



Town of Medway

FINANCE COMMITTEE

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Wednesday, February 13, 2019 – 7:00 PM

FINAL MINUTES

Sanford Hall, Town Hall
155 Village Street

Present: Frank Rossi, Chair; Todd Alessandri, Vice Chair; Ellen Hillery, Clerk; Jeff O' Neill, Michael Schrader, Sue Segarra, Rohith Ashok

Absent: Jim Sullivan

Others Present: Michael Boynton, Town Administrator;
Andy Rodenhiser, Planning Board Chair, Barbara Saint Andre, Director of Community and Economic Development

At 7:00 PM Chairman Rossi called the meeting to order

Chairman Rossi advised the Committee there would be a Public Hearing scheduled for 2/27/19, location TBA. Budget books were handed out to members.

Barbara Saint Andre, Director of Community and Economic and Development and Andy Rodenhiser, Planning Board Chair and Chair Redevelopment Authority were present to discuss Article 1 for the March 11, 2019 Special Town Meeting.

Article 1 -Provide Funds for Urban Renewal Plan Implementation

Ms. Saint Andre explained that in 2017 the State approved the Urban Renewal Plan for the Oak Grove Area and since then the Redevelopment Authority has moved forward to implement the project. The Redevelopment Authority has recommended unique zoning to come up with a complex mixed use and residential plan. The Oak Grove Task Force and a consultant are working to implement the vision with a zoning draft, which will hopefully be ready for Fall Town Meeting. The Town is also working on the land assembly of many small 60x20 lots.

The reason why the immediate action is there is a strip of land that will eventually be a major gateway. The Redevelopment Authority wants to control the access and the part of the property. If the control is lost there will be confusion with the project.

Mr. Boynton told the group that this particular strip of land is being actively marketed and there is an individual with a Purchase and Sale Agreement on it. The key point is to have control over the entire project and keep the roadway moving forward. There are two property owners who have recently passed away. The ability to maintain the site is to move forward with the acquisition. Developers would prefer to work with one owner versus multiple owners.

If this Article passes it means there will be the funding to move forward on the lots for the roadway and have extra monies available for additional acquisitions.

Mr. Boynton will most likely add a fourth Article that will allow the Town to accept gifts of land so that the Town will not have to wait for tax takings.

The total to acquire all of the parcels is approximately \$2Million and the appropriation for those funds will most likely be on the Spring Town Meeting Warrant. The reason why they are acting now is because one owner didn't want to wait and they are actively selling now.

Mr. Boynton explained the goal is to make this as attractive for a developer as we can. If you assemble it, the development team will come.

The Oak Grove Zoning Task Force is working with a consultant on the zoning to design a very unique and descriptive area where a developer can build without having to go through a lengthy permitting process. The Planning and Redevelopment Authority will then have to approve.

Chairman Rossi explained that FinCom could vote on the Article at the Public Hearing on 2/27/19.

Article 2-Community Preservation Funds for Elementary Playgrounds

This article is to appropriate funds to update the playgrounds to code at the McGovern and Burke-Memorial Schools. McGovern was last replaced in 2002 and Burke-Memorial in 2004.

Funds to come from:

\$60,000 donations (\$50,000 Elementary PTO, \$5,000 Extended Day, \$5,000 Exelon)

\$300,000 Choate/Oakland left over funds

\$25,000 CIPC if needed

\$150,000 CPC

= \$535,000 with the remainder coming from School funds if needed.

The money is needed to order the equipment to get the ball rolling on installation as soon as school is out in June. The same supplier as the other playgrounds is being used. Mr. Boynton is unsure who is designing the playgrounds.

Article 3-Repurpose Parks Improvements Project Funds to Elementary Playgrounds

Repurpose the remaining \$300,000 from the Choate and Oakland Parks projects to the new Elementary Playgrounds.

FY2020 Budget

Mr. Boynton shared some FY2020 Budget Highlights

- Continuing promises from the Exelon program
- Promises to continue providing a good school system
- A commitment to public safety

- Additional job growth in town departments (Police, Building Inspections, Highway Operator, Town Building position)
- Facility Plan to look at facility needs in the coming years
- Funding request for new DPW garage
- Property acquisitions

CHAIRMAN AND LIAISON REPORTS

Chairman Rossi postponed reports until the next meeting.

Review of Meeting Minutes

Minutes will be reviewed at the next meeting.

Upcoming Meetings:

February 27th - Public Hearing for March 11th STM (location and time TBD)

March 11th – Special Town Meeting, HS, Pre meeting at 6:30 followed by STM

March 13th – Regularly Scheduled Meeting – Sanford Hall 7pm

At 8:02 PM Mr. Schrader moved to adjourn; Mr. O’Neil seconded. No discussion VOTE: 7-0-0

*Respectfully submitted,
Wendy Harrington*

****Approved 3/27/19**