

**TOWN OF SCITUATE**  
**ADVISORY COMMITTEE**



Report and Recommendations  
For

**SPECIAL TOWN MEETING**

**MAY 13, 2019**

**7:00 P.M.**

**HIGH SCHOOL GYMNASIUM**

This Report is furnished for your information. Please bring it to all sessions of Town Meeting.

# **TABLE OF CONTENTS**

**Report of the Advisory Committee**

**Town Meeting Rules and Definitions**

**Special Town Meeting Articles**

**Estimated Tax Impact**

## **REPORT OF THE ADVISORY COMMITTEE**

### TO THE VOTERS OF SCITUATE:

In accordance with the Town of Scituate Bylaws, the Advisory Committee submits its report to the voters. This report contains the complete warrant for the Special Town Meeting, which will convene on May 13, 2019.

Our forum is an Open Town Meeting, which has been described as the purest form of democracy. All registered voters are entitled to attend, ask questions, express their opinions, and vote on all matters.

The Special Town Meeting places before the voters a total of **one (1)** article for your consideration.

We, the Advisory Committee, provide recommendations on each; but **ONLY YOU** decide which articles pass, and which ones do not.

### **YOU ARE THE LEGISLATIVE BODY OF SCITUATE.**

The Advisory Committee urges you to be an active participant in town meeting. Voice your opinion and seek any clarification necessary to make an informed vote on this article.

Respectfully submitted,

#### **SCITUATE ADVISORY COMMITTEE**

**Lincoln Heineman, Chair**

**Jerry Kelly, Vice Chair**

**Anthony Antonello**

**Sean deLacy**

**James Gilmore**

**Patrice Metro**

**Elise Russo**

**Mike Westort**

## **TOWN MEETING RULES AND DEFINITIONS**

1. The conduct of Scituate's Town Meeting is bound by state law, the Town's Charter and By-laws, local tradition and the publication entitled, "Town Meeting Time."
2. The Moderator presides over the Town Meeting, decides all questions of order and procedure, and announces the results of all votes. The results of all votes when announced by the Moderator shall be final except on a voice vote that may be questioned by seven (7) voters standing immediately after the announced results of a vote. In such a case, a teller-counted vote shall be taken without debate.
3. Non-voters will be seated in a special section unless permission is granted by the Town Meeting to be seated elsewhere. Non-voters may be allowed to address the Town Meeting with permission of the Moderator unless a majority of voters choose to deny such a privilege.
4. Articles in the Warrant give notice of the issues subject to discussion at a Town Meeting and establish the parameters of matters that can be debated and acted on. Amendments, motions and/or debate determined by the Moderator, with the advice of Town Counsel, to be "beyond the scope" of the articles may not be permitted.
5. In order for the Town Meeting to act on or discuss an article, a motion must be made. The Moderator will call for a motion on each article and, if no motion is made after the second call, the Moderator will "pass over" the article and move on to the next Article. In order to bring back a "passed over" article for a motion and discussion, there must be an approved "motion for reconsideration".
6. Articles may be postponed by a majority vote or advanced by a 2/3 vote.
7. To address the Town Meeting, a speaker must be recognized by the Moderator and once recognized, a speaker should first give his or her name and address for the record. No speaker will be recognized while another person is speaking except to raise "a point of order," which is used to question a ruling of the Moderator or the conduct of Town Meeting. Points of order are not to address the subject matter being discussed.
8. All matters shall be decided by a majority vote unless a 2/3 or greater vote is required. If more than a majority vote is required, the Moderator shall announce the required percentage for passage before calling the vote.
9. The Moderator may set time limits on all presentations and may terminate debate on a motion when deemed appropriate. Debate on a motion may also be

terminated by a voter “moving the question” which, if accepted by the Moderator as not being premature, shall be voted on without discussion or debate. A motion to “move the question” requires a 2/3 vote for passage.

10. Only two (2) amendments to a motion may be on the floor at any particular time. Amendments over six (6) words must be submitted to the Moderator in writing and, if over fifty (50) words, sufficient copies must be available to those attending at the entrance of the hall before the start of that particular session.

11. Generally, amendments shall be voted on in the order made and prior to the vote on the motion to be amended. However, amendments relating to amounts to be appropriated shall be voted on in a descending order until an amount gains approval.

12. A motion may be reconsidered once for a compelling reason by a 2/3 vote. No further reconsideration will be permitted. There may be no reconsideration of a vote at a subsequent session of the Town Meeting.

13. A resolution is a non-debatable, non-binding motion on any matter calling for a consensus of the Town Meeting. A resolution must be related to the content of an article. If a resolution is over ten (10) words, it must be submitted to the Moderator in writing and, if over fifty (50) words, sufficient copies must be available at the entrance of the hall for those attending.

14. When justice or order requires, the Moderator may make exceptions to these rules, in his or her discretion, as is deemed appropriate under the circumstances.

**TOWN OF SCITUATE  
SPECIAL TOWN MEETING  
MAY 13, 2019  
WARRANT**

**COMMONWEALTH OF MASSACHUSETTS, PLYMOUTH SS**

**To either of the constables of the Town of Scituate, in said County**

**GREETINGS:** In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town qualified to vote in Elections and Town Affairs therein, to meet at the Scituate High School Gymnasium, 606 Chief Justice Cushing Highway on

**MONDAY, THE THIRTEENTH DAY OF MAY 2019 NEXT**

**At seven o'clock in the evening, then and there to act on the following articles:**

**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.

*Sponsored By: Board of Selectmen*

**Comments:** The Advisory Committee extensively reviewed the plans and financing for the proposed new senior center. Below is a summary of its deliberations, which led the Committee to make its positive recommendation:

## 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.

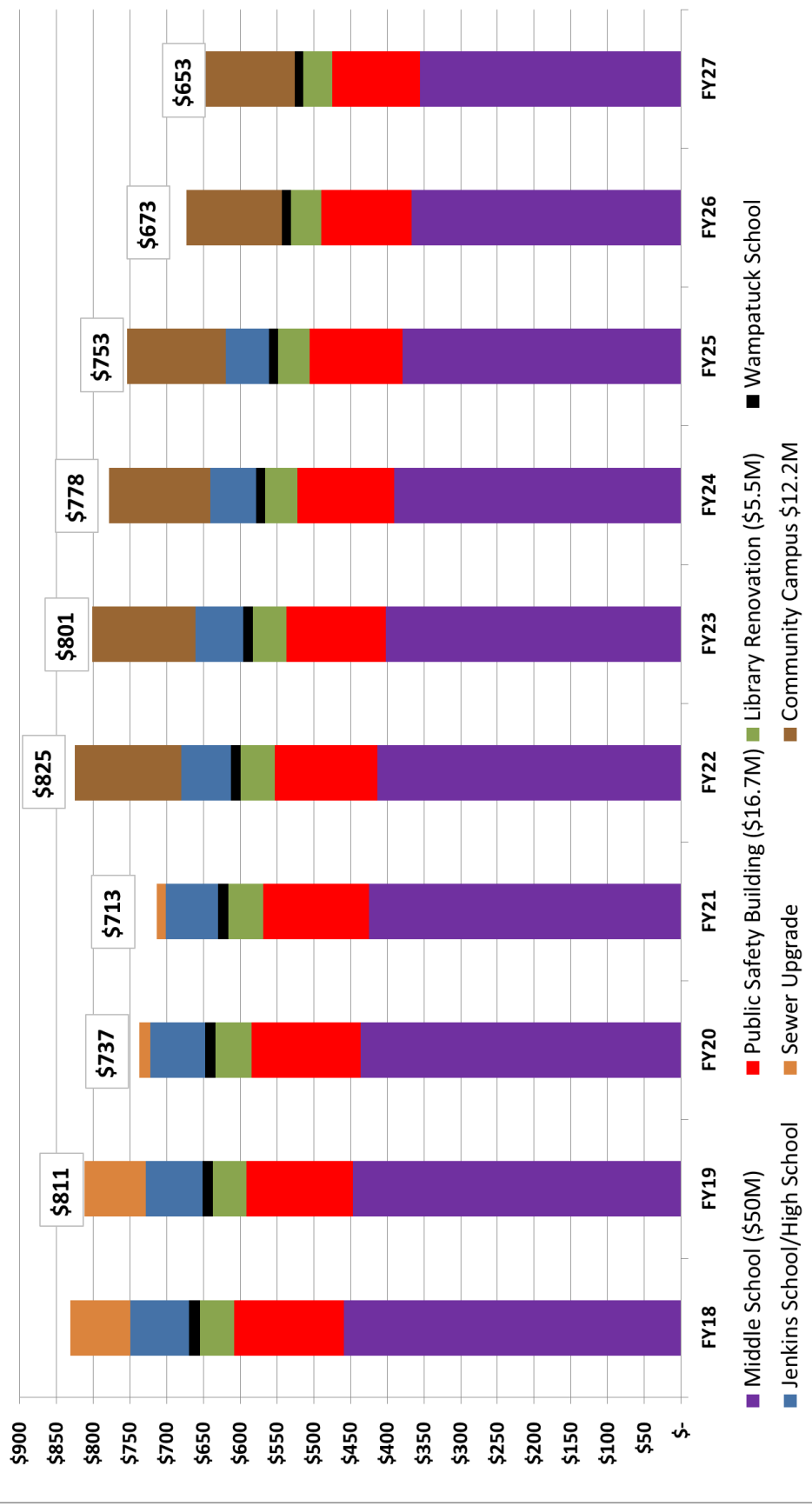
The Advisory Committee spent significant time and effort in consideration of the old Gates School B wing and encourages the Town to take steps to resolve the outstanding issue of this building. We hope that the senior center project will be a catalyst for the Town to make a thoughtful determination on the eventual disposition of the main Gates School building.

**Recommendation:** The Advisory Committee recommends approval of this article.

**Advisory Committee Vote:** Majority in Favor (6-1) vote in support of this article.



### Current Scituate Debt Exclusions - Estimated Tax Impact on Average Home



# COMMUNITY CAMPUS PROJECT FOR SENIOR CENTER AND RECREATIONAL FACILITIES AT A GLANCE

The Community Campus Project for Senior Center and Recreational Facilities is being presented to voters as a debt exclusion. A debt exclusion requires a 2/3rds vote of town meeting and a majority vote at the ballot. A debt exclusion is a TEMPORARY tax increase to pay for the costs of a project. The temporary tax increase declines over the repayment period and completely goes away once the debt is fully repaid.

<b>Total Project Cost to be voted upon by voters</b>	\$12,232,450
<b>Taxpayer Share</b>	\$12,232,450
<b>Estimated Taxpayer Impact on \$576,038 Home – 1<sup>st</sup> Year</b>	\$144
<b>Estimated Taxpayer Impact on \$576,038 Home - 20<sup>th</sup> Year</b>	\$77
<b>Estimated Taxpayer Impact Over 20 Year Period</b>	\$2,230

- (1) **Please note these are estimates and subject to change.** The average assessed home value in Scituate is currently \$576,038 and changes annually.
- (2) Project cost estimates based on a 20 year bond.
- (3) The Town’s financial advisor has recommended we assume a **conservative 4.5%** interest rate.