

FIRST DRAFT



Natick Finance Committee

Pursuant to Chapter 40, Section 3 of the Town of Natick By-Laws, I attest that the attached copy is the approved copy of the minutes for the following Meeting:

Town of Natick Finance Committee

Meeting Date: March 16, 2021

The minutes were approved through the following action:

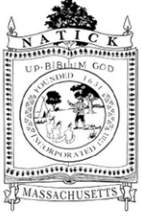
Motion: XXXX
Made by: xxxx
Seconded by: xxxx
Vote: x - x - x
Date: <date>, 2021

Respectfully submitted,

Bruce Evans

Clerk

Natick Finance Committee



TOWN OF NATICK

Meeting Notice

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, Sections 18-25

Natick Finance Committee

PLACE OF MEETING

Virtual Meeting accessed via Zoom:
ps://us02web.zoom.us/j/81404627596
Meeting ID: 814 0462 7596 Passcode:
715717 One tap mobile
+19292056099,,81404627596# US
(New York) Dial by your location +1
929 205 6099 US (New York)

DAY, DATE AND TIME

March 16, 2021
at 7:00 PM

Notice to the Public: 1) Finance Committee meetings may be broadcast/recorded by Natick Pegasus. 2) The meeting is an open public meeting and interested parties can attend the meeting. 3) Those seeking to make public comments (for topics not on the agenda or for specific agenda items) are requested to submit their comments in advance, by 2:00 PM on the day of the meeting, to the Chair: phayes.fincom@natickma.org. Comments will be posted on NovusAgenda and read aloud for the proper agenda item. Please keep comments to 350-400 words. 4) The Chat function on Zoom Conferencing will be disabled.

Posted: Tuesday March 16, 2021 2:55 PM

MEETING AGENDA

- 1. Call to Order**
 - a. Pledge of Allegiance & Moment of Silence
 - b. Advisement of Pegasus Live Broadcast and Recording for On-Demand Viewing
 - c. Review of Meeting Agenda and Ordering of Items
- 2. Announcements**
- 3. Public Comments**
 - a. [Committee policy & procedures available via this link and also at the meeting location](#)
- 4. Meeting Minutes:** Review & Approve Meeting Minutes for March 2, 2021 and March 4, 2021
- 5. Town Administrator's FY2022 Budget - Public Hearing**
 - a. [Budget Update](#)
 - b. [Forecast Update](#)
- 6. 2021 Spring Annual Town Meeting Warrant Articles - Public Hearing**
 - a. [Article 30: Extend Term of the Land Area & Makeup Study Committee](#)
 - b. [Article 21: West Natick MBTA Solar Project – Payment in Lieu of Taxes Agreement](#)
 - c. [Article 2: Committee Article - Sustainability Committee](#)
 - d. [Article 22: Home Rule Petition: Authorization to Issue 3 Wine and Malt Beverages Licenses](#)
 - e. [Article 1: Authorize Select Board to Acquire, Obtain, Abandon or Relocate Easements](#)
 - f. [Article 19: Personal Exemption Amounts](#)
- 7. Committee and Subcommittee Scheduling and Process**
 - a. [Update on upcoming Committee and Subcommittee meetings](#)
 - b. [Subcommittee Updates](#)
- 8. Committee Discussion (for items not on the agenda)**
- 9. Adjourn**

MEMBERS PRESENT:

Dirk Coburn, Member
Linda Wollschlager, Chairperson
Jeff DeLuca, Member
Bruce Evans, Clerk
Bill Grome, Member
Todd Gillenwater, Vice-Chairman
Julien LaFleur, Member
Mike Linehan, Member
Richard Pope, Member
Chris Resmini, Member
Phil Rooney, Member
Jim Scurlock, Member

MEMBERS ABSENT:

David Coffey, Member
Cathy Coughlin, Member

Jerry Pierce, Member

Town Administration

Mr. Bob Rooney, Interim Town Administrator
Mr. James Errickson, Deputy Town Administrator - Operations
Mr. John Townsend, Deputy Town Administrator – Finance
Ms. Juiling de los Reyes, Assistant Director, Finance
Mr. Eric Henderson, Director, Assessor's Office
Ms. Jillian Wilson-Martin, Sustainability Coordinator

Mr. Julian Munnich
Mr. Leo Ryan

Call to Order

Meeting called to order at 7:01 p.m. by Linda Wollschlager, Chairperson.

Announcements - None

Mr. Linehan moved to open the public hearing on the Town Administrator's FY 22 budget and the 2021 Spring Annual Town Meeting Warrant Articles, seconded by Mr. Grome, voted 12 – 0 – 0.

Roll-call vote:

Mr. Coburn = yes	Mr. Linehan = yes
Mr. DeLuca = yes	Mr. Pope = yes
Mr. Evans = yes	Mr. Resmini = yes
Mr. Gillenwater = yes	Mr. Rooney = yes
Mr. Grome = yes	Mr. Scurlock = yes
Mr. LaFleur = yes	Ms. Wollschlager = yes

Article 30 - Extend the term of the Land Area and Make-up Study Committee.

Presenter: Mr. Julian Munnich, representing the Land Area and Makeup Study Committee.

[Article 30 Questionnaire and Motion](#)

The Study Committee was formed on the basis of an action of 2019 Fall Annual Town Meeting. There was always a question as to how much land was actually available for each of the stated uses of the town didn't have those materials and it would be helpful to have that collected. The Study Committee was appointed by the Moderator and has five members and the project is moving along. Not surprisingly, it has been somewhat challenging to get materials out of the state agencies due to COVID restrictions. I want to emphasize that was no difficulties getting materials from the town. The biggest test that we've faced to this point was whether the town's version of GIS software met the requirements that the mandates on its reporting elements. Happily, the answer is that the GIS software Natick uses is compatible with the state GIS software. One of the more difficult components of the project is the ability to overlay water areas onto the other land uses and Natick's GIS software can do that so we can determine if an area designated as land may, in fact, partially be a water body. For example, 22 Pleasant Street, which was recently in the news, the assessor's records show that the property is zoned both Residential Single and Industrial-I (I-I) However, the property deed shows that the property line clearly goes into the center line of the Charles River so that's not available for industrial use. We believe that many such properties exist in town and the process of untangling this is quite straightforward. The town has been tremendous and has given us great advice Therefore the Committee requests an extension to 2022 Spring Annual Town Meeting.

Questions from the Committee

Mr. Evans said that he downloaded the guidelines for calculating land area minimum from the Mass. Dept. of Housing and Community Development (DHCD) and asked Mr. Munnich to define, in layman's terms, what is included or excluded in the calculation of land area. Mr. Munnich said, broadly speaking, it is used to calculate land available for use by a municipality. In some cases, it is used to determine whether a town is chapter 40 b question (OR NOT). It's also used to calculate water area that may be listed as the gross land area of a given municipality. Rivers and lakes are excluded from this calculation, but wetlands are not, so it's important to differentiate between the two. Accepted roads are excluded; unaccepted roads are not excluded. You also can not double-count certain exclusions, for instance, if in a broad category of exclusion is town-owned land that is under the control of the Housing Authority, and then you can't exclude it. So there's a series of tests for each of the categories of the inclusions and exclusions and this underscores the importance of having a proper mapping so you don't double-count something. A lot of the write-ups that have happened over the last year are with regard to the case of for instance, out of Watertown as to what could or could not be counted. The same occurred with Weston with the applications that they put before the state. Watertown actually did a much better job with their presentation. We can look at others for general modeling; we will have to create our own Natick-specific reports

Mr. Evans asked whether conservation land is excluded, noting that CED added budget to take care of the town's conservation lands. Mr. Munnich said whether the Conservation Commission actively acts in a custodial fashion or not wouldn't change the status of the land being able to be counted. It's important here also to understand the multiple different classes under which land may exist in certain conservation forums. Recently, the town came into a partnership with the Pegan Hill and that's one of the areas we're studying. The question is, under which classification the town would represent that land because the town has a position with regard to the ownership of that land, but the title is held by multiple other parties (Trustees of Reservations, New England Forestry, and another party). So it's a question of exactly how to report the Pegan Hill land and this is the type of project that shows some of

the elements where we've got some research to do. But at least we know where we're looking for it. There's another example of land which is, it's going to take us a little bit of research that perennially doesn't show up on protected lands. It's the triangle north of Route 30, south of the Turnpike, and on the third side it abuts TJX. When TJX was expanding there, they acquired that land from the Metropolitan District Commission (MDC), but as a condition of the Planning Board decision, it had to be put into a permanent conservation restriction. We have to research what the nature of that conservation restriction is. It may be as simple as when the MDC conveyed the land, they put a restriction on the deed when they conveyed it. Or it may be that the TJX put a restriction on it after-the-fact, to meet the planning board decision requirements. This frequently shows up on the open space maps of the town as unrestricted and available for development. If it's not, we have to nail down which specific type it is.

Mr. Evans asked what the work product that the committee will deliver to town meeting.

Mr. Evans asked how the 2020 census might imperil us.

Mr. Munnich said, conceptually, we're looking at the work product as two parts. One is a narrative, very much formatted along the lines of what the DHCD required from Watertown - that gives us a relatively good template of narrative and Excel sheets. The second is that we're hopeful that we may be able to product an atlas that shows the different layers of things that exist in town. And, if we create that atlas, the hope is that in the future pages might be able to be added to it. And this atlas could be extended to elements beyond the scope of this committee, such as adding pages for water and sewer lines, where utility poles are, where underground cables are located, etc. The fundamental work product will be a report in both Word and sort of graph form with the mission, say graph, but in table form, so a lot of our stuff is being captured in Excel, so we believe that it will be easily readable for people who like to read reports that will be easily readable for people that like to look at tables, and it will be even more readable for everybody who enjoys a good map.

Mr. Pope noted that no additional funding was being sought and asked whether another \$5000 was needed. Mr. Munnich said the \$5,000 request that was appropriated by town meeting was included because it was not known whether the town GIS system might require some add-on modules to be able to complete the work. However, the town GIS system has all the required capabilities so this funding is not required. We also thought that we might need to hire a consultant to do some technical work, but are finding that we haven't identified a need for that yet. Finally, the information sources are all public or open source.

Mr. Pope asked if the extension to 2022 Spring Annual Town Meeting would provide the Committee with enough time to complete its tasks and deliver the work product. Mr. Munnich said that they are in somewhat uncharted territory here. Our sense in working with the information is that in a completely unfettered situation, we could possibly have everything completed by 2021 Fall Annual Town Meeting. Unfortunately, in this environment, we're a little bit constrained and we're cognizant of not tripping up town employees trying to do their day-to-day work. In normal times, since a lot of the information needed is in the town archives in the basement of Town Hall or in the basement of the Morse Library, with normal access to these locations, we could move more quickly.

Mr. Linehan asked if, when a committee is extended, the allocated money for is encumbered and doesn't fall to free cash. Mr. Munnich said as it was explained to him, it hasn't been put into a line of any of town department and continues to be available until the dissolution of the Committee and any unused sum is returned as free cash to the town.

Questions from the Public

Mr. Jeremy Kipling, Town Meeting member, Precinct 6

Mr. Kipling said his understanding is that a work product of this committee was going to be a database and then I heard it would be an atlas and requested clarification on what the work product deliverable would be. Mr. Munnich said the GIS information will certainly exist in digital format as well all the reports at the conclusion of the work. The committee will create its report which will be put into the records of the town and be searchable and available. We're not reinventing a database; the data gets placed on to the different layers of the GIS. As far as reports that go to the state, the state is becoming more open to receiving reports in digital format. But curiously, many of these still require the actual written hardcopy document, but even those exist, be it in Word or some other commonly acceptable format. The information would reside in the existing databases that the town or the state maintains.

Mr. Kipling said if he understood correctly, we're going to use an existing GIS database and add land makeup and water data to that existing GIS database. Mr. Munnich confirmed and noted that the town has a quite robust GIS system already and the state will accept that the information (some municipalities are still working with earlier versions that don't have the ability to get as granular as the GIS that Natick uses).

Mr. Kipling asked whether this work would enable the town to make it easier to make zoning queries on the land in town. For example, if Town Meeting wanted to know what percentage of land is zoned residential in such and such latitude and longitude? Mr. Munnich said we already have a very good zoning map. Some people may have heard in excruciating detail on how I and another vaunted Planning Board Member went back at least to 1960, looking at every zoning change and map and we actually had to go back to the mid-1940s to untangle some items. However, the challenge with our current zoning map is, is determining whether or not land zoned a certain way actually exists for that purpose. In the example of 22 Pleasant Street, you can look at the current zoning map and see that there are this many acres of industrial land, but it counts water in the middle of the Charles River as industrial land. Another example is Tech where there was a large parcel of land zoned for industrial use there, but a huge percentage of the northeast component of that parcel is wetlands. Finally, there's the triangle of land north of Route 9, tucked in next to Shopper's World and Framingham that is zoned commercial. But it's under everything from Rivers Act to wetland restrictions, so even though it is what would be considered to be prime real estate, right on Route 9, zoned commercial, it's not really available for that use.

Mr. Linehan moved to recommend Favorable Action on Article 30 "to extend the term of the Land Area & Makeup Study Committee, established per Article 28 of 2019 Fall Annual Meeting and appointed by the Moderator, to expire upon the dissolution of 2022 Spring Annual Town Meeting, unless otherwise extended by Town Meeting", seconded by Mr. DeLuca, voted 12 – 0 – 0.

Roll-call vote:

Mr. Coburn = yes

Mr. DeLuca = yes

Mr. Evans = yes

Mr. Gillenwater = yes

Mr. Grome = yes

Mr. LaFleur = yes

Mr. Linehan = yes

Mr. Pope = yes

Mr. Resmini = yes

Mr. Rooney = yes

Mr. Scurlock = yes

Ms. Wollschlager = yes

Debate

Mr. Linehan said Town Meeting voted to get this information and it was only delayed by COVID restrictions, so it should be extended.

Mr. DeLuca noted that this is common-sense oriented and thanked the sponsor for the work already done and projected to be done in this area.

Mr. Evans said he was one of the skeptics who said he did not want to see this draining on the town GIS resources, so I'm pleased to hear that that has not occurred, and I would urge that it continue not to occur as we emerge out of COVID.

Article 1: Authorize Select Board to Acquire, Obtain, Abandon or Relocate Easements

Mr. Errickson said this is a standard motion that's been voted on by Spring Annual Town Meeting for a number of years. In brief, it allows the Select Board, on behalf of the town, to accept and adjust any easements that might come up during the course of the fiscal year. These are typically easements related to infrastructure projects, such as roadway work that might not be anticipated. It could be a drainage work that the town might be doing or and the Select Board would need to accept the easement for the drainage infrastructure on private property. These are no cost easements for the town. We have one coming up at the next Select Board meeting where it's a relocation of a legacy easement that predates a lot of our time with the town and goes back to when Flutie Pass was being constructed in the 1990s behind Natick Mall. There was a component of the agreement that the Development Authority passed, that the easement once acted on by the Select board would be removed. However, it was never acted on at the time, so this authority allows the Select board to act on behalf of the town to address those types of situations. It also includes things like a new placement of utility poles that might be on town property. For example, if we needed a utility pole within a right of way that the town has to provide an easement to the utility company that's installing that pole.

Questions from the Committee

Mr. LaFleur asked how the accepting of easements on private property works. Mr. Errickson said if there's a development that occurs and that includes the private developer installing infrastructure that would be need to be considered public infrastructure, like an improved drainage system that might be located on that private property. The town would want an easement for that public infrastructure so we could have the right to access it. This is not a common occurrence, but larger projects like the MathWorks Lakeside campus where they might need to put in public drainage. In this case, they're improving the public infrastructure, but it's physically located on their property. Because it wouldn't fit necessarily in like a right of way of a street, the town would want to have an easement over that public infrastructure so that we can maintain it or go on to that private property to unclog or fix it if it's a drainage system or sewer system. During the course of the year, we have a handful of these examples – some are standard ones while others are unique.

Mr. DeLuca asked, if this were not passed, would that postpone projects within the town and also make it so each project and each easement would need to be voted on individually during Town Meeting Special Town Meeting. Mr. Errickson confirmed that it would.

Mr. Evans moved "that the Town vote to authorize the Select Board, during Fiscal Year 2022, to acquire on behalf of the Town any and all easements for any of the following purposes: roads, sidewalks, vehicular and/or pedestrian access or passage, drainage and utilities, provided however that such authorization pertains only to easements acquired at no cost to the Town; and, further, to authorize the Select Board, subsequent to a public hearing, during Fiscal Year 2022 to abandon or relocate easements acquired for any of the foregoing purposes.", and to recommend that the Moderator add Article 1 to the Consent Agenda for 2021 Spring Annual Town Meeting, seconded by Mr. Coburn, voted 12 – 0 – 0.

Roll-call vote:

Mr. Coburn = yes
Mr. DeLuca = yes

Mr. Linehan = yes
Mr. Pope = yes

Mr. Evans = yes
Mr. Gillenwater = yes
Mr. Grome = yes
Mr. LaFleur = yes

Mr. Resmini = yes
Mr. Rooney = yes
Mr. Scurlock = yes
Ms. Wollschlager = yes

Debate – None

Article 19: Personal Exemption Amounts

[Article 19: Personal Exemption Amounts motion](#)

Presenter: Mr. Eric Henderson, Director, Assessors Office

Article 19 is an article that the Board of Assessors has sponsored for many years (24 years). Each year, we adjust the amounts of personal exemptions over the state limit. Statutory exemptions are programs for basically tax breaks for residential property owners. And in this case, you're looking at assisting disabled veterans, blind individuals, and low asset and income senior citizens. Again, as it's written in the motion, we're looking to increase the state amounts by 62.5%. We increase it by 2.5% each year, knowing that it's not necessarily a 2.5% increase. Knowing that taxes will go up 2.5% at a minimum, the Board of Assessors continues to try to help the people that in the program and new people who qualify for the program. Mr. Henderson noted that this is a standard motion and is identical to the prior year's motion except for a change in the date.

Questions from the Committee

Mr. Coburn commented that he would like to see this article become routine enough so that the Committee would recommend it for the consent agenda. That said, it doesn't have an appropriation but has financial implication and some new Town Meeting members may have questions about it.

Ms. Wollschlager said her opinion is that, if we do a good job in our Recommendation Book, this is a routine article that with minimal financial impact and we could ask the Moderator to consider it for the Consent Agenda.

Mr. Evans moved to recommend Favorable Action on Article 19, as follows "To see if the Town will vote to increase the Personal Exemption Amounts by 62.5% under the provisions of Chapter 73 of the Acts of 1986 as amended by Chapter 126 of the Acts of 1988 which provides for "Optional Additional Property Tax Exemptions" allowing an annually determined, uniform increase in the amount of exemption in General Laws, Chapter 59 Section 5 Clauses 17D, 22, 22A, 22B, 22C, 22E, 37A, and 41C (elderly person, disabled veteran, or blind person.)", seconded by Mr. Gillenwater, voted 11 – 0 – 1.

Roll-call vote:

Mr. Coburn = yes
Mr. DeLuca = yes
Mr. Evans = yes
Mr. Gillenwater = yes
Mr. Grome = yes
Mr. LaFleur = abstain

Mr. Linehan = yes
Mr. Pope = yes
Mr. Resmini = yes
Mr. Rooney = yes
Mr. Scurlock = yes
Ms. Wollschlager = yes

Article 22: Home Rule Petition: Authorization to Issue 3 Wine and Malt Beverages Licenses

[Article 22 motion](#)

Mr. Errickson said Article 22 is a Select Board-sponsored article to issue three wine and malt beverage licenses in the downtown mixed use (DM) district. I prepared this motion for them and it uses the same language that was provided to 2020 Spring Annual Town Meeting and was postponed due to the pandemic. Mr. Errickson said that he would try to get a member of the Select Board to call in to the meeting. Mr. Errickson said he's also happy to take the lead if there's interest on the Finance

Committee, noting that he can present the basics and help to inform the conversation. Mr. Errickson said he reached several Select Board members and they said he has the authority to represent them on their behalf of for this article. This motion or this article was not acted on by Town Meeting and is being brought back for 2021 Spring Annual Town Meeting for consideration. In brief, it's a home rule petition, which means that Town Meeting authorizes the Select Board to submit a home-rule petition to our state legislative delegation to authorize the issuance of three wine and malt beverage licenses for off-premises consumption for locations in the DM zoning district. As per the liquor licensing regulations for the town, the Select Board is responsible for reviewing and issuing these licenses. This article has no impact on the number of liquor licenses on which the number of adult-use retail marijuana establishments where the town must allow retail marijuana establishments equal to 20% of the liquor licenses in town. These are a standalone set of three licenses for those establishments located in the DM zoning district for wine and malt beverages, so hard alcohol would not be part of this. My understanding is that the Finance Committee did speak to this a little bit last spring, but I was not working for the town at the time.

Questions from the Committee

Mr. Rooney asked whether the Select Board reached out for feedback from businesses that have off-premises wine and malt beverage licenses. Mr. Errickson said the genesis of this came out of the planning work that the town had completed (Natick360) and we heard a lot from the Downtown Neighborhood Association, Natick Center Associates, and the Natick Center Cultural District, as well as residents and people in the neighborhood who were supportive of this. In addition, the town has been contacted by businesses who wanted to locate in Natick center to open up things like a cheese shop, butcher shop, or a small market, but the needed to have the ability to sell wine and malt beverages to make it economically viable to locate in the DM district. The town has no available liquor store licenses. Across town, we actually had an experience whereby when Total Wine and Wegmans moved into town – they were required to purchase liquor licenses from existing liquor stores. This article would provide the ability to add three very limited liquor licenses there was quite a bit of outreach to existing liquor stores in the Natick Center area, as well as around town to understand if they had concerns. My understanding is that, in general, they understood the desire for this and there was general support for this motion moving forward. This was also reviewed by the Economic Development Committee and supported as another tool for improving some of our business offerings in the Natick Center neighborhood.

Mr. Rooney said that he has heard, anecdotally, that some of the smaller liquor stores have experienced a negative impact from Total Wine and Wegmans than anything else. Mr. Errickson said the strain from Total Wine and Wegmans is real. However, we haven't done a formal study to understand the impact that these particular licenses might have on those establishments. We're trying to respond to the goal that we've heard throughout the years and then from the community and those associated with Natick Center development that this is needed to continue to expand the offerings available in Natick Center. Right now, for example, we have a liquor store in downtown Natick, but we don't have the ability to provide a necessary license to a cheese shop, butcher shop, small market. We've heard consistently through the years the desire for a small market and, unfortunately, without the ability to sell wine and malt beverages in these types of retail establishments, the market isn't quite there for them to invest in the Natick DM district. This conversation goes back several years - when I was the Community and Economic Development Director, I spoke with 2-3 or more different establishments that were seeking to open up in some of the newer spaces that were built at that time.

Mr. Rooney asked if there is a provision in the issuance of a liquor license where the license could be downgraded when the license is reviewed for renewal as a result of business activity harming local businesses. Mr. Errickson said the Select Board, as the local licensing authority shall not approve the transfer of these three licenses any other establishments outside of the DM district, and there's another clause that says it shall revert back to the licensing authority. So, if a business moves out of the DM district, they forfeit their wine and malt beverage license and a new applicant within the DM district could request that license. Thus, the intent is to ensure that it's truly benefiting downtown Natick.

Mr. DeLuca asked if any of the three licenses have been requested by existing downtown establishments. Mr. Errickson said that existing property owners trying to market their space have said that they could have had tenants but for the ability to have wine and beer licenses. There's no pending applicants that have approached the town or have any sort of application with the town attending.

Mr. DeLuca asked where the total of three licenses came from. Ms. Wollschlager said that the Committee heard this article last a year ago in 2020 Spring Annual Town Meeting and a write-up of our discussion is in our Finance Committee Recommendation Book and another member asked her exact same question Mr. DeLuca. The Select Board based the number on the recommendation of the Town Administrator who did the homework and learned that an absolute minimum of two and a maximum of five were considered and the Select Board settled on three licenses.

Mr. DeLuca noted that there is no size restriction on either the size of the building or the amount of sales. Mr. Errickson said in reviewing the license application, the licensing authority (Select Board) can add reasonable restrictions that they might seem might deem appropriate. The Select board has done that in the past whether it's a layout for a liquor store to ensure safety and other considerations. The DM district lends itself to smaller storefronts and smaller spaces so that provides a practical size limit.

Mr. DeLuca asked what percentage of a liquor store's revenues are wine and malt beverages vs. hard alcohol, noting that he is asking this to determine how much competition we are introducing to existing businesses in the DM district. Mr. Errickson said he did not have any information on this.

Mr. LaFleur asked why this is limited to the DM district as opposed to allowing this to be town-wide. Ms. Wollschlager said that a member asked this question last spring and we were informed that this is part of the board's vision to increase the vitality of the downtown and one of the areas of focus of the Select Board is to maintain and enhance the downtown area and you'll see evidence and other articles that we're supporting for town meeting. Mr. Errickson adding that the DM zoning district is a focused economic development area for the town. It's our central business district and it's continuously seen efforts to revitalize itself through the years through the efforts of public-private partnerships such as Natick Center Associates. The ability to target these types of licenses along with a lot of the other stuff that we've been targeting in the DM district adds to the offerings that we can provide as we encourage that continued revitalization and private investment. This is an additional tool in our toolbox that we can offer businesses to locate a Natick center. Mr. Errickson said there is nothing preventing a future home-rule petition to target other areas in town.

Mr. Pope asked for detail on how this doesn't affect the retail marijuana businesses located in Natick. Mr. Errickson said this petition would not impact the Adult-Use Marijuana businesses because the number of licenses that can be issued per town bylaws for Adult-Use Marijuana businesses is limited to 20% of the number of off-premises liquor stores (full liquor store licenses). Home-rule petition licenses are not based on population and therefore are not included as the basis for calculating the number of potential Adult-Use Marijuana businesses and we specifically reference that section in the town bylaws, where we restrict the number of adult use retail marijuana establishments. Mr. Errickson noted that the language of this home-rule petition was reviewed by Town Counsel's expert on liquor licensing and we

were told that the wine and malt beverage licenses would not be considered in the calculation of retail marijuana establishments.

Mr. Linehan asked what would happen if someone were to open a cheese shop and received a wine and malt beverage license, then closed down the cheese side of the business and became solely a beer and wine shop in the downtown region. Ms. Wollschlager noted that last spring, a member asked if there was language in the article that precluded someone from opening a package store selling only wine and beer and was informed that this type of license would require it to be used in conjunction with the sale of other goods and not be a package store license and if they were to close the cheese operation, in this example, they would be violating the terms of that wine and beer license and the Select Board could rescind that license,

Mr. Linehan asked, given the restrictions of the issuance of these licenses to the DM district in Section 1, what is the purpose of section 2. Mr. Errickson said the idea of Section 2 is to eliminate the transfer of this license outside of the DM district. It is also included to make it explicit that these licenses are not transferrable.

Mr. Linehan asked whether the license had value as an asset that could be sold to another business seeking to locate in the DM district. Ms. Wollschlager said Section 3 covers this possibility and prohibits and revokes the license when it is no longer used by the licensee. Mr. Evans noted that last year, a member asked if the article clarified the process of transferring licenses out of the DM district in regard to state stipulations that would allow them to do that. Selectmen said two options were discussed with Town Counsel: 1) to increase the number of off-premises licenses for the entire town or 2) done by special legislation within a defined zoning list. The Select Board chose the second option.

Mr. DeLuca asked what kind of license the downtown craft brewer, Kells has. Mr. Errickson said they fall under a separate provision of state law that applies to a craft brewery. It's a special case because the beer is brewed on-site. It's similar to the license that Lookout Farm is using for their Hard Cider that they brew on-site and sell on-site.

Mr. DeLuca moved to refer this article to the Select Board, seconded by Mr. LaFleur, voted 9 – 3 – 0

Roll-call vote:

Mr. Coburn = no	Mr. Linehan = yes
Mr. DeLuca = yes	Mr. Pope = yes
Mr. Evans = no	Mr. Resmini = yes
Mr. Gillenwater = no	Mr. Rooney = yes
Mr. Grome = yes	Mr. Scurlock = yes
Mr. LaFleur = yes	Ms. Wollschlager = yes

Mr. Coburn moved to recommend Favorable Action on Article 22, seconded by Mr. Evans, not voted.

Mr. Linehan moved to recommend Favorable Action on Article 22 with the edit that "once issued, the local licensing authority shall not approve the transfer of these three licenses to any other entity other than back to the town.", not seconded

Debate

Mr. DeLuca said that he would need a few more answers before he felt comfortable either supporting or not supporting this article. I think it misses the mark from what I hear people consistently request for downtown Natick hearing a lot of people request eateries with liquor, bars, pubs, not necessarily beer and wine stores. I would say come back when we have three businesses asking for beer and wine licenses. As it's written right now, it just helps developers and makes existing property potentially more expensive and elevating rents. In my opinion, this could be oversaturation. As we have a liquor store

downtown and a brewery downtown already. Other members have suggested that this be opened up to the entire town and it might be more warranted in that case.

Mr. LaFleur said he felt this motion seems incredibly paternalistic and makes assumptions about what is best for business and is not thinking holistically enough about the broader town and it's based on poor economic assumptions. I'm going with the referral motion because I don't think increasing the number of liquor licenses around the town is a good idea.

Mr. Coburn said he is trying to process some of the objections that he's heard. I support the growth of Natick Center into something beyond what it is now – something more attractive than it is now. If Natick Center becomes more attractive, property owners and landlords are, of course, going to prosper landlords are going to prosper. In my opinion, we want Natick Center to be vibrant and more prosperous and a place where we all want to spend more time such as very attractive & successful downtowns in the state such as Concord, Salem, Lexington, and others where there is the "stickiness" and that attracts people and pedestrians wanting to spend more time in the area. This article won't realize that whole vision, but does address something that is common to a lot of those more successful town centers you see around the state. It's a tool that we give to give the elected Select Board, the licensing authority. There are some concerns voiced here that I share that I think are appropriately addressed in the terms and conditions of issuance by the licensing authority.

Mr. Evans said, in the interest of time, he agreed with many of Mr. Coburn's points, and would like to turn to some of the safeguards that are that are in this home-rule petition. When the Select Board spoke to Town Counsel specializing in alcoholic beverage licensing, they suggested offering these licenses only within the DM zoning district. We heard earlier from Mr. Errickson that the purpose of defining this as a targeted district is part of the revitalization of the DM district, a key objective of the Natick360 master plan). There is nothing in this article that says, in the future if this proves successful; we could not roll it out elsewhere in town. Another issue that was raised was the size of a potential store in downtown Natick and that is not a big concern because of the space limits in the DM zone and the fact that the Select Board will review any application for applicability to the DM district. These licenses are adjunct licenses, just as a wine and beer license is to The Center for Arts in Natick (TCAN) – it's ancillary to their core business. This is a benefit to the downtown mixed use area, it can attract businesses. This is not a tool for existing businesses that are supportive of this idea as expressed to Natick Center Associates and others, so this is a tool to help entice new businesses to locate in Natick Center to make it as vibrant and desirable a destination as possible.

Mr. Linehan said a lot of times our opinions are based on our world view, asking what's to prevent a convenience store from locating in the DM district, not that they could apply for a wine and malt beverage license and challenge the Select Board to deny it. I grew up in a city where every little convenience store had sold wine and malt beverages and it really downgraded the neighborhoods.

Mr. Rooney said he believed that not enough thought has been put into this particularly about the potential impact on existing businesses in Natick. I also do not believe that this should be restricted solely to the DM district and expanding it to other parts of the town may have some validity - I'm not convinced it is, but understand how it might be.

Ms. Wollschlager noted that Mr. Errickson is owed an apology by some members of the Select Board who left you here without really understanding what the genesis of this article was a year ago, and leaving you to answer a number of questions that our committee had that you just simply did not have the background or knowledge to answer. I really wish that someone from the Select board were here because I think this would have been a different conversation. I know we had a very good conversation about this last spring when a member of the Select Board was here and we supported the motion that was made to us then unanimously, but a number of things have come up from our Committee this

evening that were not answered to the satisfaction of the Committee. As much as I would like to support business development downtown, I'm also going to support referral.

Article 21: West Natick MBTA Solar Project – Payment in Lieu of Taxes (PILOT) Agreement

[Article 21: West Natick MBTA Solar Project – Payment in Lieu of Taxes Agreement](#)

Mr. Eric Henderson, Director, Assessors Office

Ms. Jillian Wilson-Martin, Sustainability Coordinator

Mr. Henderson said this article is to allow the Select Board to enter PILOT on solar assets for the West Natick MBTA train station. From the assessing standpoint, the goal is to ensure that you're taxing the assets at their fair and full cash value. There are a number of reasons why solar projects have been steered in this direction, not just here in Natick, but statewide and beyond. There's a fundamental disagreement between the Department of Revenue (DOR) who advises cities and towns on assessing and taxation and the Appellate Tax Board (ATB), which is the court where tax appeals are heard. In a nutshell, there are probably going to be revisions to this law since the law was enacted in the late 1970s. From the Assessor's standpoint, the law permits us to tax the excess solar (the electricity that is generated by the solar arrays, but not used on the site) The ATB has ruled that if it is a taxable property, you cannot tax solar. And if it is a non-taxable property as far as real estate taxes, the ATB says you can tax solar. From the standpoint of the town, a PILOT agreement is a good idea because we don't know if the ATB will change its mind and determine that exempt properties that do not pay real estate taxes are exempt from taxation on these solar assets. From a developer standpoint, they build in the cost of these taxes into the cost of the energy as part of this contract. With any nonprofit entity, in this case, the MBTA, they build in these costs, so our goal is to generate a small amount of revenue, while acknowledging that this is a positive project for sustainability. My role as Assessor is to make sure that the financial impacts of the PILOT agreement makes sense. Passage of this Article would allow the Select Board to enter into a PILOT agreement. Mr. Henderson said there is precedent for this type of PILOT agreement. We have done this twice before:

- The solar panels next to the Mass Pike with AMERESCO
- The Walnut Hill School, they also have a PILOT agreement.

Questions from the Committee

Mr. LaFleur asked for clarification of what is being taxed in this PILOT agreement – is the town taxing the excess power that is coming from those panels that they would be selling. Mr. Henderson said it is not. We tax the solar array similar to how we tax personal property or business property, so we're taxing the panels, the inverters, the structures that hold the solar panels. Also, you know, the parking structures that hold the solar panels, maybe cover more technical parts. This is generally done when taxing assets that depreciate over time.

Mr. LaFleur asked, if the town goal is to get to more sustainable development, how this helps the town achieve this goal when it increases the cost of solar power. Mr. Henderson said these assets are owned by the developers of that land, and the property owners have a twenty-year lease with the MBTA. The tax is a relatively minimal amount and, the developers prefer that have these type of agreements so that they have no costs that they need to monitor and they build it into their contracts.

Mr. DeLuca asked what the depreciation schedule is on solar equipment and does it match the 20 year lease period. Mr. Henderson said he would need to check the personal property tables, but estimated that the lifespan of the solar technology that they are installing today may be obsolete in ten years.

Mr. DeLuca said if the technology does become obsolete and is replaced in ten years, this PILOT agreement would extend the duration of that agreement period. Mr. Henderson said the equipment will remain for the 20 year lease unless it were completely dismantled in which case, it would no longer be

business property eligible for taxation (and likely fully depreciated). From the town's perspective, it guarantees some future revenues whereas if the technology has changed 10 years from now, we might then be looking at, a valuation appeal for an asset that has depreciated to zero or very minimal value.

Mr. DeLuca asked if the infrastructure technology is replaced during the 20 year lease period, what does that do to this agreement. Mr. Henderson said the lease would only be voided if the lessee of the property (MBTA) took down the entirety of the solar panel. None of us know where this technology will be in twenty years. This agreement is based on the value of the property installed on the roof of this parking lot. If solar were to be replaced with a new technology, both the town and the lessee could revisit this PILOT agreement.

Mr. DeLuca asked what the basis for appraisal of these solar arrays is. Mr. Henderson said it is done on a cost basis, then depreciation. However, that's where we adhere to the DOR recommendations and ignore the ATB recommendations because we defer credits and some of those other things change as political administrations change. If we were going to have a humungous solar farm, we would probably hire a consultant to appraise it and do a more advanced appraisal on it. In this type of situation, cost approach is the preferred method and how most communities are doing it. The PILOT agreement guarantees some revenues over the term of the agreement. Mr. Henderson said they value the solar array as brand new and then depreciate it down over the life of the agreement. Both of the PILOT agreements that we have done have a not-to-exceed cap built-in to the agreement.

Mr. Coburn noted that the town has other solar installations in town, on the schools, some municipal buildings, and the high school parking and asked whether the town gets any revenue from these solar installations. Mr. Henderson said the solar arrays at the high school, for example, don't have a PILOT agreement because the school is using the energy generated by the solar arrays. It doesn't make sense for the town to have a PILOT agreement with the schools because we would be taking money from one pocket and putting it in another – it's the same pot of money. We are looking at putting solar arrays on Natick Housing Authority property. Here, this is kind of a state owned land situation. Mr. Henderson said the school solar arrays do not connect back into the power grid and their on-site consumption varies. Ms. Wilson-Martin said power consumption from the solar arrays varies by school or town building; Most of them are behind the meter meaning the town is not receiving any net metering credits due to the sale of the electricity. Some of them are ahead of the meter, but as Mr. Henderson mentioned, built into the contract is a stipulation that the town won't charge a PILOT agreement cost. In doing so, the savings from not taxing this property is that the school see those savings by using the more electricity generated from the arrays and less from conventional power connections.

Mr. Scurlock asked if the installation of solar arrays would preclude a second level of parking ever being built on that property. Ms. Wilson-Martin said it would be very unlikely that the MBTA would dismantle a solar array that they are installing on the roof and they are using that power to light the parking lot. Further, Ms. Wilson-Martin said the town reached out to the MBTA and recommended against building a solar canopy here for that reason, but we will not be able to prevent the MBTA from installing solar arrays by not signing a PILOT agreement.

Mr. Scurlock asked whether the solar arrays would span the entire parking lot and require trees in the surrounding area to be cut down. Ms. Wilson-Martin said she couldn't speak to the details of the project, but her general recollection is that their solar canopy is a long span solar canopy in the center of the parking lot. I'm not aware of tree cutting, but can't guarantee that that won't be happening.

Mr. Pope noted that he has been researching installing solar panels on the roof of his house and noted that the cost of the panels have gone down and the benefits have gone up dramatically over the last few years. Would a PILOT deal generate less tax revenue because the cost of the panels and equipment has decreased considerably? Mr. Henderson said that is correct – the cost of the property (the solar panels

and associated array equipment) has gone down, no doubt about it and that reduces the taxes that a business or organization with a PILOT agreement on a solar array would pay. Mr. Henderson likened it to the tax on a car – if the car costs less (or your car is older and more depreciated), then we don't tax it as much. The incentives of adding solar large scale solar in Massachusetts have decreased substantially since the town installed its first arrays in 2012. There are still a lot of great things about going solar, but the incentives have changed dramatically and we see that in the projects that we explore as a community.

Mr. Linehan asked how granular the definition of the solar array is in that agreement. For example, if they signed a PILOT agreement, then expanded the solar array is sufficient description to identify that the PILOT agreement should be adjusted because the value of the property has increased. Mr. Henderson said they give us a detailed synopsis and it also follows personal property tax laws that we already tax under as a self-reported tax. Businesses are supposed to report their assets to us in a pretty detailed fashion.

Mr. LaFleur asked how much revenue we expect to get from this PILOT agreement. Understanding that it's not an apples-to-apples comparison, the PILOT agreement for Walnut Hill School has a not-to-exceed amount is \$68,777 on the original cost of about \$400,000 worth of assets, over the twenty-year term of the agreement. The AMERESCO installation was a little smaller so the agreement has a not-to-exceed amount of \$54,000 over the twenty-year term.

Mr. LaFleur asked if the MBTA parking lot is relatively small and the agreement would like have a not-to-exceed amount is \$25,000.

Mr. Linehan moved to recommend Favorable Action on Article 21 as follows " Move that the Town, pursuant to the provisions of Chapter 59, Section 38H of the Massachusetts General Laws, or other applicable law, vote to authorize the Select Board to enter into an agreement with West Natick (Fund III) Operating, LLC or its affiliate or assignee for payment in lieu of real and personal property taxes with respect to solar photovoltaic electric generating facilities on land owned by the Massachusetts Bay Transportation Authority located at the West Natick MBTA Station, 249 W Central St, Natick MA, 01760 and, further, to authorize the Select Board, the Town Administrator, and the Select Board's designee(s) to take any action necessary to accomplish the purposes of this article.", seconded by Mr. Coburn, voted 5 – 1 – 4.

Roll-call vote:

Mr. Coburn = yes	Mr. Pope = abstain
Mr. DeLuca = abstain	Mr. Resmini = abstain
Mr. Evans = yes	Mr. Rooney = yes
Mr. Gillenwater = yes	Mr. Scurlock = abstain
Mr. LaFleur = no	Ms. Wollschlager = yes
Mr. Linehan = yes	

Ms. Wollschlager said the Finance Committee has no recommendation for Town Meeting

Debate

Mr. Linehan said this is similar to the two previous PILOT agreements for solar panels and it makes sense to do it this way. So I would just recommend that we approve this agreement. I understand the need for parking at both stations and we should urge the Select Board and our elected representatives to

encourage the MBTA to investigate putting up a garage at West Natick and then put a solar array on top of it

Mr. Coburn said, as a Finance Committee, we should be biased toward recommending anything that includes some revenue for the. In looking at our longer-term responsibility, I want to encourage the Assessors and Sustainability staff to think about how we normalize the ecosystem of renewable energy assets and real property that support our public enterprise. Mr. Coburn said he would like to see the town fit these types of projects into a larger framework that will withstand judicial challenges so that we have a robust and reliable future source of support for public budgets in this growth area of our economy.

Mr. LaFleur said he is not in favor of this agreement because this is a service that is creating green energy and we want to encourage more of this in Natick. Taxing on a renewable power source sends the wrong message that we are not trying to expand the installation of solar and renewable energy. The solar arrays don't cost the town anything and we are not providing any more services to the MBTA for these. The fact that the agreement is with a private enterprise is an irrelevant justification and the amount of money that's coming in to the town is minimal.

Mr. Scurlock noted that those who have been on the committee for a while know that we've tried to expand parking and it has failed every time. I am highly in favor, highly in favor of renewable energy and increased revenue to our town. However, we know that we need more parking to attract business downtown, and encourage greater participation in mass transit. People have requested increased parking at the West Natick MBTA station for years, yet nothing has been done. Building a solar array on top of the proposed parking structure would preclude the addition of a second level of parking, so I'm conflicted

Mr. Evans noted that there is no denying the need for more parking at either of the MBTA stations in town. However, the MBTA plans to install this solar array on their property, I imagine powering the lighting in the parking area of the West Natick station and they are within their rights to do that without town permission because they are adhering to the zoning bylaws. In my view, there's no negative side to doing this PILOT agreement to get a small amount of cash. We're not discouraging the use of solar. In fact, it's another point in town where people see a solar panel in a public place, so I dare say it actually is encouraging it.

Mr. DeLuca said he is conflicted as Mr. Scurlock described. Mr. DeLuca said that there may be movement on stimulus money that may enable the MBTA to expand parking. If we delay the installation of the solar arrays, we might be able to better meet this need.

Mr. Rooney said questioned the assumption that the town can increase parking on property not owned by the town of Natick. While I understand the need for increased parking, I have a bias towards finding ways where we can realize a benefit to the people of our community as opposed to the general ridership that uses the public transportation. I've seen surveys of some other towns that had bigger parking lots than we have in the town of Natick and it turned out that many of the spaces were used by people from adjacent communities. With respect to taxing solar initiatives, I understand that sentiment, but generally speaking, a private business (and I'm not sure about the case of a government entity like the MBTA) reaps incentives and benefits from installation of these arrays. For the town to take a very small piece of that in the form of tax doesn't disturb me in the least.

Ms. Wilson-Martin said she wanted to clarify that the MBTA is already constructing the solar arrays at the West Natick station.

Article 2 – Committee Article

[Article 2: Committee Article - Sustainability Committee](#)

NetZero

Ms. Wollschlager stated that Article 2 is where we ask town meeting to hear or hearing discuss presentations by our town committees. Typically, our town committees do not bother to come to the Finance Committee and go directly to Town Meeting, so I want to applaud Ms. Wilson-Martin for presenting to us. Ms. Wollschlager reminded the committee that the only action the Finance Committee can take is whether they recommend that Town Meeting hear and discuss the presentation from the Sustainability Subcommittee.

Ms. Wilson-Martin is joined by Leo Ryan, the chair of the Sustainability Committee. Ms. Wilson-Martin said she has shared the presentation that she would be giving to Town Meeting, but would focus on highlighting the key points at this meeting. She noted that she presented the same presentation at a number of public meetings including the Select Board and the Planning Board, so those are available on Natick Pegasus.

Ms. Wilson-Martin said the genesis of this presentation was based on a non-binding resolution at 2018 Fall Annual Town Meeting, that the community adopt a goal to reach net zero greenhouse gas emissions by 2050. Within that resolution was a request that the Sustainability Committee complete a few items, the first being to complete a community-wide greenhouse gas inventory. We have completed that inventory and the findings are in the presentation. The second item is to develop a plan of what the focus is, and finally, to provide an annual update to town meeting. Unfortunately, we weren't able to provide that update last year due to COVID.

Mr. Leo Ryan introduced himself as the Chair of the Sustainability Committee and noted that a lot of work has gone into this presentation and there are different ways for you to access that information and we are always available to dig deeper and provide greater detail and discuss some of the assumptions and findings that we've had so far. He thanked Finance Committee members and the other eight members of the Sustainability Committee who put in a lot of work to gather this information. This work is the continuation of work that we can trace back to as far as 2004 when town government leaders saw the advisability of getting involved in sustainability measures, and positioning ourselves as a green community. Actions like that have brought over a \$1.5 million dollars into town that are directly related to sustainability efforts. Since that time, there been a number of additional successes that continued on this path of sustainable development within town, including a very successful solar campaign where we saw 154 residences and businesses install solar panels in support with the Mass. Clean Energy Center, a great example of how Natick citizens were rallying around this. As Ms. Wilson-Martin mentioned, the non-binding resolution passed by 88 – 12 at Town Meeting, indicating broad support for the work that we've begun here. Our information gathering involved extensive outreach over 1.5 years, in collaboration with the Metropolitan Area Planning Council (MAPS) and collaboration with other communities like Arlington and Melrose. We focused in on some “Net Zero heroes”, typically people working in municipal government who made great strides in the areas of sustainable development and regular outreach and events like Earth Day. We had a lot of input from different factions of the town and gathered this information. As part of this process, we developed a baseline of where our current carbon emissions came from and learned that about 62% of the carbon footprint of the town is in the residential sector, 31% in the business and industrial sector and 4% in the municipal footprint. As we go about implementing strategies, we need to ensure that all three communities are served. Net Zero is about understanding where our carbon emissions come from and balancing that by increasing the access to clean energy and identifying the sources of carbon sequestration, the tree canopies for instance. Part of that strategy is reduce the general consumption and to “green” the rest of our

consumption and do this in an equitable manner, making sure there's not a differential from those who have financial means and those who don't. It's a challenge that all communities face, but it's one of our prime objectives. We've identified six key areas where we plan to work and the plan has extensive background about how we go from strategies to implementation. I don't want to spend too much time on that, only to help you understand that a lot of time and thought went in to gathering information and generating practical steps towards that net zero targets. These areas enable us to begin the conversation of how to impact residential, business and municipal sectors and "greening" all three of those areas.

Mr. Evans moved to hear and discuss the Net Zero report of the Natick Sustainability Committee, seconded by Mr. Gillenwater, voted 11 – 0 – 0

Roll-call vote:

Mr. Coburn = yes	Mr. Pope = yes
Mr. DeLuca = yes	Mr. Resmini = yes
Mr. Evans = yes	Mr. Rooney = yes
Mr. Gillenwater = yes	Mr. Scurlock = yes
Mr. LaFleur = yes	Ms. Wollschlager = yes
Mr. Linehan = yes	

Mr. Linehan moved to close the FY 2022 Town Administrator Budget hearing 2021 Spring Annual Town Meeting Warrant Article review hearing, seconded by Mr. Evans, voted 11 – 0 – 0.

Roll-call vote:

Mr. Coburn = yes	Mr. Pope = yes
Mr. DeLuca = yes	Mr. Resmini = yes
Mr. Evans = yes	Mr. Rooney = yes
Mr. Gillenwater = yes	Mr. Scurlock = yes
Mr. LaFleur = yes	Ms. Wollschlager = yes
Mr. Linehan = yes	

Meeting Minutes

March 2, 2021

Mr. Linehan moved to approve, as amended, the March 2, 2021 minutes, seconded by Mr. Scurlock, voted 11 – 0 – 0

Roll-call vote:

Mr. Coburn = yes	Mr. Pope = yes
Mr. DeLuca = yes	Mr. Resmini = yes
Mr. Evans = yes	Mr. Rooney = yes
Mr. Gillenwater = yes	Mr. Scurlock = yes
Mr. LaFleur = yes	Ms. Wollschlager = yes
Mr. Linehan = yes	

March 4, 2021

Mr. Gillenwater moved to approve, as amended, the March 2, 2021 minutes, seconded by Mr. Scurlock, voted 11 – 0 – 0

Roll-call vote:

Mr. Coburn = yes	Mr. Pope = yes
Mr. DeLuca = yes	Mr. Resmini = yes

Mr. Evans = yes
Mr. Gillenwater = yes
Mr. LaFleur = yes
Mr. Linehan = yes

Mr. Rooney = yes
Mr. Scurlock = yes
Ms. Wollschlager = yes

Mr. Linehan moved to adjourn, seconded by Mr. LaFleur, voted 11 – 0 – 0

Roll-call vote:

Mr. Coburn = yes
Mr. DeLuca = yes
Mr. Evans = yes
Mr. Gillenwater = yes
Mr. LaFleur = yes
Mr. Linehan = yes

Mr. Pope = yes
Mr. Resmini = yes
Mr. Rooney = yes
Mr. Scurlock = yes
Ms. Wollschlager = yes

MEETING ADJOURNED 10:24 PM