

# Carver Massachusetts

## Town Buildings Study Committee Minutes

9/5/2013

Members Present: Dan Ryan, Steve Pratt, Paul Duff  
Also Present: Bob Belbin  
Absent: Roger Shores  
Meeting Start: 6:30 p.m.  
Meeting End: 8:09 p.m.

## Agenda

### I. Committee Logistics

- a. Call meeting to order
  - i. Dan Ryan called the meeting to order at 6:30 p.m.
- b. Meeting Minutes and Approval
  - i. Deferred to future meeting

### II. Capture Notes and Discussions

- a. Activities and Events
- b. General Discussion and Planning
- c. Communicating Information
- d. TBSC Report
  - i. Minimizing the impact of bonds on the town residents could be done by implementing the maximum split tax rate. Our property value is lower; there is less charge per square foot. This could save the average home owner approximately \$191 per year. The impact to local businesses would need to be addressed.
    1. The tax rate would be subject to a vote of the board of Selectmen every year.
  - ii. The cost of the school bond is approximately \$264 per average residential home (1.2 million yearly bond cost based on a 45 million dollar bond and state reimbursement).
  - iii. A CPA reduction could save about \$50 per average home
  - iv.  $\$264 \text{ bond} - \$191 - \$50 = \$23$  per average home owner

### III. Planning

- a. Meetings with Town Boards/Officials
  - i. Selectmen's Meeting – with respect to moving forward with the Fire Station Building project:
    1. The building priority discussion may have confused the current plan of record. Multiple projects need to be done. The school building project is on a separate parallel track. The Fire Station and Police station projects are on a separate parallel track.
    2. The intent of the TBSC is to support parallel building projects. The town has the ability to support parallel building projects. The financial aspect of the school building project is unknown at this time and the school project is not in the MSBA pipeline.
    3. The TBSC continues to pursue funding options for the school building project.
    4. In terms of the wrap-around bond concept, the Fire Station project maximizes the benefit if this mechanism is still available. This would allow the town to save money that could be allocated to future projects.

5. It is still the case that the Capital Building Stabilization Fund could not be used for the School Building project because it is not an automatic funding mechanism due to requiring yearly town meeting action.
6. The intent of Town Meeting in 2011, 2012, and 2013 were to fund the Capital Building Stabilization Fund under the premise that it would be used for the Fire and Police Station building projects. See the 4/11/2011 TBSC presentation to Town Meeting.
7. The Town already owns 9 acres at the proposed new fire station site.
  - ii. Plan next Selectmen's meeting.
- b. Master Plan Discussion
  - i. Meet with the Redevelopment Authority to discuss possible financing for a Building and Land Use Study
    1. Dan met with the RDA to request funding for the Collins Center study. The RDA voted to provide \$10,000 for the study.
- c. School Committee
  - i. Meet with representatives of the School Committee to discuss the current planning for the Police and Fire Station projects.
    1. No meeting held.
  - ii. Also discuss planning for the Elementary/Primary School project.
- d. Other

**IV. Action Items**

- None

**V. Next Meeting & Draft Agenda**

- a. Next Meeting will be Tuesday 9/17 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
      - i. Information to post to the town web site
    - d. TBSC Report
  - III. Planning**
    - a. Meetings with Town Boards and Officials
      - i. Meet with the Fire Chief to discuss the Fire Station Building project and related STM articles.
    - b. Master Plan Discussion
      - i. Discuss Collins Center project
    - c. Other
  - IV. Action Items**
  - V. Next Meeting & Draft Agenda**

- Motion Made: Paul Duff made motion to adjourn, seconded by Steve Pratt
- No discussion,
- Passed Unanimously