changed)
- 29. Tree by-law – still under legal review
- 1. Salary change

Need to get warrant done on time, otherwise it is a violation of by-laws

Discussion on NEU Impact statement status. Josh Antrim offered that our request was first seen by KP Law, then referred to RKG. Urgency of need lost in communications. We will not have the requested information in time for the warrant.

Article 2: previously voted in May (old art. 5) change in salary. Discussion. **Motion made by Vanderslice to accept new clerk salary of \$57,169, seconded by Brown. 7 Ayes, 1 No.**

In-depth discussion on Art. 4, Omnibus (new art 1). Main purpose of this committee is to present a budget to the town. According to Town Acct. reliance on free cash significantly different this year. In theory we have spent \$250K less from free cash this year than last year. With our budget we are:

- handicapped by 2.5 %
- no control over fixed costs



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- try to minimize what we can control to 2.5%
- human resources cost
- capital infrastructure needs
- desire for zero budgeting

Tony Barletta joined the meeting at 7:40 p.m. Talked about specifics of Town Meeting structure and town warrant. Made plans for up to 1,000 attendees. Warrant will include a page on 'What to expect when you show up at Town Meeting.' Town will be doing info sessions throughout September. BOS will have public meeting on Eminent Domain. Coast Guard Committee will have public meeting on Sept 1<sup>st</sup>. Town Administrator will have public sessions. All of these will be through ZOOM, recorded and posted on-line. Question of ADA requirements was addressed, including having someone 'sign' for hearing impaired resident. Virtual Meeting? - Per Legislature, Zoom only allowed for closed meetings or representative meetings. Eminent domain: Craig from RKG looked at property this week but still wants to speak with Town dept. heads

Deadline for book to printer – Monday August 31<sup>st</sup>. Printed by Sept. 12<sup>th</sup>, to the public by the 19<sup>th</sup>.

Omnibus (new art. 4) to be dealt with at Saturday August 29<sup>th</sup> meeting.

Art. 5: (Water & Sewer Enterprise) In-depth discussion on function of enterprise funds. Suggestion to make enterprise funds based on user fees, not property taxes. Tony B. will put something together showing two options. With COVID, more of an impact on w/s revenue than tax revenue.

Art. 7: (Rubbish Enterprise) – Discussion:

- why do we need huge reserve
- lower rate
- using to fund compost cleanout
- Town is doing analysis on how to distribute the reserve to rate payers
- Looking at multifamily buildings that only receive one rubbish bill
- Possible future billing by trash receptacles? Leasing receptacles? DEP offers grants toward purchasing barrels
- Hold for now on using reserves; trash rates are \$1/day; have not gone up in 6 year
- Rubbish salaries are tied to union contract.

**Motion made by Zahora to recommend, seconded by Beatty. Unanimous ayes.**



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Article 21: (DPW capital) – requested amount has changed from \$130K for a Sewer Jetter and Water/Sewer Utility Truck to \$160K for a Backhoe and Water/Sewer Utility Truck. After maintenance check, Backhoe was found to be unsafe to use. Sewer Jetter put on hold until next year. Town will use Community Compac grant to put together a capital plan.

**Motion made by Tarmy to recommend, seconded by Beatty. Unanimous ayes.**

Art. 29: (Tree By-Law) – waiting for legal response

Art. 12: (Eminent Domain) to authorize taking – connected to passage of 11N. This is a newly added article to alleviate the need for a second Town Meeting to take this vote. NEU has submitted notice of intent to ConCom. This brings urgency to conservation of property. We will invite legal counsel, Jeff Blake, to Thursday August 27<sup>th</sup> meeting to address questions. Fulghum asked to see appraisals on East Point. Legal would advise against sharing with public, but can be shared with FinCom in Executive Session. Discussion on various scenarios if Article 12 passes by Article 11N fails.

Discussion on mechanics of putting Warrant together. Tarmy, Beatty and Brown will meet with Tony Barletta at Town Hall tomorrow (27<sup>th</sup>) at 4 p.m. to discuss possible scenarios.

Going forward: Work on cover letter – 4/5 ‘themes’ to be included. Exec. Session for Saturday meeting. Sheehan will revise his original risk analysis document.

Public Comment: Alice Cort asked about open meeting laws regarding members meeting with Town Admin tomorrow – a quorum will not be present. Asked what the East Point appraisal amount was – cannot be shared with public yet.

**Motion to adjourn by Zahora, seconded by Brown. Unanimous ayes.**

**Meeting adjourned at 9:12 p.m.**