



Selectmen's Meeting Minutes

Town Hall – Room 201

Monday, February 9, 2015, 7:00 pm

Present: Chair Bill Cranshaw, Selectmen Jason Kreil, Selectmen David Gavin, Selectmen Chris DiSilva, Selectmen Tim Egan. Finance Committee members Peter Campbell, P.J. Gauthier, Don Rowe, Justin Cole and Bob McCarthy.

This meeting was a joint meeting of the Finance Committee and the Board of Selectmen. The purpose of the meeting was to hear presentations by Chief Stower regarding the Fire Station and by Andrew Scribner-MacLean regarding capital planning.

FIRE STATION

Chief Stowers presented a history of the fire station, past studies of the fire station, and his evaluation of options for replacing or renovating the fire station. He discussed four options — new facility at Rockland Avenue, new/remodeled facility at current Town Hall location, purchasing and renovation of 11 Main Street (Walgreens), and renovating and adding on to existing facility. He believes the two best options are to either (1) renovate/expand the existing fire station or (2) move the fire station to the town hall and relocate town offices. Order of magnitude cost estimates are \$6 million and \$8 million (exclusive of relocating town offices), respectively. Chief Stowers recommended forming a new building committee and funding a preliminary design study for \$95,000. The request is to be considered at a later meeting of the Board of Selectmen.

CAPITAL PLANNING

Andrew Scribner-MacLean presented the work to date on planning from the Capital Work Group. The current list of requested capital needs exceeds \$30 million through FY2020. Notable items not yet included are potential school projects and life-cycle analysis of critical systems for all buildings. Recommend \$750,000 for FY15 spending, but note actual need is much higher. Objective of group is to reduce debt service percentage from current 14% to future 6%. Proposes to do this by funding from tax levy using decreases in non-excluded debt and additional set-asides increased annually. Presented a list of these and other other recommendations:

1. Create a policy to appropriate 6% of Town funding for capital investment (cash and debt payments combined)
2. Allocate all non-excluded retiring debt (general fund, not enterprise) to capital spending until 6% target is reached.
3. Appropriate \$100,000 in FY2016, to be increased by \$50,000 per year, for capital investments until 6% target is reached.

4. Appropriate \$750,000 from free cash for current capital priorities – equipment and infrastructure.
5. Create a permanent building committee, or similar group, which will focus its attention on recommendations for maintaining, rehabilitating, and replacing, as needed, Town & School facilities.
6. Make a commitment to a modern fire station by dedicating the existing capital stabilization funding and monies added to capital stabilization in the future, to the construction of a modern fire station.

Water & Sewer

7. Authorize water & sewer to self-finance all filters, pump house replacements, etc. as outlined in the capital plan.
8. Allocate approximately 1/3 -1/2 of available retained earnings to capital priorities in W&S in FY16 and FY17.

The recommendations related to the water and sewer enterprise funds will be discussed at the next Board of Selectmen meeting. Other issues referred to Finance Committee for further evaluation.

Meeting was adjourned at 10:05 p.m.

Documents and Exhibits:

- Maynard Fire Station Proposal package prepared by Chief Stowers
- Capital Planning 2016 & Beyond slide show (TOM Capital 2015 for fincom.pdf)
- TOM Capital Planning FY16 fincom.xlsx

Approved: _____

Date: _____



Jason Kreil, Clerk