

CHELMSFORD FINANCE COMMITTEE
MINUTES

April 29, 2019



MEETING: A meeting was held on Monday, April 29, 2019 at 6:30 PM at the Chelmsford Senior Center, 75 Groton Road, North Chelmsford

PRESENT: J. Clancy, E. Chambers, D. Goselin, K. Duffett, A. Langford, V. Parks and A. Tanini

ALSO PRESENT: P. Cohen, F. Reen, E. Antul

HANDOUTS: None

The meeting was called to order at 6:36 PM.

Approval of Minutes:

March 21, 2019:

Corrections were made to the minutes of March 21, 2019. K. Duffett made a motion that the Finance Committee accept the minutes of March 21, 2019 as amended. V. Parks seconded the motion. J. Clancy, V. Parks, D. Goselin and E. Chambers voted in favor of the motion. K. Duffett, A. Langford and A. Tanini abstained as they had not yet reviewed the minutes. The motion carried. The minutes were approved as amended.

Policy Discussion:

J. Clancy reported that per a decision by the first federal district court people no longer were required to state that they were recording government officials such as at public meetings. He said that he would continue to ask if anyone was recording at the start of meetings, however, he explained that people were no longer required to tell if they were intending to record the meeting. He suggested that as a policy for any non-televised Finance Committee meetings that the person who was running the meeting should make an audio recording of the meeting. A. Langford asked if this would just be the meetings held at the Senior Center. J. Clancy replied in the affirmative. K. Duffett commented that she thought that this was an excellent idea. A. Langford agreed. K. Duffett made a motion that the Finance Committee would adopt the policy of recording all non-televised meetings going forward. A. Langford seconded the motion. A. Tanini asked what would happen if the wrong button was pressed resulting in no recording. A. Langford replied that they should just do the best they could to make the recordings. D. Goselin asked where the recordings would be posted and how long they would be kept. J. Clancy replied that he did not believe that they would need to be posted. A. Langford suggested that given the nature of the committee that the recordings should be kept somewhere. J. Clancy replied that for now, he would suggest just emailing them to the group. He called the vote. J. Clancy, E.

Chambers, D. Goselin, K. Duffett, V. Parks and A. Langford voted in favor of the motion. A. Tanini abstained. The motion passed. The Finance Committee will adopt the policy of making audio recordings of non-televised Finance Committee meetings.

Special Town Meeting Warrant Article:

F. Reen stated that the Special Town Meeting Warrant Article was for a possible Payment In Lieu Of Taxes (PILOT) agreement between Chelmsford and 100 Wotton Solar SOCAP, LLC. He stated that the proposal was for a 720-kw metered ground-mounted solar voltaic facility. He said that the property at 100 Wotton Street was 12.53 acres in size and the heavy industrial building on the site was more than 100 years old. F. Reen explained that Chapter 59 Section 38H provided an alternative for assessing these types of plants. He explained that a PILOT agreement would be for a period of 20 years and would be outside of the tax levy and proposition 2.5 and would not be reflected in the tax rate. He said that the PILOT would be a tax agreement that the Town could enter voluntarily. He said that they were looking into entering negotiations which would result in the equivalent of assessing at full and fair cash value.

F. Reen stated that this type of tax agreement had a number of advantages. He explained that it resulted in the annual property tax being determined in a predictable and stable manner. He said that due to there being an agreement on property taxes it was less likely that there would be an appeal. He added that it would also protect the town if the facility became exempt in the future.

K. Duffett asked if the PILOT would have the same tax for all 20 years of the agreement. A. Tanini responded that she thought that the taxes increased. F. Reen replied that the agreement would have an estimate on the taxes and rates going forward. He noted that this would be based on the project cost now. He added that over the 20 years there would be a depreciation schedule such that the payments would go down. J. Clancy commented that there were risks on both sides. P. Cohen pointed out that the solar industry encouraged investment in facilities. He noted that this type of facility existed to foster the solar industry. He said that the first annual payment would be around \$5,800.

Public Comment Prior to Vote:

J. Clancy asked if there was any public comment prior to the Finance Committee making their recommendation on the Special Town Meeting warrant article. There was no public comment.

Vote on Recommendation for Special Town Meeting Warrant Article 1:

K. Duffett made a motion that the Finance Committee recommend approval of Special Town Meeting Article 1. A. Tanini seconded the motion. All voted in favor. The Finance Committee will recommend approval of Special Town Meeting Article 1.

A. Tanini made a motion to adjourn. A. Langford seconded the motion. All voted in favor.

The meeting adjourned at 6:49 PM.

Respectfully submitted,

Pamela A. Morrison