



**Advisory Committee
Meeting Minutes
Thursday, February 13, 2020
Community Room, Scituate Public Library
7:00 pm**

Committee Members Present: Jerry Kelly, Chair; Andrew Goodrich; Patrice Metro; Elise Russo; Lynda Ferguson

Arrived late: Lincoln Heineman

Committee Members not present: Dan McGuiggin, Mike Westort, Jamie Gilmore

Also in Attendance: Nancy Holt, Finance Director; Bob Sanderson, Widows Walk Golf Committee; Mark Joyce, Widows Walk Committee; Dan Fennelly, Community Preservation Fund; Jim Boudreau, Town Administrator

Jerry Kelly called the meeting to order at 7:04 PM

Materials referenced:

Revenues and expenses; Widows Walk Enterprise
North Bay Clubhouse Study

**Jerry Kelly made a motion to approve the agenda, seconded by Andrew Goodrich;
Unanimous Vote (5-0)**

Jerry Kelly made a motion to approve the minutes with changes from the February 6, 2020 meeting, with non-substantive changes, seconded by Andrew Goodrich; Unanimous Vote (5-0)

Opening Remarks:

Upcoming meeting February 27, 2020 – Selectman will have already met and votes on Warrant.
Upcoming meeting March 5, 2020 - Planning Board to present articles

Widows Walk Committee re: Clubhouse Improvements

Expense forecast, enterprise fund, historical numbers, details club house study from
North Bay Consultants.

Discussing phase 1 in presentation

Ideas for plans for next 20 years

Asked Advisory Board what their thoughts were of WW

-Elise appreciate course and sees benefits to community, Patrice – does not play, sees the benefit, beautiful spot. Sees the proposal as something we can all appreciate. Lynda – great asset to town. Time to bring clubhouse in conjunction

with kind of course there. Andrew – beautiful course. Does not think town should be in business of golf, should sell course. Too much time for time to manage.
Gerry – beautiful gem for the town. If private, will price out opportunity for some, especially youth trying to gain interest. Would like to invest more to make it more of an asset.

- First year of this committee. Collected information on what needs to be done and what people want to have done. Widows Walk is Certified Audubon Sanctuary, even with changes made to the area.
- Brief history of course given - 1997- reviewed state economy
- 2020 – compared same points from 1997 with today's points.

Reminder that debt from course paid off from enterprise from operations, not from taxes. Widows Walk course has not changed much in 23 years. Lack of investment has led to some deteriorate. ADA has also changed in last 23 years. Now is the time to make update and bring up to standard for the next couple of decades. Other clubs need to join with \$23k fees. WW could be the club for people who do want to join a country club. Want course to remain self-sufficient as enterprise fund.

Propose club house project for town meeting

- Upgrade club house with layout, views, and ADA accessible.
- Parking lot – repave – handle safety issues and improve curb appeal
 - o Increase parking count to 139, closing one curb cut.
- Talking to beautification committee to work on landscaping, which can be expensive. They are interested in partnering.
- Need to work with foundation currently have of building. Once try to change that, expense goes up. Utilities also are less expensive if keep access where it is. Cost prohibitive to change foundation.
- Showed design concept of upgrades to building both outside view and layout inside
- Plan allows for maintenance going forward.
- 311,285 debt service surplus average for last 10 years.
- Structure budget to maintain a full year debt payment in WW stabilization fund since golf revenue fluctuates with weather
- Plan to ask CPC for funds for parking lot improvements. Estimating 586k for repaving and drainage, which estimate includes storm water solutions
- Lynda – understood course to be self-sufficient. How much has town paid toward WW? The year town had a drought needed help from town. Operationally, the drought year used town funds. Nancy – has info from 1999 to 2007. Explained cannot pay back money needed when enterprise doesn't cover cost. When it has come up short, were able to roll debt forward, and eventually paid off their debt.
- Andrew – how can we extend the season? Gave example of how use other courses in other seasons. Down the road, maybe change restaurant structure to be straight lease, so can capture revenue from it. Maybe in winter have simulator. Which might also help bring more business to restaurant in winter. Also looking at different ways to fill early morning slots. Also many leagues are older, looking at way to have other demographic come as well.
- Gerry – one thought is simulator in trailer, so could start that offer sooner and not space in building.
- Lynda – reminded that Mike had mentioned about lockers and showers. Seems important if trying to get more early morning participation.
 - o Mark - Trying to strike balance of building program that can last, but also continue to be affordable.
 - o So much more that can be done to sustain property then just golf – walking, birding

(Lincoln arrived)
(Jim Boudreau arrived)

Departmental Budget Reviews:

- **Community Preservation review**

Dan Fennelly, Community Preservation Fund

- Town voted almost 20 years ago to participate in CPC. Started fund in 2004. Town votes to put aside 3% of local real-estate taxes in funds. State matched certain percentage from state fund.
- State contribution has changed as more members have joined. 192 towns have joined program. Recently larger cities like Boston and Somerville, which effects available funds the state has.
- Showed completed playground project at Wampatuck ES
- This year we received 417k from state contribution to fund.
- Estimate for next year, is based 614k for next year. Might be a little high, but that is percentage CPA is giving to Scituate.
- Estimated revenue – this year 1.6M collected. A few adjustments made. Add estimate 614k match. That is budget for next FY.
- Law required to put aside 10% in each bucket - historical preservation, community house, open space, and then can also have an undesignated fund (usually where recreation comes from)
- Allowed to go up to 5% on administrative fees. We do 2.5%, never spent that much. Have paid for appraisals in past for example of use.
- Reviewed balance including projects from last year.
- 5+M plus estimate for next year to plan for projects.
- Borrowed 3.8M, estimate pay off over 10 years. Related to the debt – voted on was to pay first year interest and principle and pay principle for second year. Since funds are available
- CPC has flexibility to pay it down with 5 year short term note. Once issue bond, locked into plan. Short term note give flexibility to pay.
- Recommending funding spreadsheet – 713k est to pay down debt
- Andrew – have we looked at lowering 3% requirement?
 - CPC-Thinks it has worked very well. Mentioned many projects in town and successful programs in town.
 - Andrew – could you function on 2%?
 - Yes – did consider that when taking on debt. Still able to pay debt over 10 years. Thinks great program with results that have been beneficial. From small to large, like HS field.
 - Lincoln – we would receive less from CPA funding if not at 3%. CPA matches less of don't do 3%.
 - Gerry – CPC contributed to quality of life in Scituate. There isn't money for these types of projects in town budget.
 - Andrew – every committee contributes to quality of life in town. What would additional funds do for other projects in town?
- Stevenson Skate Park – family has maintained since 1996, when gifted facility to town. Requires major rehabilitation. FOSR donating 10k to maintenance fund and will continue to provide nets, repair benches, plaques, as they have in the past
 - CPC funds can't budget maintenance.
 - Will go to town meeting

- Moredecia Lincoln purchase
 - Purchase price 900k
 - Described property and its history
 - Arguably is most historically significant private property in Scituate
 - Great great great grand father of Pres Lincoln.
 - Expect to get appraisal by end of month/early March
 - Purchase is time sensitive. Pressure from others to purchase
 - House is in good shape. 2 potential rental properties. Potentially third – the mill.
 - If we purchase, historic will have houses, and put historic on houses. Conservation Committee would hold CR on land.
 - Many educational opportunities and many recreational activities. Maybe use as launch site. Passive recreation.
 - Would encourage anyone to check out property.
 - Lynda- impressed with house, mill, land, recreation use. Beautiful. Opportunities for education. Concern – should be defined plan for property, who taking care of it? Penny – understand Conservation and historic would have responsibility and would need to work together.
 - Opportunity to connect with North Scituate.
 - Patrice – wonderful historic opportunity
- 2 other projects, not finalized, but do expect to bring first two mentioned to town meeting
- Country Way Trails Phase II – currently exist from First Parish to Hughey Road. Need to complete to Greenbush. DPW has estimated 575k, which they think is conservative estimate.
- Union Mission Chapel Restoration
 - Requested heating system to prevent damaging historic building
 - Not sure if can do this type of project
 - Gave example of issue in Acton where they were sued on separation church and state.
 - Union Mission is registered as a religious organization, so does not think this will be recommended. CPC has not voted it. Question with town council, but do not think it will qualify.
 - We have worked with churches before – and have also denied projects in churches.
 - People suing town of Acton, are calling other towns asking what projects they have done.
 - Risk of being sued is legal cost involved and not good publicity.
- Discussed open projects that comprise mostly of
 - Lawson Green housing
 - Maxwell trust – still finalizing. Many title issues. Hoping to close out this year. If they do not wrap it up this year, committee would consider rescinding offer. Let them come back with another offer. It has been a long, not simple process.
 - Sunset Rd land acquisition. Looking to close shortly. Probate issues.
 - Project to make Lawson Tower a museum, they rescinded project.
- Lynda – how long do they have?
 - Typically give them 3 years to close out projects and give yearly update.
 - Expect explanation of status and needs of approved projects.

- 1.66M left in funds after these projects, and then 2M more coming in
- Lincoln – multiuse trail – is that the most pressing trail? What about Sunset trail?
 - CPC reviews projects, does not suggest.
- Andrew – how much is concern for multiuse trail being considered sidewalk?
Explained Norwell issue, where was on state road. This path is in open space plan (which Norwell also did not have in place) permitting and engineering already in place. Concern that might get 10 voters to appeal.
- Completed phase 1, no issues. Important that design, engineering, and permitting already in place.

Follow-up:

Penny Scott pipes is available next couple weeks to take people to Mordecai Lincoln property for site visits.

On-going Items:

- Jerry would like to have Plymouth Country Retirement come in and justify their fees and their investment plans.
- Jamie asked Sytske Humphrey, Vice President of the Beautification Commission if she could make a list of the areas in Scituate that needed improvement.
- Security Upgrades to Town Facilities, Jim said he would get the break down.

Jerry Kelly made a motion to adjourn, seconded by Lynda Ferguson; Unanimous Vote (6-0)