



CARVER FINANCE COMMITTEE MINUTES OF April 5, 2022, MEETING

Present: Chairman Alan Germain, Vice-Chairman Adam Holmes: Bill Cullum, Walter Cole, Tony Macrina, Patrick Meagher, and Elizabeth Sulger.
Absent: Ron Clarke

Select Board Members Present: Chairman Mark Townsend, Vice Chair Sarah Hewins, Robert Belbin, Jen Bogart.
Absent: Jim Hoffman.

Also Present: Sue Moquin, Bob Fennessy and Recording Secretary Ashley Swartz.

Mr. Townsend reopened the meeting after a recess at 6:37 P.M. with the Pledge of Allegiance.

Finance Committee joining an already in session meeting with the Select Board.
Meeting called to order by Mr. Germain at 6:37

Article Two: Discussion of North Carver Water District: Budget Request.

Mr. Germain explained why this was tabled – remaining questions regarding the funds for North Carver Fire District.

He discussed that there is about \$700,000 in their account. Mr. Fennessy explained that the funds requested are to pay off the bond, which the town has been paying off. The concern now is whether they should be paying this themselves since they have the funds (previously it was picked up because the funding wasn't there for the North Carver Water District).

Mr. Townsend suggested returning to this topic for once Mr. Tracey arrived.

Before moving on, Mr. Germain asked that like Article Four, this will be moved to line item "I" – as a transfer – so the historical information on paper matches where the funds were allocated.

Mr. Fennessy said counsel advised them not to do this but instead use it as a note below in the warrant.

Article Four: Discussion of Capital Plan and related funding FY 23

Ms. Sulger explained that free cash came in higher than planned – everything that was asked for – with one exception for the fire department. She continued to explain the Library HVAC project will be approximately \$1.8M. In the meantime, instead of bonding, she is suggesting that there is a short term borrow (interest at 2.5%) – then using the reserve funds the following year can be used to pay off the short-term loan. Ms. Hewins agreed that this was a good solution. Ms. Sulger

continued by explaining a bond didn't make sense since a good portion of the funds are available. She also said this doesn't include ARPA funding that may become available.

Mr. Belbin asked questions regarding the logistics of the loan. Ms. Sulger said that the money in the reserve will be used the following year to pay this back. Mr. Germain added that interest was only paid when the funds were drawn. He also expressed the importance of the project being done correctly using individual units, so this won't be as much work in the future. Ms. Bogart asked about other items – specifically classroom modernization. Ms. Sulger explained that Smart Board technology had to be upgraded. The other item in question was the project management (item Y). Elaine explained that this project management funds is for contracted work. Mr. Belbin asked how much of the \$85,000 was for project management. She said in the past it was used for the HVAC study for Library. Mr. Belbin clarified that if the money comes in less here if that would be moved to general funds.

Ms. Hewins motioned to recommend the budget, Mr. Belbin seconded, approved unanimously 4-0-0.

Bob Bentley – Chair of Preservation Committee- Article Six – part A and part B

Part A is “boiler plate” and is submitted every year at Town Meeting.

Part B is proposing a project by Habitat for Humanity at 11 Green Street – the house will be sold to a Veteran under certain affordable housing criteria and will remain in perpetuity as a Veteran owned/ affordable housing home. Habitat for Humanity has done a house before and has asked for \$125,000 (including professional services and materials) – if they don't use it all it will come back as unrestricted funds. Bob and his Committee have been looking for more projects like this (affordable housing) and hopes to use this as a model for more acquisitions in town. Mr. Germain said the question was regarding the “other services” and wanting clarification around what this meant. Bob said in some instances those funds aren't always spent. When it isn't allocated, it goes back to the general fund. Ms. Sulger asked about the Habitat for Humanity project – what happens if the house is left in a will and not used for a Veteran or someone in need of affordable housing. Mr. Fennessy explained that this would be under the deed restriction which doesn't allow the home to go to someone who doesn't fall under the agreed upon conditions.

Mr. Belbin asked if the Carver Housing Authority was involved in this (regarding affordable housing). He wanted to know who was overseeing the process. DCHD will be overseeing the details. Mr. Belbin asked about the previous house done by Habitat for Humanity and was noting that after the sale of a property Habitat for Humanity received a profit (according to the deed). Ms. Hewins stated she didn't think Habitat for Humanity was in the business of taking a profit from these projects. Mr. Belbin's concern is what happens when the property is mortgaged and where that money goes to. Mr. Germain asked if there have been projects like this done since 2008. He explained that the whole structure of Habitat for Humanity could have changed since then. Motion to approve Article Six made by Mr. Holmes, seconded by Ms. Sulger, approved unanimously 7-0-0. Ms. Hewins made a motion to approve the article for the warrant, seconded by Mr. Belbin, approved unanimously 4-0-0.

Mr. Holmes said procedurally, they should revote on Article Four due to the dollar amount being different than what they previously voted on. He explained the different amounts they have been added from the summary into the total budget. Ms. Sulger asked if the items had to be added – Sue said it was suggested by Counsel. Motion to vote the budget reflected on the current budget,

as printed in the warrant made by Mr. Macrina, seconded by Mr. Cole. Approved 5-1-1 – with Ms. Sulger abstaining.

Revisiting Article Four – Ms. Hewins suggested leaving the amount in there because it can be reduced but not added. Mr. Holmes expressed the concern that Mr. Tracey has been asked to discuss three times. Mr. Macrina suggested removing this from the Article. Mr. Townsend suggested taking a vote on everything except item B – Mr. Fennessy said that could happen. Mr. Belbin made a motion to recommend items A, C, D, E, F, G, H, seconded by Ms. Bogart, approved unanimously 4-0-0.

Mr. Germain asked for a motion to recommend items A, C, D, E, F, G, H - made by Mr. Meagher, seconded by Mr. Cullum, approved unanimously 7-0-0.

Motion to adjourn Ms. Sulger, seconded by Mr. Meagher, unanimously approved 7-0-0.

Adjourned 7:20 PM

Minutes submitted by Ashley Swartz.

Voted & Approved