

**MINUTES OF THE SALISBURY BOARD OF SELECTMEN MEETING
MONDAY SEPTEMBER 25, 2023 – 7:00 PM
SALISBURY TOWN HALL, 5 BEACH ROAD
COLCHESTER ROOM**

PRESENT: Chairman Ronalee Ray-Parrott, Selectmen Michael Colburn, Chuck Takesian, Selectman Donna Abdulla and Terry Marengi, Jr.

ALSO PRESENT: Neil J. Harrington, Town Manager and Adrienne Linnell, Executive Assistant

I. Call to Order/Salute to the Flag

Chairman Ray-Parrott called the meeting to order at 7:00 PM in the Colchester Room, Salisbury Town Hall. She then announced, per the Open Meeting Law, that this meeting is being recorded and broadcast live.

II. Acceptance of Minutes: Regular Session of September 11, 2023, and Emergency Meeting of September 14, 2023

Motion by Selectman Colburn, second by Selectman Takesian; unanimously voted to approve the Minutes of the September 11, 2023 regular meeting and the September 14, 2023 emergency meetings.

III. Public Comment

IV. Old Business

- a. Vote to Approve Assignment of Host Community Agreement Between the Town and Ganesh Wellness, Inc.
- b. Vote to Approve Amended Host Community Agreement for Recreational Marijuana Retail Business at 191 Lafayette Road

Selectman Ray-Parrott announced that these two items would remain on the table.

V. New Business

- a. License Renewals: None
- b. New Licenses: **Street Performer** – A.J. Fronce – Beach Area
Mr. Fronce told the Board a little about himself, moving from Pittsburg recently and having his own YouTube channel. Selectman Colburn Ray-Parrott made a motion to approve;; seconded by Selectman Abdulla; unanimously voted to approve.
- c. License Amendments: None
- d. Liquor License Renewals: **One-Day Special Liquor License Permit**
Applicant Michael Riley spoke about the Wedding Vow Renewal set for Friday, October 13, 2023 at the Carousel at Salisbury Beach. He owns a small catering company and will be providing hors d'oeuvres & appetizers, and serving beer, wine soda & water from 6:00 PM – 10:00 PM. Motion by Selectman Takesian, second by Selectman Colburn; unanimously voted to approve the One-Day Special Liquor License.
- e. New Liquor Licenses: None
- f. Committee Appointments: **Salisbury Council on Aging** - One term to expire on 6/30/2026: one applicant – Warren Worth
Motion by Selectman Takesian, Second by Selectman Abdulla; unanimously voted to re-appoint Warren Worth for a two-year term to expire on June 30, 2026.

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g. Presentation: Bartholomew & Associates – Annual Investment Report

Treasurer/Collector Christine Caron introduced Alex Bartholomew & Michelle Newcomb from Bartholomew & Associates, the town's investment advisor. Ms. Newcomb informed the board that this would be an annual review for FY2023 and would cover how the Town's OPEB and other trust funds and General Fund investments performed for the past fiscal year. Mr. Bartholomew spoke about inflation, interest rates and the stubborn labor market. He then went into detail about the performance of the three accounts that Bartholomew manages for the Town: the trust fund portfolio stands at \$3.6 Million as of 6/30/23. These are long-term funds. The OPEB trust fund portfolio is currently at \$875,000 as of 6/30/23. The General Fund account balance is about \$5 Million as of 6/30/23. After his presentation Town Manager Neil Harrington asked Mr. Bartholomew to explain to the board the difference between the various funds and how they are allowed by law to be invested. The Board members had no questions.

h. Update/Presentation: Director of Assessing

Jonathan Greeno gave the following update to the Board:

- CIP (Commercial Industrial Property) values are likely to stay at the same level as last year.
- The Assessing office is on schedule for the classification hearing in November
- Real Estate Research -- The town's Personal Property vendor has concluded the yearly measuring list. (Commercial & Industrial)
- An aerial fly over was done in the spring to keep the Town's maps up to date. All changes are submitted to MVPC so the Town can stay eligible for submitting grants.
- New Growth is in process of being calculated
- Mr. Greeno his office staff credit for being great assets to the Assessor's office and to him as well. They know exactly what needs to get done, which allows him to focus on what he needs to do.

Finance Director –

Karen Snow gave her update to the board.

- An overview of FY23:
 - Free cash from FY23 generated in both the General Fund and the two enterprise funds was primarily as a result of expenditure turn-backs, not revenue surpluses.
 - She said she prefers to have the majority of free cash and retained earnings generated by revenue surpluses rather than turn-backs from departmental budgets.
- Overview of FY24 to date:
 - Revenue trends are holding steady as of 08/30/23 at 22.8% of what was budgeted
 - Room Tax revenue is up 46.2%, Meals tax revenue is up 5.4%, but Recreational Marijuana is down 59%. She said she does not believe that marijuana revenues have leveled off yet

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- Both Enterprise Funds are looking okay, as revenue is coming in about the same as last year. Water enterprise Fund user fee revenue is up slightly.
- Reserves have remained stable; she intends to continue putting funds into reserve
- Property tax collection rates are coming in solidly.
- Excise Tax revenue is increasing, as it appears that more people are buying cars.

- i. Vote to Allow Redemption of Property at 14 Kendall Lane
Treasurer/Collector Christine Caron reported that on August 3, 2023, the Town foreclosed on 14 Kendall Lane for non-payment of taxes and became the owner of the property. The assessed owner subsequently approached her about redeeming the property and paid the entire amount owed (\$14,543.67) for unpaid taxes, legal fees and lien costs. She requested that the Board voted to allow the owner to redeem the property and vacate the foreclosure.

Motion by Selectman Takesian, Second by Selectman Colburn; unanimously voted to approve the Treasurer/Collector's request.

- j. Vote to Refer to the Planning Board a Zoning Amendment Relative to the Beach Commercial (BC) Zone and Residential 2 Zone (R-2) (Chapter 300, Article2, §300-7)

Selectman Colburn moved that the Board vote to refer to the Planning Board for a public hearing, a zoning amendment relative to the Beach Commercial (BC) and Residential 2 Zone (Chapter 300, Article 2, §300-7), in accordance with Mass. General Laws Chapter 40A, Section 5; Second by Selectman Takesian; unanimously voted to approve.

VI. Sewer/Water - None

VII. Correspondence

VIII. Hearings - None

IX. Town Manager's Report

Mr. Harrington gave a brief overview of his written report, a copy of which is available in the Selectmen's office.

X. Selectmen's Report

a. Ratification of Signing of Weekly Warrants:

Motion by Selectman Takesian; Second by Selectman Colburn unanimously voted to ratify the signing of the following weekly Warrants: W24-28 through W24-31.

XI. Executive Session - none

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XII. Adjournment

Motion by Selectman Takesian, second by Selectman Colburn; unanimously voted to adjourn at 8:22 P.M.

Documents provided at the meeting and on file in the Selectmen's Office:
Minutes of September 11, 2023, and the Emergency Minutes of September 14, 2023, meetings
Town Manager's Report

Respectfully submitted:
Adrienne Linnell, Executive Assistant

Approved: 
Donna Abdulla, Clerk