

**Recommendations of the Finance Committee  
to the Voters of Canton, Massachusetts**

**2018**

**TOWN OF CANTON**



**SPECIAL TOWN MEETING  
WEDNESDAY, DECEMBER 12, 2018 at 7:00 p.m.**

**Morse Auditorium  
Canton High School  
900 Washington Street, Canton**

**Study this report and come to Special Town Meeting.  
Bring this report with you.**

**YOUR VOTE at Special Town Meeting is important because it establishes the priorities for our schools, public works, public safety, town government and future direction for our environment.**

**The Town, upon request, will endeavor, to the greatest extent possible, to make available any and all visual and audio devices and assistance for the disabled. For more information, please call 781-821-5000.**

**Special Town Meeting December 12, 2018**

**Town of Canton  
Commonwealth of Massachusetts**



Norfolk, ss

To the Constables of the Town of Canton,

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Canton to meet at Morse Auditorium, on the grounds of the Canton High School, 900 Washington Street in said town on;

**WEDNESDAY, THE TWELFTH DAY  
OF DECEMBER 2018**

At seven-o'clock (7:00 P.M.) in the evening at which time and place the following articles are to be acted upon:

**ARTICLE 1**

**ADOPT THE RULES TO GOVERN SPECIAL TOWN MEETING**

**Article 1** To see if the town will vote to adopt certain procedures to govern the conduct of the 2018 Special Town Meeting, or to take any other action related thereto.

**Board of Selectmen**

**MOTION 1**

**MOVED:** That this 2018 Special Town Meeting shall meet on Wednesday, December 12, 2018 and if necessary on Monday, December 17, 2018 in the Morse Auditorium, on the grounds of the Canton High School until the business of this Special Town Meeting has been concluded, each such session to begin at 7:00 o'clock P.M. and to adjourn at 11:00 o'clock P.M., or as near that hour as may be feasible, according to the nature of the business pending at the said hour.

**FINANCE COMMITTEE VOTE: 6-0-0**

**DISCUSSION:** The Finance Committee recommends adoption of this motion as it formalizes procedures that have been followed by Special Town Meetings in the past.

**APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_**

Special Town Meeting December 12, 2018

**MOTION 2**

**MOVED:** That the following individuals be granted all of the rights and privileges of participation in this Special Town Meeting, except the right to vote, under any article of this warrant which affects matters within their jurisdiction:

Charles Aspinwall, Town Administrator  
Andrea Berardi, Deputy Director, Parks & Recreation  
Paul R. DeRensis, Town Counsel  
Jennifer Fischer-Mueller, Superintendent of Schools  
Elizabeth Francis, Director, Parks & Recreation  
Tom Houston, Professional Services Corporation, PC  
Neil Joyce, Senior Project Manager, CMS (Construction Monitoring Services)  
OPM for Rink (Owner's Project Manager)  
Louis Jutras, Information Systems Manager  
Karen Lawlor, Administrative Assistant, Canton Planning Board  
Thad Leugemors, Mitigation and Disaster Recovery Section Chief, MEMA  
(Massachusetts Emergency Management Agency)  
Scott Lubker, Project Manager, CMS (Construction Monitoring Services)  
OPM for Rink (Owner's Project Manager)  
Brian Lynch, Facility Director  
Stephen Lynch, Representative in Congress  
James Murgia, Finance Director  
Barry Nectow, School Business Administrator  
Andrew Poliferno, Disaster Recovery Programs Coordinator, MEMA  
(Massachusetts Emergency Management Agency)  
Helena Rafferty, Deputy Police Chief  
Tom Scarlata, Principal, Bargmann Hendrie & Archetype, Inc. (BH+A)  
(Architect for Rink)  
Laura Smead, Town Planner  
Barbara Thissell, Town Engineer  
Walter Timilty, State Senator  
Michael Trotta, Superintendent of Public Works  
Diane Tynan, Director of Council on Aging

**FINANCE COMMITTEE VOTE: 6-0-0**

**DISCUSSION:** The Finance Committee recommends adoption of this motion as it allows key non-resident officials and consultants to legally participate in the Special Town Meeting and it formalizes procedures that have been followed by Special Town Meetings in the past.

**APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_**

**ARTICLE 2**

***METROPOLIS RINK APPROPRIATION***

**Article 2** To see if the Town will vote to raise and appropriate, or to transfer from available funds, or to authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow (and to issue bonds or notes therefore) any sum or sums of money, or by any combination of these methods of financing as may be necessary or desirable, and furthermore, any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed or to pay such costs by a like amount, thereby making available funds for the purposes of designing, permitting, environmental cleanup, reconstructing, constructing, repairing and equipping of the Metropolis Rink located at 2167 Washington Street, Canton, MA 02021, and to authorize the Board of Selectmen to accept and the Building Renovations Committee to expend, any and all insurance proceeds received for such project, and to authorize the Board of Selectmen to accept and the Building Renovations Committee to expend, any grants, gifts, or Federal Emergency Management Agency (FEMA) reimbursements received therefore. Further, the Board of Selectmen shall be authorized to extend the existing lease of the Metropolis Rink with the Department of Conservation and Recreation, set to expire on June 30, 2030, on terms and conditions satisfactory to the Board of Selectmen, or to take any other action in relation thereto.

***Board of Selectmen for the Capital Planning Committee***

**MOVED:** That the Town Treasurer, with the approval of the Board of Selectmen, be authorized to borrow Seven Million Eight Hundred Thousand Dollars (\$7,800,000) and that any premium received by the Town upon the sale of said bonds or notes, less any such premium applied to the payment of the costs of issuance of such bonds or notes, be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount borrowed or to pay such costs by a like amount, thereby making available funds for the purposes of designing, permitting, environmental cleanup, reconstructing, constructing, repairing and equipping of the Metropolis Rink located at 2167 Washington Street, Canton, MA 02021, and that the Board of Selectmen be authorized to accept and the Building Renovations Committee expend, any and all insurance proceeds received for such project, and that the Board of Selectmen be authorized to accept and the Building Renovations Committee expend, any grants, gifts, or Federal Emergency Management Agency (FEMA) reimbursements received, and that the Board of Selectmen be authorized to extend the existing lease of the Metropolis Rink with the Department of Conservation and Recreation, set to expire on June 30, 2030, on terms and conditions satisfactory to the Board of Selectmen.

**FINANCE COMMITTEE VOTE: 6-0-0**

**DISCUSSION:** The Finance Committee voted unanimously to approve \$7.8 million to reconstruct and renovate the Metropolis Rink.

The state-owned and town-leased and operated Metropolis Rink partially collapsed on February 28, 2015, and thereafter closed indefinitely. Following this unexpected event, there was a long process of negotiation with state officials and considerable study to determine a wise course of action. The Massachusetts Department of Conservation and Recreation (DCR) that oversees state owned ice rinks has chosen not to fund this project but has allowed the town of Canton to proceed on its own. Due to this long but necessary process, time is now of the essence to proceed with this project in order to maximize the availability of additional insurance funds that expire on February 28, 2019.

**Special Town Meeting December 12, 2018**

Study has shown that the current building, which was severely damaged by the partial structural failure, also has many code and safety deficiencies and its mechanical systems are either too old to efficiently rehabilitate or have been damaged by the long-term exposure to the unheated conditions that followed the incident. The project would selectively demolish and rebuild the rink area of the building while retaining the foundation and the connected concrete service wings that house offices, restrooms, locker rooms, and other support spaces, which will be upgraded and renovated during the project. The rink must be rebuilt on-site and, due to site limitations, must use the same footprint as the existing 1971 structure.

The proposed reconstruction and renovation project at Metropolis Rink has a total estimated cost of \$10.3 million which would be paid from multiple sources. The structure was insured when it collapsed and the town retains \$2,000,000 in insurance funds that cannot be used for any other municipal purpose other than rebuilding the rink; in the event the Town does not approve re-building costs, these funds will be given to the state, as it owns the rink.

The Town also received a \$500,000 insurance payment for the loss of income that resulted from the rink's post-collapse closure, which could be put to the project. Should the town proceed on the project prior to the end of February 2019, an additional \$2 million may become available from the insurance company that includes \$1,000,000 in the form of funds held back by the insurance company pending a decision on whether to proceed with the rink project and another \$1,000,000 to complete necessary code upgrades to the facility.

In addition, as the rink collapse was related to a storm event that was considered a weather emergency, the town could be eligible for Federal Emergency Management Agency (FEMA) funding, which appears attainable at this time. If FEMA determines that the costs to repair the rink exceed 50% of the costs to replace the rink, FEMA will fund 75% of the replacement costs (approximately \$4 million) not covered by insurance proceeds.

Should the special town meeting approve the project for \$7.8 million, which includes approximately 10% contingency funds, the actual cost to the town would depend upon the availability of FEMA funding. Should FEMA not approve funding, the cost to the town would be approximately \$5.8 million which would likely require a debt exclusion override. However, if FEMA does approve funding, the cost to the town would likely be approximately \$1.5 million (25% of the total), which could be paid from the rink enterprise fund's future revenue stream.

While the current lease that both requires the town to maintain the rink and requires the state to allow the rink to operate currently expires in 2030, the DCR appears willing to extend the term of that lease by more than twenty years (through July 1, 2051), which will make a town investment in the rink more stable. As the land and building are state-owned, no other municipal uses for the site are possible.

At the Finance Committee's meeting on October 23<sup>rd</sup>, representatives from Canton Youth Hockey made it clear that a town-operated rink is still needed. This project is a unique opportunity for the Town of Canton to reestablish and operate a public rink for a greatly reduced construction cost to the Town than would otherwise be possible while providing an affordable public skating option to residents, Canton Public Schools and local organizations.

**APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_**





**PRSRT STD  
U.S. POSTAGE PAID  
PERMIT NO. 20  
CANTON, MA**

**FINANCE COMMITTEE  
TOWN HALL  
801 WASHINGTON STREET  
CANTON, MA 02021**

**CAR-RT SORT  
RESIDENT  
CANTON, MA 02021**