



**TOWN OF NAHANT  
Advisory and Finance Committee**

**Members**

Perry Manadee, Chair  
John Fulghum, Vice Chair  
Henry Clausen  
Laurie Giardella  
David Ragucci  
Julie Tarmy  
Robert Vanderslice  
Judy Zahora

**Nahant Advisory and Finance Committee Minutes**

**Thursday, May 7, 2020 – Teleconference**

**Members Present: Manadee, Vanderslice, Fulghum, Ragucci, Zahora, Tarmy**

**Members Absent: Giardella, Clausen**

**Others Present: M. Capano. C. Bauta, Watkins, A. Antrim, L. Spencer, and other unknown call-ins.**

**Meeting called to order at 7:02 p.m. Mr. Manadee read the Governor's March 12, 2020 order allowing for remote public meetings. Phone in 1-408-418-9388, meeting #625 704 246**

**Manadee and Fulghum reached out to Town Mgr. and Acct. re: FY20 revenues.**

- **According to Acct (by email), revenues have been impacted**
- **Hoping for improvement soon**
- **FY 21 may also be impacted**
- **Current budget will need to be revisited**
- **CPC state share expected to be much lower**
- **May need to consider 1/12 budgeting**

**Approved minutes from 3/24/20 and 3/31/20; motion made by Zahora, seconded by Fulghum; unanimous vote to approve.**

**Discussion on remaining Articles:**

**Art. 4: classification – Vanderslice: still no contracts reached; will need to revisit after reading through recent information**

**Art. 5: Elected positions; Change clerk position to \$55k, put \$5k either in reserves or OPEB at Town Acct. recommendation; move to recommend as amended by Fulghum, second by Zahora.**

**Art 14: CPC Grant articles.**

- **A. Admin. Exp. – motion to recommend by Vanderslice, seconded by Ragucci, unanimous**
- **B. Ellingwood – motion to recommend by Tarmy, seconded by Zahora, unanimous**
- **C. Dory Club Gangway – table while inquiring about liability**
- **D. Historical Society - motion to recommend Zahora, seconded by Ragucci, 5 aye/1 abstain (Tarmy)**



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- **E. Community Housing Window Replacement – motion to recommend by Zahora, seconded by Tarmy, unanimous**
- **F. Community Housing Building – motion to recommend by Tarmy, seconded by Zahora, unanimous**
- **G. Bailey’s Hill, Ft. Ruckman – motion to recommend by Tarmy, seconded by Ragucci, unanimous**
- **H. East Nahant Historic District – table for now to read through recently rec’d info.**
- **I,J,K,L,M to be addressed at future meeting**
- **N. East Point Eminent Domain – Fulghum spoke with Steward Saganor, Exec. Director of Community Preservation Coalition about: a. permissibility of using CPC funds for eminent domain to generate conservation restriction; b. to borrow funds, and c. to pay legal fees. All are allowable under statute regarding eminent domain to protect iconic and important natural resources in town – East Point fits here. Gave an example of town of Newton doing this successfully. For Nahant, we do not know what the actual figure will be. Could \$4M be too low? L Spencer weighed in that due to the area in question be a Natural Resource, there are limitations on the value of this property. Selectmen may be seeking a second appraisal. (at this point, Mr. Ragucci had to leave the meeting.) Decision made to table this article until a later date. Would like to have a full committee to vote.**

Further discussion on Vanderslice NEU cost impact update. Committee still unclear on property tax shift. Manadee will check with Town Assessor.

**Continuation of CPC articles:**

- **O,P,Q,R, S. – clawbacks - moved to recommend by Fulghum, seconded by Zahora, unanimous.**
- **T. General Reserve – moved to recommend by Fulghum, seconded by Tarmy, unanimous**

Rights of Way grant request was removed due to there being an unused balance of approx. \$13K from prior grants for rights-of-way work.



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**Next Meeting(s) – would like to invite Bea Rogers and Kristen Kent. Proposed meeting(s) for next Tuesday and Wednesday, May 12<sup>th</sup> and 13<sup>th</sup>.**

**Motion to adjourn by Zahora, seconded by Tarmy, unanimous.  
Meeting adjourned at 9:13 p.m.**