

## Carver Massachusetts

### Town Buildings Study Committee Minutes

3/4/2013

Members Present: Roger Shores, Steve Pratt, Dan Ryan, Paul Duff  
Also Present: None  
Absent: None  
Meeting Start: 7:33 p.m.  
Meeting End: 9:20 p.m.

### Agenda

#### I. Committee Logistics

- a. Call meeting to order
  - i. Dan Ryan called the meeting to order at 7:33 p.m.
- b. Committee Organization
  - i. All former committee members except Dan Daly have been reappointed by the Board of Selectmen.
    1. Dan Daly is no longer a resident of the Town of Carver.
  - ii. All committee members have been sworn in by the Town Clerk's Office.
  - iii. All committee members were notified to retake the on-line ethics training course.
- **Motion Made:** Paul Duff motion to nominate Dan Ryan chairman – seconded by Roger Shores
- No discussion, Passed Unanimously
- **Motion Made:** Roger Shores motion to nominate Steve Pratt vice chairman – seconded by Paul Duff
- No discussion, Passed Unanimously
- c. Meeting Minutes and Approval
  - i. Dan Ryan will email the minutes from past meetings for review and approval at a future meeting. The TBSC has not met since 6/6/2011.

#### II. Capture Notes and Discussions

- a. Activities and Events Since Last TBSC Meeting
  - i. Carver residents recently renewed the interest in the school building project over the past several months.
  - ii. The Carver Board of Selectmen has reactivated the ad hoc TBSC
  - iii. The School Department is drafting a new Statement of Interest to the MSBA
  - iv. The MSBA confirmed that Carver does not need a non-binding referendum
    1. Jack McCarthy is the new Executive Director of the MSBA
  - v. Several of the funding mechanisms that existed in 2011 are no longer available. There may be other options available. The TBSC will update the funding options in their report.
  - vi. In 2011, most residents were seeking a shared funding mechanism through reduced budgets and increased taxes. The TBSC needs to determine if this is still the case. The economic climate in 2013 feels as though it has not improved since 2011 and there are some additional negative factors. For example, the Governor of Massachusetts is looking to raise taxes.
    1. In order to determine the tax payer affordability the TBSC needs to look at:

- a. Per Capita Income (which is low in Carver)
    - b. Per Capita Equalize Value (which is low in Carver)
    - c. Municipal Revenue Growth Factor (which is limited in Carver)
  - vii. In 2011, the school renovation project was estimated to be \$45 million with the town's responsibility being \$18 million after the MSBA grant. This was estimated to be \$1.2 million dollars over 30 years.
  - viii. In 2013, the town may be able to get a 3% loan and the renovation cost and MSBA grant could be comparable.
  - ix. The Stabilization Fund has gone from about \$3.4 million to \$950,000.
- b. Role of TBSC
  - i. What is scope and role of the TBSC in 2013?
  - ii. Should the TBSC make financial strategy recommendations on new building(s) versus renovations? Should the TBSC study one new building versus smaller buildings?
  - iii. The TBSC needs to clarify role and scope with the Selectmen.
  - iv. A Capital Improvement Committee needs to be established. The committee can be mix of town officials and members at large. The committee would create a financial plan and identify the town's financial ability to raise required funds.
  - v. The TBSC needs to work with the Finance Committee to look for areas in the budget to save money.
  - vi. The TBSC needs to continue to focus support for the new Fire and Police buildings and make sure money is allocated each year.
- c. Status of TBSC Report
  - i. The TBSC Report will continue to be discussed with recommended updates identified

### III. Planning

- a. Meetings with Town Boards/Officials
  - i. The TBSC needs to plan a meeting with the Board of Selectmen to clarify scope and goals for the next several months.
  - ii. The TBSC needs to plan articles for the next Special Town Meeting.

### IV. Action Items

- Dan Ryan to redistribute previous meeting minutes for review and approval at a future meeting.

### V. Next Meeting & Draft Agenda

- a. Next Meeting will be Monday March 18<sup>th</sup> at 7:00 p.m.
- b. Next Meeting Agenda

#### I. Committee Logistics

- a. Call Meeting to Order
- b. Meeting Minutes and Approval

#### II. Capture Notes and Discussions

- a. Activities and Events
- b. TBSC Report

#### III. Planning

- a. Meetings with Town Boards and Officials
- b. Other

#### IV. Action Items

#### V. Next Meeting & Draft Agenda

- **Motion Made: Roger Shores made motion to adjourn, seconded by Steve Pratt**
- **No discussion,**
- **Passed Unanimously**

Next Planned Meetings: [Monday, March 18, 2013](#)

Respectfully submitted by: [Dan Ryan](#)

Minutes approved by Committee on [Monday, March 18, 2013](#)