



**Advisory Committee  
Meeting Minutes  
Selectmen's Conference Room  
Town Hall  
Wednesday, April 24, 2019  
7:00 pm**

**Committee Members Present: Lincoln Heineman, Chair; Jerry Kelly, Vice Chair; Anthony Antonello; Patrice Metro; Elise Russo; Mike Westort; Jamie Gilmore**

**Committee Members not present: Sean deLacy**

**Also in Attendance: Jim Boudreau, Town Administrator; Nancy Holt, Finance Director**

**The meeting was called to order at 7:04 pm by Lincoln Heineman**

**Lincoln Heineman asked for a motion to approve the agenda, Jamie Gilmore made a motion; seconded by Patrice Metro; Unanimous vote (7-0)**

**Discussion and vote on STM Article 1:**

***ARTICLE 1: Construction of New Senior Center and Rehabilitation of Veterans Memorial Gym***

*To see if the Town will vote to appropriate the sum of \$12,232,450.00, to demolish Section C of the old Gates School, design, construct and furnish a new senior center and design, renovate and furnish the Veterans Memorial Gym; that to meet such appropriation authorize the Treasurer, with the approval of the Selectmen, to borrow up to \$12,232,450.00 under M.G.L. Chapter 44, Section 7(1) or any other enabling authority; provided, however, that said appropriation is subject to the affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. Chapter 59, Section 21C, or Proposition 2 1/2, so called, and further that the Selectmen are authorized to apply for grants, gifts, or donations for the purposes of this vote from federal, state, or private sources, and the said Selectmen were hereby authorized to accept such grants, gifts or donations on behalf of the Town and that the amount of the authorized borrowing shall be reduced by the amount of grants, gifts and donations received prior to any such borrowing; or take any other action relative thereto.*

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Lincoln asked if the Committee was prepared to vote on the article, especially the members who were not present at the last meeting. Jamie Gilmore said yes. Mike Westort asked if there was any additional information that he needed to know.

Nancy provided two impact statements as well as a Debt Management of Capital Needs handout that had been presented to the Board of Selectmen.

### **Debt Management of Capital Needs: Nancy Holt**

Summary of current debt

Debt exclusions FY20-40: \$60,478,771

Debt exclusions: Make up 58.87%

Total Issued long term debt all funds: \$102,961,855

*Lincoln asked Nancy to explain the differences of an Enterprise Fund, Tax Levy and Debt Exclusion, Nancy said that:*

- Enterprise supports its own debt
- General Tax levy support funds within Proposition 2 ½
- Debt exclusion added to tax bill above and beyond Proposition 2 ½

Gordon Price, 46 Mann Lot Road asked what ESCO was and Nancy said it was an Energy Savings Program

Jerry noticed that Foreshore was low and asked if Nancy expected it to increase, Nancy said yes and that also it is often “pay as you go” from Free Cash.

Mike asked about ESCO and thought that with the new middle school the Town would not spend all the money that was budgeted, Nancy said it is reallocated to new projects if it is not spent.

### **Authorized Debt not yet issued (General Fund)**

- Facilities Design/Engineering
- Library
- Integrated Financial Software
- Public Safety Complex
- Middle School
- Foreshore Protection (2 projects)
- Septic Loan Program
- FEMA
- Athletic Field

Patrice asked what a BAN was, Nancy said it was Bond Anticipation Note, the Town uses it for short term borrowing until they are ready to borrow long term.

### **General Fund Debt Retirement**

- 2023 one third of debt will be retired
- 2025 half of debt will be retired.

Nancy showed a chart that depicted where you would want debt to start if the Town approved a new project in the future.

Jerry asked what was happening in 2035-36, Nancy said we had BONDS retiring

**Identified Major Enterprise Capital Project**

Water Treatment Plant Upgrades \$4M

- Water Study
- Design and engineering

Well 17A - \$8M, has been approved at Town Meeting and approved for a 2% loan but has not been built in yet.

**Identified Major Capital Projects**

- Field Renovation
- Foreshore damage repairs, FEMA will reimburse 75%, can use State Grants to meet the remaining 25%. \$4.9 M for all 3 storm repairs, including hazard mitigation
- New Elementary School or renovations to existing school, trying to get into MSBA queue, needs based on facility condition. Grant may be approximately 44% of cost

Jerry asked if we were at a disadvantage because we received money for the Middle School and Nancy said no.

<b>Existing Debt Exclusions</b>	<b>Retired</b>
Sewer Upgrade	FY21
Jenkins/High School	FY25
Wampatuck	FY33
Library	FY40
Public Safety Complex	FY40
Middle School	FY40

Nancy said that when Wampatuck School retires that it will not be that noticeable because the outstanding principal is small

**Opportunities: Debt Exclusion**

Will still cost people more money, but some options to offset would be:

- Fiscal 2020, you could borrow money because some of the sewer project is dropping off and there would not be a substantial addition to taxes
- Fiscal 2026 Jenkins and Middle school are both retiring, would be a good opportunity for the \$85M school project. This is 5-7 years out and it not a project yet, so the timing would work.

**Financing of the Community Campus for Senior Center and Recreational Facilities: \$12,232,450**

- Private donations
- Bond Bill \$2M, already passed a year ago (optional for the governor to award)
- Transfers of unused proceeds from other projects, ESCO or the Middle School

*Lincoln asked about “add alternates” added to the RFP, Linda said they were included and*

*that the gym roof may be being replaced instead of repaired is Alternate #1.*

**Financing of the Community Campus for Senior Center and Recreational Facilities:  
\$12,232,450 (Cont.)**

- Selling of old assets, Senior Center
- Grants (ADA Improvement and Community Development Block, possible private Grant – but does not service our area)
- Will be Debt Exclusion
- Estimated impact of project over 20 years is \$2,230 per household
  - Borrow short term first and then borrow long term at end of project
  - Opportunity in 2020 to borrow and smooth out impact of project

Nancy discussed the impact of \$12.2 M as a single issue and split issue:

- The normal procedure would be to issue long term debt at the end of the project
- The other option is to borrow some of the money between FY 19 and FY 20 since there is a material reduction in debt due to 2 projects retiring.

The Committee found the presentation very helpful and Lincoln wanted some of the charts added to the Advisory Booklet.

Senior Center Discussion:

Lincoln said that the project is important and that the pros and cons should be considered and may be presented to the voters.

Patrice asked how we compare in our debt to other towns our size, Nancy said 4-6% and it doesn't include debt exclusion. Our Debt Limit is \$220M (5% of equalized valuation) and we are at \$103M. We were ranked 23 in 2017. Duxbury and Marshfield are just a little behind us. Most of the Towns that built schools are in debt. Lincoln said Hanover is higher because they rebuilt 3 schools. Nancy said we have different debt than other towns, water pipes for example. They also count BANS and can count them twice if you reissue and it can skew the report.

Anthony who is the Public Building Commission liaison added that the Senior Center has no privacy and that the Town needs a new Senior Center.

Patrice asked about the annual budget, Jim said he would plan ahead for the additional Senior Center expenses, the current expenses are \$9,160 and new expenses would be approximately \$50,000 (\$41,000 delta). Jim said you can build it in over the next two years and that it would not be a lot to absorb. Nancy said you have to decide what budget to take it out of. She said we already have a part-time custodian so would have to add another part-time or make it a full time position for the whole site.

Mike asked about staffing specifically for events, Linda said that you could staff with Grants and/or use volunteers a little more. Maybe add a kitchen manager. Linda said we may have to add another part-time position for programs. **Nancy said there might be a Formula Grant opportunity for the kitchen position.**

Anthony asked about the price for renovating the gym, Nancy said \$1M which includes:

providing an elevator, repairing roof and making bathrooms ADA accessible.

Nancy said that she is waiting for an estimate for the insurance company for the increase in premium for the campus. Demolition of C will reduce Gas and Electric. You will have daily maintenance of A which may limit the long term maintenance.

Anthony asked what they were going to do with the old senior center, Linda said it was appraised for approximately \$400,000 (she thinks). Nancy said she has to find the Deed to see what they can do with the money if they are able to sell it.

Gordon Price, 46 Mann Lot said that many seniors are retired and there would be tremendous opportunity for people to volunteer.

Linda said they could bring in revenue on weekends if they rented out the facility.

**Lincoln Heineman made a motion to approve Article 1 for the new Senior Center construction including Veteran Affairs and the rehabilitation of the Recreation Center for the new community campus project in the amount of \$12,232,450. Majority Vote (6-1).**

Mike Westort was concerned about having the old Gates on the site and that there was not a master plan. He felt that the Town could be pigeon holed if we put a Senior Center on this site. Mike said we may need to do a feasibility study.

Louis Chin, 42 Tilden Road, said he shared the same concerns as Mike and he was disappointed with the location and what we would do with Gates. However, as he discussed it with Gordon (Plan B) he is committed to finding a resolution regarding Gates B. He felt that the plan for the Senior Center Campus does not preclude anything that needs to be done with Gates. He was concerned that there is a lot of false information on Scituate Monthly. We should respect and work together to solve the Gates B Wing issue.

Mike asked when the last master plan was updated, Nancy said it was being worked on now and was last updated early 2000. The Gates Re-use Study was completed in 2016 and the facilities plan was updated in 2014.

Nancy said that the traffic issue should not be a concern, that it is only 80 vehicles a day compared to when it was a school.

Linda said it was a process to get to Plan B and that it has taken 3 – 4 years to get to this place. She admitted it was difficult to pair the Senior Center with Gates.

Jamie said that perhaps we should look at the unforetold future of Gates, maybe it will be a catalyst to do something with the B Wing. There is plenty of opportunity to do something the building.

Mike said he just wants to know what is going to be done with Gates and that it is the Town's responsibility to have a plan. Lincoln said that Mike has valid points.

Jerry said if we had built it in 2001 it would have cost \$1.7 M.

Anthony said that the architect looked at every possibility of using Gates.

Linda said that it was very expensive to use the Gates Building and that they would have had excess space and that the building was not conducive to a Senior Center.

Louis Chin, 42 Tilden Road thinks that the Committee discussed at length the resolution of Gates and that it should be mentioned in the commentary.

Committee members suggested and discussed a number of pros and cons, and agreed on the following considerations:

**Considerations:**

1. The project has many benefits for a reasonable cost, and includes a conservative estimate of the space needed for the Town's senior population.
2. Senior population opportunities:
  - Provides opportunity to expand services for seniors – exercise, learning, social opportunities, health and wellness.
  - Proposed facility would offer additional services, importantly daily lunch, as well as the opportunity to schedule multiple events at the same time.
  - Transform the current senior center from a dark and dreary code violation to a center for transformative programming and activities.
  - Provides respectful spaces – privacy for families and social service meetings.
  - Current facility is extremely limited due to size constraints of both the building and parking; it is shabby and unappealing.
  - Additional and more varied programming can be offered; this should attract more volunteers (Duxbury has 308 volunteers and Marshfield 297).
  - Benefit to the 30% of the Town's population which is currently over 60 and continuing to grow; based on information from neighboring towns, there is an expectation of 30-40% usage or more, given appropriate programming. Marshfield center has 175-200 people per day.
  - Lifelong learning opportunities, not just Mahjong and Scrabble.
3. Revenue opportunities:
  - "Café" style food offerings as a supplement to daily lunch program can be a revenue source – \$20K annually in Duxbury.
  - Space could be available for rental at night or on weekends; school sports awards dinners, etc. – Duxbury also uses its space for various town committee meetings on a regular basis.
4. Attractive building – appropriate to Scituate architecture generally and to the old Gates School building specifically, and will dramatically improve the look of the current site.
5. Good location – a central location for the whole town; proximity to gym; close to library, town hall, middle and high schools, and Central Park senior housing.
6. Reasonable additional cost on average tax bill.
7. Multigenerational benefit; location of Recreation Department and gym nearby encourage potential multigenerational programming/usage:
  - Seniors
  - Families

- Caregivers
  - Younger Volunteers
8. Deferred decision will increase the cost of the project:
    - Duxbury's 12,000 square foot senior center cost \$1,700,000 to build in 2001.
  9. Shared resources:
    - Generator so building can be a warming center.
    - Meeting space for town committee and departmental meetings.
    - Offers venue (free or rentable) opportunities for seniors, for community events for all ages, private events, and meeting space.
  10. Grant funding opportunities.
  11. Impact of additional tax burden: \$2,230 over 20 years for the average home.

Lincoln will complete the write up for Article 1.

**Special Town Meeting: May 13<sup>th</sup>**

**Booklet due on April 26<sup>th</sup>**

**Lincoln Heineman made a motion to approve the meeting minutes from the 04/10/19 meeting, seconded by Jerry; Unanimous vote (7-0)**

Charts to be included in Advisory Booklet:

- Slide 21
- At a Glance

Jerry wanted to thank Gordon Price for all his effort on this project.

**Lincoln Heineman asked for a motion to adjourn at 9:03 PM, Jamie Gilmore made a motion, Jerry seconded the motion; Unanimous Vote (5-0).**

Respectfully Submitted,  
Lianne Cataldo (Recording Secretary)

Referenced Materials:

- Agenda
- Minutes from 4/10/2019
- Pros and Cons Senior Center
- Debt Management
- Ballot Question
- STM Warrant Article
- Budget
- Estimated Impact of Community Campus Project for Senior Center
- Community Campus Project for Senior Center and Recreational Facilities (at a glance)