

Carver Massachusetts

Town Buildings Study Committee Minutes

7/29/2013

Members Present: Roger Shores, Dan Ryan, Steve Pratt, Paul Duff
Also Present: Jack Hunter, Dick Ward
Absent: none
Meeting Start: 7:08 p.m.
Meeting End: 9:05 p.m.

Agenda

I. Committee Logistics

- a. Call meeting to order
 - i. Dan Ryan called the meeting to order at 7:08 p.m.
- b. Meeting Minutes and Approval
 - i. Minutes to be reviewed at the next meeting

II. Capture Notes and Discussions

- a. Activities and Events
- b. Roles and Responsibilities of the TBSC
- c. General Discussion and Planning
- d. Communicating Information
- e. TBSC Report

III. Planning

- a. Meetings with Town Boards/Officials
 - i. Plan TBSC report for next Selectmen's meeting.
 - ii. Invite Barry Struski to future meeting.
 - iii. Fire/Police/School Discussion
 1. School requires a debt exclusion or override
 2. School requires a dedicated source of revenue
 - a. State qualified bond program – saves interest costs and less risky
 - b. Requires override to cover cherry sheet deduction
 3. Fire department has a good reputation, good will, town start with them. Unifying Force. Represents our safety.
 4. School and Fire are separate funding source
 - a. Can use wrap around strategy now before it reduces and bond is paid off.
 - b. Funding is currently in place to start fire station project
 - c. We would need article for next STM
 5. MSBA pending actions until after November
 6. Bill for Reclassification of manufactures homes as affordable housing
 - a. Carver has 1100 manufactured homes; average value per home is 100,000.
- b. Master Plan Discussion
 - i. Jack Hunter
 1. Jack received a proposal from the Collins Center for providing consulting services to Carver.
 2. The Center of Economic Development is interested in working with Carver
 3. The Business Development Committee (BDC) had money, the Redevelopment Authority may have some money to dedicate to the effort. The TBSC should check with the Fincom & Selectmen. The TBSC should meet with the Interim Town Manage or have a subcommittee talk to him.
 4. Timeline and actions
 - a. We need to meet with the Center for Economic Development (Dr. Mullins) – Jack to set up phone conference room for 8/5.

- b. We need to procure funding. (Dan talk to Will Sinclair – Redevelopment committee and Jim Purcell (Interim Town Admin).
 - c. The TBSC needs to meet with the Selectmen for approval to hire a consultant to assist with land use and building study. The report would be included in the Master Plan and provide input to the building plan.
 - 5. The Planning Board is drafting an article for Master Plan Funding
- ii. Paul Duff – SERPDD
 - 1. Steve: see Comprehensive Economic Development Strategy (CEDS)
 - a. Contains tables for each of the towns including Carver
- iii. We should have a State Representative (Gifford) help speak to the unfunded OPEB liability issue.
 - 1. Looming financial impact for most cities and towns.
 - 2. Unfunded liability being addressed by state health care reform, currently no solution and impact is unknown. Potentially could impact Carver in two scenarios
 - a. If we don't start projects, could prevent us from starting for many years.
 - b. If we do start projects, could add to financial issues of town but could possibly result in higher aid from State if debt is factored into the decision.
- c. Other

IV. Action Items

- None

V. Next Meeting & Draft Agenda

- a. Next Meeting will be Monday 8/5 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. General discussion and planning
- c. Communicating Information
- d. TBSC Report

III. Planning

- a. Meetings with Town Boards and Officials
- b. Master Plan discussion with Jack Hunter
 - i. Meet with Dr. Mullins representing the Center for Economic Development and Jack Hunter
- c. 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, August 5th, 2013

Respectfully submitted by: Dan Ryan

Minutes approved by Committee on Thursday, September 5, 2013