September 16th, 2019 Minutes

Joint-Board Meeting

**Present:** Robert Maidman, Pasqualino Pannone, Arnold Cohen, Anja Bernier, Hanna Switlekowski, Krishan Gupta, Fred Turkington, Paul Linehan, Bill Heitin, Marcy Kaplan, Elizabeth Murphy, Victoria Greer, Gordon Gladstone, Daniel Lewenberg, Anne Keitner, Judy Crosby and Patricia-Lee Achorn.

1. **Call to order, review of agenda and introductions (Bill Heitin, Select Board chair)**

All of the attendees presented their name and committee.

* Robert Maidman, Planning Board
* Pasqualino Pannone, Planning Board
* Arnold Cohen, Finance Committee
* Anja Bernier, Finance Committee
* Hanna Switlekowski, Finance Committee
* Krishan Gupta, Finance Director
* Fred Turkington, Town Administrator
* Paul Linehan, Capital Outlay Committee
* Bill Heitin, Select Board
* Marcy Kaplan, School Committee
* Elizabeth Murphy, Assistant Superintendent
* Victoria Greer, Superintendent of Schools
* Gordon Gladstone, Finance Committee
* Daniel Lewenberg, Finance Committee
* Ann Keitner, Finance Committee
* Judy Crosby, School Committee
* Patricia-Lee Achorn, Finance Committee
1. **Review of Town’s Fiscal condition**

Krishan Gupta, Finance Director, gave a review of the Town’s Fiscal condition.

* Expected revenues were $83,111,840 and actual came in at $84,060.602.
* Cherry Sheet is slightly better than the last fiscal year.
* We received $145,689 for reimbursement from MEMA for prior years.
* License and permits had a positive variance of $145,000.
* Investment earnings had a positive variance of $466,000.
* Expenditures totaled $43,828,752 for the School budget.
* A major item of turnback was operational reserves totaling $230,000.
* $1.4 million contributed towards the fund balance.
* Approximately $1.4 million-dollar increase, still waiting for certification from the DOR.
* Water free cash totaled $1.8 million.
* The Health Claims account has a fund balance of $2,882,047
* OPEB has a fund balance of $919,017 and $350,000 was added in July of 2019.
* $2,017,487 in excess levy capacity.
* $5.5 million-in freecash would represent 6.6% of general fund budget
* The final Cherry sheet in FY18 was $8,078,176 and FY19 is $8,237,463.
* $72,108 variance more than what was budgeted.
* FY 20 Cherry Sheet allocated $37,000 on the good side.

Fred Turkington, Town Administrator, presented the November 4th Special Town Meeting information.

* There will be less than 10 articles.
* The biggest article is the High School project.
* Other articles include three solar energy articles, a bylaw billboard article and an article regarding the 18 Briar Hill Road acquisition.
* Oct 28th, 2019 will be the moderator’s pre-town meeting followed by the Finance Committee’s warrant hearing.

Fred Turkington, Town Administrator, presented the Fy2021 budget and May 4th, 2020 Annual Meeting Schedule.

* Oct 10th, 2019 is the deadline for staff to request capital projects.
* Review will happen with fire and police on November 7th, 2019.
* Review will happen with the schools on November 14th, 2019.
* Review will happen with the recreation department, DPW and water on December 12th, 2019.
* Tours will be held on January 18th, 2020.
* Capital Outlay will vote on Jan 23rd, 2020.
* $2 million worth of borrowing currently.
* Priorities will meet on December 5th, 2019 and will then update worksheet.
* Priorities will finalize and vote revenue estimate on Feb 6th, 2020.
* Select Board will review the operating budget on January 7th, January 21st, and February 11th. Voting will happen on February 25th, 2020.
* Review will happen with the Finance Committee on February 24th, 2020.
* Review will happen with the school on March 2nd, 2020.
* S Review will happen with the Select Board on March 23rd, 2020.
* On March 30th, 2020 the final budget will be voted.
1. **Review proposed Sharon High School replacement project and debt services model**

Krishan Gupta, Finance Director and Fred Turkington, Town Administrator, presented the Sharon High School replacement project and debt services model.

* Total cost: $163 million; which includes $5.9 million in contingencies.
* Anticipated state (MSBA) average reimbursement rate of 32.5% for $53 million.
* Total maximum borrowing of $110 million for 20 years at a 3.5% rate.
* Borrowing spread over three years, starting in Spring of 2020.
* Highest tax rate impact would be in 2023 and will decline after.
* The percent of tax rate increase is 12.22% with a potential impact of $1,315.00 in 2023 for a $500,000 home.
* Current numbers do not reflect anticipated revenue enhancements from Four Daughters or Sharon Gallery.
* Other potential offsets of $5 million will reduce the tax rate impact.
1. **Implementation of Master Plan (Planning Board)**

Pasqualino Pannone, Chairman of the Planning Board, presented information regarding the Master Plan.

* The consultants completed their final draft over the summer. It has been distributed online for general public and to the committees individually.
* On September 5th, 2019 a presentation was given on the next steps and implementation.
* Planning board is in the process of moving forward and making an Implementation Committee.
* They will be making recommendations to the Select board and Fred Turkington shortly.
* there is overlap amongst all the committees
1. **Select Board update**

Bill Heitin, Chairman of the Select Board, presented an update.

* The Board agree in concept to allow three solar sites in town at the landfill, East Elementary and the parking lot at Gavin’s pond.
* $750,000 in revenue will be made annually to the town.
* There is potential for solar at the railroad too, which will bring in the same revenue.
* Upfront payment to the town for the billboards on 95 will range between $200,000 to $500,000.
* A monthly revenue stream will be between $1,000 to $2,000.
* Four Daughters has constructed underway on the north side of route one.
* On September 10th, 2019 a contract was signed and sent to the state for permanent licensing.
* Four Daughters will open in December 2019 or January 2020.
* A Board was put together that will give an extensive summary of what to do with the old library building. They will meet on September 24th, 2019.
* They are in negotiations with a grocer and liquor company for Shaw’s plaza.
* Road is complete and site has been flattened and ready to go.
* 192 apartment units are under way and will open in spring of 2020.
* The new Shaw’s owners are looking to potentially add 9000 square feet of drive through. This will be discussed with the Planning Board.
* There is a discussion about limited construction on the second story of the building for professional offices or self-storage.
* Additional information of the potential acquisition will be available in a week.
1. **Adjournment**

The meeting was adjourned at 8:08 pm.