



Town of Medway
FINANCE COMMITTEE
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Wednesday, February 27, 2019 – 7:00 PM
Sanford Hall, Town Hall
155 Village Street

Present: Frank Rossi, Chair; Todd Alessandri, Vice Chair (7:41 PM); Rohith Ashok (7:10 PM); Kevin Dickie; Jeff O' Neill, Michael Schrader, Sue Segarra. Participating Remotely: Jim Sullivan (disconnected at 8:45 PM).

Absent: Ellen Hillery, Clerk.

Staff Present: Michael Boynton, Town Administrator; Carol Pratt, Finance Director; Don Aicardi, Finance Director, Medway Public Schools; James Kane, Director of Facilities, Medway Public Schools.

Others Present: Cindy Sullivan, School Committee member.

Chairman Rossi explained that there will be a public hearing which will be followed by a regular meeting of the Finance Committee. He announced that Mr. Sullivan will participate via conference call. At this time, Mr. Aicardi reported that Dr. Pires sent his regrets that he could not attend due to another commitment.

Public Hearing – March 11, 2019 Special Town Meeting:

At 7:00 PM Mr. O'Neill made a motion to open a public hearing for the purpose of hearing public input on the March 11, 2019 Special Town Meeting Warrant that will not be heard in public hearings held by other municipal boards; Ms. Segarra seconded. No discussion. VOTE: 6-0-0.

Chairman Rossi asked those gathered if there was any member of the public wishing to address the Finance Committee. There was no one.

At 7:02 PM Mr. O'Neill made a motion to close the public hearing; Ms. Segarra seconded. No discussion. VOTE: 6-0-0.

Introduction of New Committee Member

Chairman Rossi introduced the newest committee member, Kevin Dickie, who had previously served on the Finance Committee. Mr. Dickie noted that he enjoyed his time on the committee and wanted to give back to the community again by getting involved.

Discussion/Review of Special Town Meeting Warrant Articles

The March 11, 2019 Special Town Meeting Warrant was reviewed.

Present: Don Aicardi, Finance Director, Medway Public Schools; James Kane, Director of Facilities, Medway Public Schools

Mr. Aicardi spoke briefly about the playground project referenced in Articles 3 and 4. It was noted that the bulk of the funding will come from Community Preservation Act funds with the remainder coming from unused funds from the Choate Park project. Unused funds will be repurposed in Article 4. It was also noted that the monies will first be accepted by the School Committee. There are two articles now in March and the others will be in May. Brief discussion followed.

Mr. Aicardi stated that, if funding is approved at Town Meeting, the project should be completed over the summer. When the original playgrounds were approved, the grades being taught at the schools were different and did not include pre-K. We appreciate all the support from the community and the hard work of people involved in moving this project forward. Mr. Boynton added that it makes sense to do the large pieces now, starting with repurposing the leftover Choate funds so that the playground equipment can be ordered.

Ms. Pratt confirmed that the unused funds amount to \$350,000 related to the Choate project. Mr. Boynton indicated that they could be used for walking trails as well as some other things that are still on the list, but that money is earmarked already. We do not anticipate any last minute surprises. Just in case we keep \$50,000 in the project.

Mr. Schrader asked if things that had been deleted from the Choate project be reintegrated now that there is leftover money. Mr. Boynton responded that there are a lot of considerations for functionality and accessibility for use by the schools that prioritizes higher than those items removed from the list. We have done more than what was originally planned, and EPFRAC will continue to keep those other items in mind going forward.

Mr. Schrader asked how the specific equipment was selected and what types of components were considered. Mr. Kane responded that they worked with the principals from the schools to choose equipment that was age-appropriate and sized to fit on the play area footprint. The firm is O'Brien, the same one that did Choate Park.

Article 3: Community Preservation Funds for Elementary Playgrounds -- Mr. O'Neill made a motion to recommend Article 3 as presented; Mr. Sullivan seconded. It was noted that the term "equipping" includes the actual work. No further discussion. VOTE: 8-0-0.

Article 4: Repurpose Parks Improvements Project Funds to Elementary Playgrounds – Mr. O'Neill made a motion to recommend Article 4 as presented; Mr. Sullivan seconded. No further discussion. VOTE: 8-0-0.

At this time, Mr. Aicardi and Mr. Kane exited the meeting room as they were going to the Trivia Bee at the Burke Memorial School.

Article 1: Provide Funds for Urban Renewal Plan Implementation – Chairman Rossi briefly described the project for Mr. Dickie, noting that there had been a presentation a few weeks ago. Mr. O'Neill noted that there seemed to be a lot of questions out in the public and asked the Town Administrator if there was a list of answers somewhere. Mr. Boynton responded that the Town is not taking the property from the owner. There is an existing property owner. The property is appraised at \$490,000 with a pending P & S agreement at 550,000. The appropriation amount is \$600,000 to cover expenses such as legal work in addition to the actual purchase. This is the Oak Grove project which dates back to 1924, and the Town has been working on this project for over ten years. The expectation is to somehow redevelop the property and the Town has been working with property owners of these small lots. This particular purchase is between the property owner's estate and the purchaser. Brief discussion followed. If it gets approved at Town Meeting, the land can be acquired through conveyance. If it does not get approved, the borrowing will not happen.

General discussion followed on the jurisdiction of the Redevelopment authority, especially their ability to acquire land is strictly tied to the state's Urban Renewal Program. They are separate from the municipality. Brief discussion followed. For Oak Grove, the appraisals are outdated, and the Town is awaiting further information and updates from the state. Brief discussion followed on funding sources with the Town, specifically, free cash, general fund, short-term financing, and the like.

Responding to a question from the committee, Ms. Pratt stated that the article at Annual Town Meeting will be for additional funding of between \$3.5 million and \$4 million. She noted that there are some big things coming up like DPS Facility and Water Infrastructure Project and debt service costs will begin to climb again.

Is there any legal exposure? Mr. Boynton responded that the exposures are basically proposed use (is it valid) and the value of the land. We are not a party to the purchase as it stands now, and have discussed it with legal counsel from various perspectives. It was theorized that the buyer may not be able to use it without the appropriate permits from the Planning Board, Zoning Board of Appeals and the Building Inspector. If he establishes a use that is not allowed, it constitutes a zoning violation.

It was noted that prior funding was mostly from free cash as there has not been any borrowing for this project.

Mr. Schrader made a motion to recommend Article 1 as presented; Mr. Alessandri seconded. Brief discussion followed on scenarios for funding if the Town ends up owning the land and there is no interested developer. It would retain value until a time when a developer would come forward. The market changes frequently, and what is a potential occupant at the outset may no longer be viable in five or ten years. VOTE: 8-0-0.

Article 2: Authorization to Accept Gifts of Deeds to Oak Grove Parcels – Mr. Boynton explained that, if someone wants to unload their property, this article sets up the mechanism by which the Town can accept the gifts through the Board of Selectmen. The Town would accept it, then convey it to the Redevelopment Authority. **Mr. Alessandri made a motion to recommend Article 2 as presented; Mr. Ashok seconded. No discussion. VOTE: 8-0-0.**

FY20 Preliminary Budget Review

Chairman Rossi stated that the whole report is about 75 pages long. He briefly reviewed the following sections: Revenue assumption page; Debt service; Revenue stream; Enterprise Funds; Norfolk County

Retirement; Charter School vs. Public School; Tax Levy Explanation; Debt Exclusions; State Aid; Local Receipts; and Licenses and Permits.

Conflict of Interest Law

Chairman Rossi asked members to complete the form that acknowledges receipt of the law, advising them to then go online to take the test and obtain the certification. The email sent out today contained the link to the test. Completed certificates need to be submitted to the Town Clerk's Office.

Legislative Breakfast

Chairman Rossi stated that Ms. Segarra and Mr. Sullivan attended the Legislative Breakfast. Ms. Segarra stated they discussed the revised Charter, noting the changes may not take effect until 2021. The Safe Harbor initiative was also discussed. It was noted that the formula for Chapter 70 is changing, and they want to be sure there is support for Medway. Other topics included the DPS Garage, and Green Community funding that may be available to assist with acquiring solar energy installations. Senator Spilka is planning to come to Medway Family Day to see the new Choate Park.

Due to the lateness of the hour, remaining liaison reports were postponed.

Report from Town Administrator

Mr. Boynton provided an update on snow and ice expenses thus far. He added that he hopes to have bids on the DPS Facility at the end of March. The building is designed as a net-zero building and they hope to get approval for solar backup. Brief discussion followed.

Review of minutes

Draft minutes of January 9, 2019 were reviewed.

Mr. Alessandri made a motion that the Finance Committee approve the meeting minutes of January 8, 2019 as amended; Mr. Ashok seconded. No discussion. VOTE: 5-0-2 (Ashok and Dickie abstained. It is noted that Mr. Sullivan had disconnected before the vote).

Upcoming Meetings

Discussion on how the budget review will occur going forward, meeting with departments, and so on. The Fire Chief, Police Chief, and DPW will be coming on March 13 and April 10. The Public Hearing for Annual Town Meeting will need to be April 17 as Town Meeting is May 13. Chairman Rossi will send out the Annual Town Meeting timeline. The committee will determine important dates relative to Town Meeting at the March 13 Meeting.

The meeting before March 13, 2019 Special Town Meeting will be at 6:30 PM in the science room at Medway High School.

At 9:21 PM Mr. O'Neill made a motion to adjourn; Mr. Alessandri seconded. No discussion. VOTE: 7-0-0.

Respectfully submitted,
Jeanette Galliardt