

Members Present:

Christos Arsondiadis, Rob Barker, Dan Cole, Cynthia Holcombe, Emilio Mauro, Tim McKenna, Barbara Saint André and Wai Wong.

Members Absent: Cindy Thomas.

Guests Present:

Chuck Armando, Member of the Buildings Renovation Committee (BRC)
Charles Aspinwall, Town Administrator
Bob McCarthy, Chairman, Buildings Renovation Committee (BRC)
John (JR) McCourt, Chairman, Canton Recreation Commission
Mark Porter, Chairman, Board of Selectmen
Jim Murgia, Finance Director
Ellen Jones, Finance Committee Secretary

Opening: A meeting of the Canton Finance Committee was called to order by Chairman Barker at 7:00 pm. on Wednesday, August 1, 2018 in the Salah Meeting Room of Town Hall.

A. Approval of Agenda

Chairman Barker reviewed the items on the agenda which included funding a study to implement renovations or replacement of the Bolivar Pool. He introduced Charlie Aspinwall, Mark Porter and John McCourt. Chairman Barker further stated that the Finance Committee would review the final FY19 Cherry Sheet numbers which include the final numbers that Canton will expect to receive from the state.

B. Announcements

There were no announcements made by the Chairman.

C. New Business

Reserve Fund Transfer Request for Bolivar Pool Design Services - \$200,000

Chairman Barker recognized Mark Porter of the Board of Selectmen. Mr. Porter thanked the members of the Finance Committee for meeting in August.

Mr. Porter provided the following information regarding the Bolivar Pool project:

- As with any project that is presented before Town Meeting, the Town needs to be familiar with the cost of the project in order for the voters to make reasonable decisions.
- He stated that typically it costs a lot of money to have a consultant determine how much a project will cost.
- If funding for the study was not approved until the Annual Town Meeting in May of 2019, then it would be 2020 before the Town could fund the cost for the construction of the pool and it could be as late as the fall of 2020 before construction could commence.
- The Recreation Commission determined that \$340,000 would be needed for design services.
- The Board of Selectmen looked at various sources of funding which included Free Cash, the Assessors Overlay, the Board of Selectmen's mitigation funds and the Finance Committee Reserve Fund.

- The Board of Selectmen decided that it was wise to review with the Finance Committee first before spending this amount of money.
- Chairman Barker was contacted by the BOS to discuss how best to proceed with the funding for this study.
- Mr. Porter stated that the Finance Director had indicated to him that the funding for this project may not have to come from the FY19 Reserve Fund and that FY18 Reserve Fund was still available.
- The Board of Selectmen had approved the total amount of \$340,000 out of their mitigation funds. Mr. Porter did not think that it was a good idea to use mitigation funds to fund the entire study and that it would be better to split the cost of this project by using some of the Reserve Fund.
- Mr. Porter stated that one way or another the project would be funded now to avoid an emergency situation in 2019 or 2020.

Chairman Barker reminded members that this project had been before the Community Preservation Committee and Annual Town Meeting but that the project had been withdrawn until a better understanding of the exact scope of the project was determined. Mr. Porter stated that the Community Preservation Committee had been in support of the project but realized that a more comprehensive study for a much larger project would be needed to resolve the numerous problems with the Bolivar Pool.

Mr. McCourt provided the following information as well:

- The Recreation Commission along with the advice of the BRC determined that the Commission would ask for a new liner and a new concrete pad to extend the life of the pool.
- After the feasibility study was completed the BRC recommended that this was not a good fix for the pool and it would not be a guarantee for the longevity of the already 44-year old pool.
- The BRC's recommendation to proceed with design services was too late to be addressed at the May 2018 Annual Town Meeting.
- With the total project cost to be projected at \$4.5 to 5 million, the design services portion would cost approximately \$400,000 or 8% of total cost. The Owner's Project Manager (OPM) cost would be approximately \$200,000 or 4% of the total project cost. An OPM is required by the state because the project cost is expected to be greater than \$1.5 million.
- The Recreation Commission has the support of the BRC on this project.
- The goal of the Commission is to have the design services completed in order to make a recommendation for funding of the project at the 2019 Annual Town Meeting.

Chairman Barker opened up the discussion for questions and comments from the Finance Committee.

Ms. Saint André asked for clarification on the total cost of the design process.

- Mr. McCourt stated that the total design cost and to oversee the construction would be \$625,000. This would be included in the \$4.6 million total cost of the project.

Mr. McKenna appreciated having a copy of the report in order to review the project prior to the meeting. He stated that he came to two conclusions: either renovation or new construction. Mr. McCourt stated that the BRC concluded that the best approach was new construction instead of repair. If the pool were relined there was no guarantee as to the life of the liner. Infrastructure such as sewer lines and ADA accessibility were not up to code due to the age of the pool. If new construction were done the estimated life would be 20-30 years.

Ms. Holcombe questioned as to how the cost of the design services was determined. Mr. McCourt stated that this was broken down in the feasibility study and based on percentages of the total cost of the project. An RFQ (Request for Qualifications) would go out to solicit design services. The OPM would represent the Town of Canton to represent the Town's interests during the project.

Mr. Mauro asked about the design phase and specifics of the project. Mr. McCourt stated that the feasibility study addressed such issues as a zero entrance pool to eliminate the need for apparatus for handicapped accessibility. The current kiddie pool would not be replaced. There would be no future need for a 14' deep end because it is no

longer required given that there is no longer a diving board. Mr. McCourt addressed the reason for using the existing location for the pool. There are already services to the property, the pool has served the community for 44 years at the current location, there is no other site being considered. Water, sewer and electric utilities are already at the site. The cost for the site work for a new location would be astronomical.

Mr. Mauro asked if there was enough public input in the design process. Mr. McCarthy stated that an architect with expertise in this area would be selected and that it could slow the project down if smaller groups of residents had conflicting opinions or ideas on the design of the pool. Mr. McCourt is hoping to have drawings and plans available for inspection prior to Annual Town Meeting. Mr. Porter stated that they would be willing to balance small-group suggestions along with the suggestions of the designer.

Mr. Cole asked if the project cost included the paving of the existing parking lot. Mr. McCourt stated that it did include site work but would not necessarily include asphalt. The BRC would have to work with the Conservation Commission on the parking lot because it is currently located near wetlands and the lot is also considered an earthen dam for the pond which could not have impervious surfaces.

Chairman Barker inquired as to what coordination would take place between Canton and the Blue Hills Regional Vocational School.

Mr. McKenna inquired as to the funding for the pool. Mr. Murgia stated the following:

- Once the cost of the project is determined he hoped that discussion would take place with the Community Preservation Committee.
- He suggested that this project could be funded through borrowing similar to the land purchase at the Paul Revere Heritage Site.
- It would have to be determined if this project would qualify for Community Preservation funds so the Town could borrow the money for the pool and have the CPA surcharge pay for the debt service.
- Mr. McCourt is optimistic that the Community Preservation Committee would be supportive of the project and the method of funding.
- Mr. Murgia explained that because this would be a \$5 million project if it is not funded through the Community Preservation fund than it would typically be a debt exclusion override where the taxpayers would have to approve the borrowing of the funds through a tax increase.

Mr. Cole inquired if the Bolivar Pool project was competing with the Metropolis Rink project. Mr. Murgia stated that it could be in competition with the Rink but that the Town is working very hard with FEMA to obtain 75% reimbursement for the Rink project. The 75% reimbursement combined with insurance proceeds received thus far could avoid a debt exclusion override thus having the borrowing within the tax levy.

Mr. Arsondiadis inquired if the Town had enough debt capacity to cover the pool project. Mr. Porter explained that the Rink could be funded within the levy (if the Town were to receive the FEMA reimbursement) but that the Bolivar Pool would require an override if Community Preservation funds were not utilized.

There would be no state aid available to help with the funding for the pool project.

Ms. Saint André was amazed that as of August 1st the Town still had funds available from the FY18 Reserve Fund. Mr. Murgia stated that the books had not been closed yet for FY18 and that there was \$200,000 remaining in the FY18 Reserve Fund and that there was \$500,000 in the FY19 Reserve Fund. He advised that it is very early in fiscal 2019 to withdraw a substantial amount from the FY19 Reserve Fund. If the FY18 Reserve Fund were not used it would fall out as free cash whereby the voters could then appropriate the funds at Town Meeting.

A motion made by Ms. Saint André to transfer \$200,000 from the FY18 Reserve Fund to the Board of Selectmen for the purpose of funding design services for the Bolivar Pool project was seconded by Ms. Holcombe.

Vote: 8-0-0. Mr. Barker thanked the BRC for their hard work on this project.

Metropolis Rink Update

Mr. Porter deferred to Mr. Aspinwall. Mr. Aspinwall provided the following information with regards to the Rink project

- Town officials have been working diligently with DCR (Division of Conservation and Recreation), FEMA, MEMA, Representative Galvin and Senator Timilty.
- The DCR (Division of Conservation and Recreation) has granted an extension of the Rink lease set to expire in 2030. DCAMM (Division of Capital Asset Management and Maintenance) Commissioner Roy offered an extension of the lease to another 20 years. If the project were finished in 2020 the Town would have another 30 years to lease the Rink.
- If the Town were to get the replacements costs from 44% to 50% of the costs FEMA would reimburse the Town 75% of the project. The insurance proceeds would be removed from the top of the cost of the project and the 75% would be of the remaining amount of the project cost including code upgrades. The Town would be responsible for 25%.
- The timing of the final determination made by FEMA was unknown at the time of the meeting.
- The Town would be seeking appropriations in December or January. A contract would need to be in place by February 2019.
- The Town is reexamining their costs already reported to FEMA. The replacement of the structural beams would help to get the Town at the 50% reimbursement amount.

D. Other Business/Open Issues

FY19 Cherry Sheet Final Numbers

Mr. Murgia referred the members to the meeting documents and provided a recap of the FY19 final Cherry Sheet numbers to the Finance Committee:

- Because the state budget had finally been enacted the local aid amounts due to Canton were updated.
- The net state aid for FY19 is \$7.5 million. The Town had budgeted \$34,000 more than that. While this is not great news the \$7.5 million was about what the Town had expected.
- The two meeting documents with Estimated Receipts and Estimate Charges are what the Town receives from the state and pays to the state.
- The Ch. 70 receipts of \$6.1 million will most likely be what the Town will receive.
- Another fairly solid figure is the \$2.2 of Unrestricted General Government Aid.
- The final cherry sheets are used in the fall to set the tax rate.

E. Approval of Minutes

A motion made by Mr. McKenna to approve the minutes for June 18, 2018 as written was seconded by Mr. Cole. Vote: 6-0-2. Ms. Holcombe and Ms. Saint André abstained from the vote.

F. Next Meeting Date: The next meeting date would be determined in the near future. Chairman Barker spoke about holding a session sometime in September with a PowerPoint overview of how the budget process works and the various funds that feed into the process. He asked for interested parties to let him know.

Adjournment: A motion made by Ms. Saint André to adjourn the meeting at 7:55 p.m. was seconded by Ms. Holcombe. Vote: 7-0-0

Minutes reviewed by: Cynthia Holcombe
Respectfully submitted,

Rob Barker
Chairman, Canton Finance Committee

**Canton Finance Committee Meeting
Wednesday, August 1, 2018
Meeting Documents**

Please note: These meeting documents may also be found on the Town's website under the Posted Minutes section (Laser Fiche).

Some of the budget or Annual Town Meeting documents referred to in meetings may be found on the Finance Committee page of the Town's website.

Agenda dated August 1, 2018. (1 page).

Reserve Fund Transfer Request for Fiscal Year 2018 for \$200,000 dated July 30, 2018 (1 page).

Email from JR McCourt to Charles Aspinwall dated July 20, 2018 regarding Canton Pool Design Services (3 pages).

FY2019 Local Aid Estimates dated July 27, 2018 (1 page).

Massachusetts Department of Revenue Estimated Receipts and Estimated Charges (Cherry Sheet) dated July 30, 2018 (2 pages).

Draft Report – Bolivar Swimming Pool Existing Conditions Assessment & Improvement Recommendations prepared by CHA, dated April 27, 2018 (67 pages).