

**Sudbury Finance Committee
Meeting Minutes
April 22, 2019**

ATTENDANCE

Finance Committee Members Present: Chairman, Bryan Semple, Jeff Barker, Vice-Chairman, Jeff Atwater (arrived at 7:15 pm), Susan Berry, Adrian Davies, Jean Nam, Glenn Migliozi, Lisa Guth (arrived at 7:44 pm), Eric Poch

Also Present: Dennis Keohane, Finance Director/Treasurer-Collector, Pat Brown, and Janie Dretler members of the Sudbury Board of Selectmen

CONVENE:

Chairman Bryan Semple called the meeting to order at 7:00 p.m. The meeting convened at Flynn Building, in the Silva Meeting Room, 2nd Floor, 278 Old Sudbury Road, Sudbury, MA 01776.

ITEM 1: Public Comment

Chairman Semple opened this portion of the meeting for Public Comment. Chairman Semple recognized Bill Schineller.

Bill Schineller read aloud from his notes regarding Town Meeting Warrant Article 25 Camp Sewataro Acquisition. He pointed out that he would be voting yes to authorize the Board of Selectmen to acquire Camp Sewataro and to continue the camp operation as a revenue-generating Town enterprise in 2020. He stated that the Town entered into an agreement with the Sewataro owners to purchase the 44 acre land in North Sudbury contingent upon Town Meeting approval. He went on to say that purchasing Sewataro is a smart move for the Town of Sudbury that will pay for itself and other capital needs. Mr. Schineller continued with comments for and disputed the arguments against the Camp Sewataro Acquisition.

Chairman Semple recognized Scott Monroe. Scott Monroe stated that he agrees with many of the comments that Bill Schineller has made. He added that this is a great opportunity for the Town to preserve 44 acres of the parcel known as Sewataro. He encouraged members of the community to walk and tour the area. He stated that it is important to come up with a solution to preserve this property.

ITEM 2: General Business

- **Approve Meeting Minutes**

There were no Meeting Minutes to approve.

- **Transfers**

There were no Budget Transfers to approve.

- **Liaison Reports**

There were no Liaison Reports

- **Review Calendar**

ITEM 3: Sewataro Decision Making Process

Chairman Semple opened this item for discussion. He stated that the best way to evaluate the Sewataro Acquisition is to evaluate it as a land deal. He added that the cost is \$11M for 31 lots.

Janie Dretler, Sudbury Board of Selectmen, stated that the properties are ranked. She suggested that the Finance Committee look at the scoring of the properties which is available online.

The Finance Committee discussed at length the framework needed to decide on Cha its recommendation. Chairman Semple pointed out that there is some revenue potential to operate the camp either through Park and Recreation, who have indicated that they do not want to operate the camp or a private entity. Chairman Semple stated that he is struggling with the revenue and taxes portion of the equation; there is no way to take the money from Sewataro and put it against the debt service.

Janie Dretler noted that \$201K is the tax revenue which is recorded in the appraisal which is online.

Susan Berry stated that she would need to know what are the buildings and amenities on the property as well as the cost to maintain the property, earned income, and how much it cost to run the camp. She added that she would need to know the liability to the town.

Lisa Gutch stated that she would need to know why Park and Recreation voted against the Sewataro Acquisition. She also stated that she would like to see the last seven years of financial statements for Sewataro. She stated that she would like to see a study outlining the best use of the property. She also stated that she would need to see, whatever the proposal might be, estimates, and projections from the Town.

Glenn Migliozi stated that the cost to purchase the Sewataro land should include the loss of \$201K in taxes. He also stated that it is important to understand the cost to run the camp and its profitability. A general discussion followed.

Janie Dretler stated that the offer is the assessed amount. She also stated that the appraised amount was \$10,370,000. She added that the Letter of Intent and appraisal are available online.

Chairman Semple stated that as a land purchase the Finance Committee would be concerned with liability, maintenance, and or destruction of the existing structures. He also stated that as an open space/camp option the Finance Committee would need to review the last seven years of financials, review the Park and Recreation vote as well as review the profit and loss statements, which has a \$201K gap per year for taxes.

Jeff Atwater asked if there is a potential for a 40B purchase if the Town does not purchase the property. Chairman Semple stated that the risk is high for a 40B purchase. He explained that in 18 months if Coolidge Apartments does not have occupancy permits it would open a 40B exposure for the Town. A general discussion followed.

Chairman Semple summarized the discussion by noting that the cost is \$11M for 31 lots, \$200K in revenue will be lost due to taxes, and expensive as an open space purchase. He added that adding in liability, maintenance, destruction of existing structures, and where this property is on the list of priorities for acquisition of property for the Town, and there is a question of why no CPA funds are being used. He also summarized the option of purchasing the property to operate the camp and the potential for 40B housing development.

ITEM 5: Finance Committee Report

Chairman Semple opened this item for discussion. He stated that this is an annual town report. He noted that Dennis Keohane has updated the numbers for FY19. The Finance Committee reviewed and edited the document. A brief discussion followed.

Motion and Vote:

Eric Poch moved, and Jeff Atwater seconded the motion to recommend approval of the Finance Committee Annual Report. The motion carried. The vote was unanimous.

ITEM 6: Finance Committee Warrant Submission

Chairman Semple opened this item for discussion. He stated that he will print out and send electronically to Finance Committee members the 2019 Town Meeting Information for Finance Committee Warrant. He stated that the document will need editing, review, and comments from the Committee. He also stated that he would like the Committee to consider whether the document agrees with the spirit of what has been written. Chairman Semple described the structure of the document. He stated that the document is divided up based on the funding source and that the first

section is articles that increase the tax levy and are subject to proposition 2 ½. He added that Article 2, 4, 19, and 20 are articles that impact the tax levy. He went on to outline articles that are funded by Free Cash, adding that they are Article 12, 13, 18, and 21. He pointed out that the next sections are capital exclusion and debt exclusions. He added that debt exclusions include Article 25, Camp Sewataro Acquisition. He stated that the document also includes a section on CPA funding. Chairman Semple stated that Finance Committee members could add more information on the LS, SPS, or Town budgets should they want to include more information. A general discussion followed on the structure of the 2019 Town Meeting Information for Finance Committee Warrant document, the LS tennis courts, and snow/ice.

The Finance Committee continued its discussion on Article 17 FY20 Revolving Fund Spending Limits. The Chair will add a section to the 2019 Town Meeting Information for Finance Committee Warrant document on Revolving Funds and warrant articles relating to revolving funds. Chairman Semple led the Committee in a review of the remaining warrant articles and noted that the Finance Committee will need additional information for Article 17 and Snow and Ice as well as Article 25, Camp Sewataro Acquisition.

ITEM 7: Talk Thorough Town Meeting Procedure

Chairman Semple opened the item for discussion. He stated that the Finance Committee is split in terms of its vote on several of the warrant articles. A brief discussion followed on how the Committee would handle this on the Town Meeting floor.

ITEM 8: Public Comment

There were no additional public comments.

ITEM 9: Possible Future Agenda Topics

- **Calendar Review**

A brief discussion on the FinCom Calendar followed. Chairman Semple suggested that the Finance Committee meet on Thursday, May 2 at 7pm to discuss Article 25, Camp Sewataro Acquisition.

- **Liaison Reports**

There were no Liaison Reports

ITEM 10: Adjournment

Motion and Vote:

Jeff Barker moved, and Jeff Atwater seconded the motion that April 22, 2019, Finance Committee meeting be adjourned at approximately 9:50 p.m.

The motion carried. The vote was unanimous.

The next scheduled meeting of the Finance Committee is Thursday, May 2, 2019, at 7:00 p.m.

Respectfully Submitted: Cheryl Gosmon, Recording Secretary