



**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

Thursday, August 27, 2020 Meeting Minutes

Members present: Beatty, Brown, Fulghum, Lewis, Sheehan, Vanderslice, Zahora

Members absent: Tarmy

Others present: J. Blake, A. Barletta, M. Cullinan, L. Spencer, and A. Cort and other anonymous listeners

Meeting called to order at 7:17 pm.

Minutes from August 19, August 24, and August 25 were approved, with discussion and deletion of a sentence about distribution and posting of a document by Sheehan on risk analysis, which we had not voted to do, in the August 25 minutes; **Moved by Brown, seconded by Beatty, voted aye unanimously.**

After discussion of the need for more information to be able to vote the Articles on Omnibus, Trees, and Enterprise, Beatty explained **alternatives for the Warrant booklet**, based on an afternoon informational meeting with town administrator Tony Barletta and Julie Tarmy. One option is to complete the full book by Monday, September 31, give it to the printer, so that it can be mailed to and received by residents one week prior to Town Meeting, the traditional approach. The other option is to give the full book to printer on September 9, post it online on September 10, make copies available at Town Hall and bring copies to Town Meeting. In addition, this option would include completing the Warrant but not the full book by September 9, taking it to Staples for printing, and mailing it and/or distributing it for receipt one week in advance of Town Meeting. An announcement on Town Website and robocall would publicize availability and explain the need for this option, which is not the traditional approach. The Cover Letter would explain this need. Pros and cons were discussed. With input from Barletta, it was decided to try to complete the full book by Monday 8/31.

***Water and Sewer:* Vanderslice moved vote to approve existing article water and sewer articles. Zahora seconded. Unanimous vote to approve.**

Sequence and numbering of articles: board of Selectmen Chair Cullinan explained a plan to number, discuss, and vote on essential articles first, hopefully in short order. Articles on eminent domain and Coast Guard housing would be listed next, thus allowing more time for discussion. Other articles would follow. Cullinan explained that the BOS decision about methods for *eminent domain* would be stated in a motion, but not in articles in the Warrant, and began an *explanation of legal approaches*.

Town lawyer Blake joined the meeting and explained ***processes and differences in Ch. 79 vs. Ch. 80A in more detail***. Discussion ensued. In response to questions by Sheehan about riskiness and costs, Blake said that gifts to the town would not need to be returned, that there would be legal fees with both methods, but that he could not estimate legal fees, though less than \$500,000 was likely. In response to



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Law about speed, Blake said that Ch. 79, the traditional approach, was faster. Vanderslice and Lewis raised questions about relative riskiness and checks and balances.

Discussion of eminent domain issues continued. Lewis asked about role of our committee. Vanderslice said in his view our role was to frame questions, put them in a logical structure, provide facts, and offer opinions based on facts available. Fulghum talked about strategic value and leverage for negotiation. Barletta stated the importance of placing issues in context of how they fit within larger financial issues facing town. Cullinan said that he was assured that the town has hired the best possible attorneys and appraisers for the proceedings. Zahora noted that issue was very emotional.

The problem of rain during our scheduled outside Saturday Open Meeting posted for 10:00 at Town Hall was resolved by notifying the town of a link to a virtual meeting at 11:00, with Fulghum and Beatty going to Town Hall to notify anyone who did not receive/read the notification of the new time, and putting up signs. Attorney Blake said that this would satisfy the Open Meeting posting law.

CPC: Lynne Spencer, who had been invited to the meeting, said that there were no additional issues. We thanked her for her and the CPC's hard work.

Cover letter: Fulghum described possible issues and drafts for the cover letter, as did Vanderslice, and suggested that we email him more wording for us to review.

Town Meeting safety: Barletta described details of how the Town Meeting will be conducted outdoors on September 26, with rain dates, to maximize safety. Other details were raised.

It was decided to meet again on Zoom or Webex on Wednesday, September 2 at 7:00.

It was moved, seconded, and voted to adjourn, at about 9:45.