



**Town of Canton  
Finance Committee**

Barbara Saint André, Chair  
Rob Barker, Vice Chair  
Jerry Dorfman  
Nichola Gallagher  
Dianne Gustafson  
Cynthia Holcombe  
Stephanie Leach  
Tim McKenna  
Cindy Thomas

**Finance Committee Meeting Notice**

**Date:** Wednesday, January 25, 2017  
**Time:** 7:00 PM – 9:00 PM  
**Location:** Salah Meeting Room - Town Hall  
 801 Washington Street  
 Canton, MA

**Agenda**

*This meeting is being video recorded by Canton Community Television. Times are estimates. Items may be taken out of order.*

7:00 PM Call Meeting to Order (Minutes Primary/Alternate: Nichola Gallagher / Dianne Gustafson)

**New Business:**

7:05 PM **Article # TBD – Recommendations of the Canton Community Preservation Committee (CCPC)**  
 George Comeau, Chair and/or Lisa Lopez, Vice Chair and/or Kristen Phelps, Administrator  
 Motion 1 – Administrative Expenses  
 Motion 2 – Fund Balance Transfers  
 Motion 3 – Library Entrance - \$35,000 (Historic)  
 Motion 4 – Pequitside Farm Architectural Study - \$28,000 (Historic)  
 Motion 5 – Rolling Mill Copper Roof - \$148,975 (Historic)  
 Motion 6 – Rubin Court Bathroom Fan Project - \$80,000 (Housing)  
 Motion 7 – Paul Revere Heritage Site Conservation Restriction - \$20,000 (Open Space)  
 Motion 8 – Open Space & Recreational Plans Update - \$150,000 (Open Space & Recreation)  
 Motion 9 - Tilden & Devoll Playgrounds - \$401,300 (Recreation)  
 Motion 10 – Canton Little League Restroom Facility - \$173,500 (Recreation)

7:30 PM **Operating Results as of December 31, 2106 – Jim Murgia**

**Other Business:**

7:45 PM **Initial Review of FY18 Budget Requests** – Additional attendees at future Finance Committee meetings

**Minutes to be Approved:** December 12, 2016

**Next Meeting Dates:**

<b><i>Finance Committee Meetings – 2017 (subject to change)</i></b>					
<b>Day</b>	<b>Month</b>	<b>Date</b>	<b>Time</b>	<b>Location</b>	<b>Guests / Topics</b>
Wednesday	February	8	7:00 p.m.	Armando Rec. Center	No guests / Discussion of Revenue & Draft of Warrant
Monday	February	13	7:00 p.m.	Salah Mtg. Room	Chief Berkowitz – Police & Animal Control FY18 Budgets Karen Zukauskas, Director – Assessing FY18 Budget
Wednesday	February	22	7:00 p.m.	Salah Mtg. Room	Chief Doody – Fire Department FY18 Budget Mike Trotta, Superintendent – DPW, Water & Sewer FY18 Budgets
Tuesday	February	28	7:00 p.m.	Salah Mtg. Room	TBD
Thursday	March	2	7:00 p.m.	Salah Mtg. Room	Bob Panico, Chair, Capital Planning Committee – FY18 Capital
Wednesday	March	8	7:00 p.m.	Salah Mtg. Room	School Committee (confirmed)
Monday	March	13	7:00 p.m.	Salah Mtg. Room	TBD (possible BOS)
Tuesday	March	14	7:00 p.m.	Salah Mtg. Room	TBD (possible BOS)
Friday	March	17	NA	<b><i>No meeting this day</i></b>	Deadline – FINCOM & Planning Board motions to Town Counsel
Monday	March	20	7:00 p.m.	Salah Mtg. Room	TBD
Wednesday	March	22	7:00 p.m.	Salah Mtg. Room	TBD
Monday	March	27	7:00 p.m.	Salah Mtg. Room	Vote Operating Budgets, Fixed Costs & Enterprise
Wednesday	March	29	7:00 p.m.	Salah Mtg. Room	Finalize Recommendations & Discussions
Thursday	March	30	7:00 p.m.	Salah Mtg. Room	TBD
Monday	April	4	NA	<b><i>No meeting this day</i></b>	Deadline - Recommendations & Motions to Printer.

**Public Announcements/Public Comment**

**Adjourn**

*If a topic becomes known prior to 48 hours before the scheduled meeting, the Committee will update this posting. The Committee may also discuss a topic or topics not reasonably anticipated by the Chair 48 hours before the meeting.*  
 20170125 FINCOM Agenda.doc

## CCPC Available Funds

Title	Category	Source of Funds				Total
		Fund Balance Reserved for Historic Resources	Fund Balance Reserved for Community Housing	Fund Balance Reserved for Open Space & Recreation	Undesignated Fund Balance Reserved for Community Preservation Act	
Fiscal 2014 set asides at ATM 2013 (article 41 motion 1)		\$48,000	\$ 48,000	\$ 48,000	\$ 316,000	\$ 460,000
Fiscal 2015 set asides at ATM 2014 (article 21 motion 2)		\$60,000	\$ 60,000	\$ 60,000	\$ 390,000	\$ 570,000
High school tennis courts (motion 3)	Recreation	\$ -	\$ -	\$ (108,000)	\$ (92,000)	\$ (200,000)
Veterans housing electrical boxes (motion 4)	Housing	\$ -	\$ (30,000)	\$ -	\$ -	\$ (30,000)
Veterans housing smoke detectors (motion 5)	Housing	\$ -	\$ (18,000)	\$ -	\$ (45,700)	\$ (63,700)
Cemetery gravestones (motion 6)	Historic	\$ (25,000)	\$ -	\$ -	\$ -	\$ (25,000)
Friendship quilt (motion 7)	Historic	\$ (2,705)	\$ -	\$ -	\$ -	\$ (2,705)
Civil war statue (motion 8)	Historic	\$ (30,000)	\$ -	\$ -	\$ -	\$ (30,000)
Fiscal 2015 projects approved at ATM 2014		\$ (57,705)	\$ (48,000)	\$ (108,000)	\$ (137,700)	\$ (351,405)
Balances after ATM 2014		\$50,295	\$ 60,000	\$ -	\$ 568,300	\$ 678,595
Fiscal 2016 set asides at ATM 2015 (article 19 motion 2)		\$60,000	\$ 60,000	\$ 60,000	\$ 390,000	\$ 570,000
Cemetery Receiving Tomb & Retaining Wall (motion 3)	Historic	\$ (11,000)	\$ -	\$ -	\$ -	\$ (11,000)
Ponkapoag Station Fire Bell Restoration (motion 4)	Historic	\$ (15,000)	\$ -	\$ -	\$ -	\$ (15,000)
Tilden House Restoration (motion 5)	Historic	\$ (84,295)	\$ -	\$ -	\$ (329,855)	\$ (414,150)
Historical Document Master Plan (motion 6)	Historic	\$ -	\$ -	\$ -	\$ (10,000)	\$ (10,000)
Martha Howard Petticoat Restoration (motion 7)	Historic	\$ -	\$ -	\$ -	\$ (5,895)	\$ (5,895)
First Parish Church Steeple and Spire Restoration (motion 8)	Historic	\$ -	\$ -	\$ -	\$ (99,120)	\$ (99,120)
Veteran's Housing Project (motion 9)	Housing	\$ -	\$ (100,000)	\$ -	\$ -	\$ (100,000)
Fiscal 2016 projects approved at ATM 2015		\$ (110,295)	\$ (100,000)	\$ -	\$ (444,870)	\$ (655,165)
Balances after ATM 2015		\$0	\$ 20,000	\$ 60,000	\$ 513,430	\$ 593,430
Fiscal 2017 set asides at ATM 2016 (article 24 motion 2)		\$60,000	\$ 60,000	\$ 60,000	\$ 390,000	\$ 570,000
Balances available at ATM 2016 for projects		\$60,000	\$ 80,000	\$ 120,000	\$ 903,430	\$ 1,163,430
Crane's Guards Militia flag (motion 3)	Historic	\$ (18,900)	\$ -	\$ -	\$ -	\$ (18,900)
Cemetery gravestones (motion 4)	Historic	\$ (36,915)	\$ -	\$ -	\$ -	\$ (36,915)
Cemetery Receiving Tomb & Retaining Wall (motion 5)	Historic	\$ (4,185)	\$ -	\$ -	\$ (155,815)	\$ (160,000)
Hagan Court Senior Housing building repairs (motion 6)	Housing	\$ -	\$ (80,000)	\$ -	\$ (40,000)	\$ (120,000)
Outdoor recreational facilities master plan (motion 7)	Recreation	\$ -	\$ -	\$ (50,000)	\$ -	\$ (50,000)
Fiscal 2017 projects approved at ATM 2016		\$ (60,000)	\$ (80,000)	\$ (50,000)	\$ (195,815)	\$ (385,815)
Balances after ATM 2016		\$0	\$ -	\$ 70,000	\$ 707,615	\$ 777,615
Housing projects closed out by CCPC on 11/28/16	Housing	\$0	\$ 111,122	\$ -	\$ -	\$ 111,122
Fiscal 2018 set asides at ATM 2017 (article X motion 2)		\$60,000	\$ 60,000	\$ 60,000	\$ 390,000	\$ 570,000
Balances available at ATM 2017 for FY 18 projects		\$60,000	\$171,122	\$130,000	\$1,097,615	\$1,458,737
Library entrance (motion 3)	Historic	\$ (35,000)	\$ -	\$ -	\$ -	\$ (35,000)
Pequitside Farm architectural study (motion 4)	Historic	\$ (25,000)	\$ -	\$ -	\$ (3,000)	\$ (28,000)
Rolling Mill copper roof (motion 5)	Historic	\$ -	\$ -	\$ -	\$ (148,975)	\$ (148,975)
Rubin Court bathroom fan project (motion 6)	Housing	\$ -	\$ (80,000)	\$ -	\$ -	\$ (80,000)
Paul Revere Heritage Site conservation restriction (motion 7)	Open Space	\$ -	\$ -	\$ (20,000)	\$ -	\$ (20,000)
Open space & recreational plans update (motion 8)	Open Space & Recreation	\$ -	\$ -	\$ (110,000)	\$ (40,000)	\$ (150,000)
Tilden & Devoll playgrounds (motion 9)	Recreation	\$ -	\$ -	\$ -	\$ (401,300)	\$ (401,300)
Canton Little League restroom facility (motion 10)	Recreation	\$ -	\$ -	\$ -	\$ (173,500)	\$ (173,500)
Fiscal 2018 projects to be approved at ATM 2017		\$ (60,000)	\$ (80,000)	\$ (130,000)	\$ (766,775)	\$ (1,036,775)
Balances after ATM 2017		\$0	\$91,122	\$0	\$330,840	\$421,962

FY 2018 CCPC Funding Recommendations				
Project Title	Category	Funding Requested	Funding Recommended	Notes
Rolling Mill Copper Roof	Historic	\$148,975.00	\$148,975.00	
Library Entrance	Historic	\$38,000.00	\$35,000.00	less \$3000 for glass removal
Pequitside Farm Architectural Study	Historic	\$28,000.00	\$28,000.00	
Rubin Court Bathroom Fan Project	Housing	\$80,000.00	\$80,000.00	w/in 10% allocation
Devoll & Tilden Playgrounds	Recreation	\$420,000.00	\$401,300.00	reflects removal of surveillance equipment
Canton Little League Restroom Facility	Recreation	\$245,000.00	\$173,500.00	minimum amount needed by applicant to start project
Open Space & Recreation Planning Projects				
Open Space & Recreation Plan Update	Open Space/Recreation	\$22,000.00	\$150,000.00	CCPC voted to combine funding for all three planning projects
Comprehensive Trails Plan	Open Space/Recreation	\$75,000.00		
Newhouse Waterfront Landscape Plan	Open Space/Recreation	\$73,000.00		
Revere Heritage Site - Restriction	Open Space	\$20,000.00	\$20,000.00	required by statute
	Total	\$1,149,975.00	\$1,036,775.00	

## **HISTORICAL RESOURCES**

- Project:** Funds to support installation of copper roof on the Historic Revere Rolling Mill (constructed circa 1850)
- Applicant:** Laura Smead, Town Planner on behalf of the Board of Selectmen
- Amount:** \$148,975.00
- Developer (Canton Holdings, LLC) is obligated under development agreement to install an asphalt roof on the Rolling Mill. Estimated cost for materials and installation of asphalt roof (provided by Canton Holdings) is \$29,800.
  - Revere Copper has agreed to provide 7,300 pounds of 24” rolled copper along with flashing and gutters AT COST (no charge for fabrication or shipping).
  - Estimate of TOTAL COST for installation of copper roof with discounted copper from Revere Copper is \$178,775.
  - Cost of copper roof less cost of asphalt roof is \$148,975.
  - Project is supported by the Canton Historical Commission and the Paul Revere Heritage Site Commission

**CCPC Vote: Recommend to Town Meeting for funding in the amount of \$148,975**

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- Project:** Restore historic Washington Street Library entrance
- Applicant:** Canton Public Library
- Amount:** \$38,000
- Total project cost is \$51,500; however certain elements (lighting; retrofitting for use as emergency exit; etc.) were excluded from applicant’s CPA funding request.
  - Funds will be used to restore/preserve oak door, transom, lampposts and granite steps.
  - In accordance with the CPA statute, proposed methods, materials and craftsmanship will comply with the Secretary of Interior Standards for Treatment of Historic Properties.

**CCPC Vote: Recommend to Town Meeting for funding in the amount of \$35,000**

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- Project:** Architectural Study and Code Assessment of Historic Pequitside Barn
- Applicant:** Conservation Commission & Recreation Commission
- Amount:** \$28,000
- Barn was constructed circa 1895 and is a contributing structure to the Canton Corner National Historic District.
  - Study will assess/detail the work needed to maintain the historic structure and to bring the barn up to code for several different future uses (Pequitside Day Camp; Canton Community Theater; private rentals; etc.).
  - Canton Conservation Commission voted to appropriate \$5,000 from the Pequitside Rental Fund for the proposed study.

**CCPC Vote: Recommend to Town Meeting for funding in the amount of \$28,000**

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## **COMMUNITY HOUSING**

**Project:** Install exhaust fans at Rubin Court Senior Housing Complex.

**Applicant:** Canton Housing Authority

**Amount:** \$80,000

- Project will address mold & mildew problems in 32 units; DHCD funds of \$40,000 have been appropriated for the other 16 units at Rubin Court.
- Apartments are more than 50 years old, and failure to undertake this work may result in units coming off line.
- If funding for this project is approved, CPA funding for Community Housing projects will remain under the 10% threshold required by the statute.

**CCPC Vote: Recommend to Town Meeting for funding in the amount of \$80,000**

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## **OPEN SPACE / RECREATION**

**Project:** Restore Devoll and Tilden Playgrounds

**Applicant:** Recreation Commission

**Amount:** \$420,000

- Both playgrounds were installed in the late 1990s and both have significant structural and safety issues.
- Requested budgets for Devoll and Tilden were \$244,000 and \$176,000 respectively and both achieved cost savings by utilizing DPW and Recreation Department to remove existing structures and undertake site work.
- The CCPC voted to combine project funding for playground projects less the requested funds for surveillance equipment (ineligible expense).

**CCPC Vote: Recommend to Town Meeting for funding in the amount of \$401,300**

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**Project:** Construct bathroom and storage facilities at Kennedy School fields

**Applicant:** Canton Little League

**Amount:** \$245,000

- Canton Little League is seeking funding to construct a restroom and storage facility at the Kennedy School to support several sports programs that utilize these fields.
- The applicant has received approval for the proposed project from the Recreation Commission and the School Committee and has secured permits from the Conservation Commission and the Zoning Board.
- As the project will occur on town-owned land and will ultimately be owned by the Town of Canton, it must be bid as a town project and be administered by the appropriate town department.

**CCPC Vote: Recommend to Town Meeting for funding in the amount of \$175,300**

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**Project:** Open Space and Recreation Planning Projects  
**Applicant:** Conservation Commission; Recreation Commission; Canton Walk, Hike & Bike Committee; Laura Smead, Town Planner  
**Amount:** \$170,000

- Three separate planning projects include Open Space & Recreation Plan Update; Comprehensive Trails Plan; and Newhouse Waterfront Landscape Plan.
- Demonstrated economies of scale by combining projects based on feedback from potential vendors.
- Having a completed Open Space & Recreation Plan on file with the Commonwealth will allow the Town of Canton to pursue state grants including the LAND and PARC Program grants.
- In addition to cost savings, combining the proposed planning projects should result in a more streamlined and efficient approach to soliciting public input.

**CCPC Vote: Recommend to Town Meeting for funding in the amount of \$150,000**

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**Project:** Paul Revere Heritage Site – Conservation Restriction  
**Applicant:** Laura Smead, Town Planner on behalf of the Board of Selectmen  
**Amount:** \$20,000

- In May of 2015, Town Meeting appropriated CPA funds to purchase approximately seven acres of open space at the former Plymouth Rubber site.
- The Community Preservation Act requires a permanent conservation restriction on all open space parcels acquired with CPA funds.
- The Town is seeking an independent third party to hold the restriction and expects that the transaction cost (covering expenses such as baseline documentation, annual monitoring and CR insurance) will be between \$15,000 and \$20,000.

**CCPC Vote: Recommend to Town Meeting for funding in the amount of \$20,000**

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